



LMCPC

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In light of the recent California wildfires, a resident presented questions to the board and they are listed below:

Q: What is the flow capacity of our hydrants? **A:** The flow capacity of our hydrants are, at a minimum, the WA State required flowrate of 1,000 Gallons Per Minute (GPM) for 60 minutes. We know this because they were tested by the Duvall Fire Department at least twice since we replaced the water distribution line back in 2015.

Q: Is it enough to cover all homes at Lk Margaret? **A:** The above mentioned test performed by the Duvall FD proves that it SHOULD meet the requirements to put out a fully-engulfed home, and this is their metric to approving a fire hydrant. However, the question as asked could be interpreted as "can we provide enough water to put out fires at all homes on Lake Margaret". The short answer here is no. Our new water tank capacity is 132,000 gallons maximum, and that would be enough to put out two fully engulfed home fires, per the above mentioned metric. Then, after those fires are out, the water system would need to have about 20 hours to refill the tank from the well before we could provide another 60,000 gallons. Refilling our water tank from the lake via the treatment would be slower than the well.

Q: Are the hydrants served by LMCPC water? **A:** Yes, all of the hydrants at Lake Margaret are served by LMCPC finished water in the new water tank.

Q: Is it possible the hydrants could run out of water like LA? **A:** During the recent wildfire event in Southern California, the hydrants ran out of water for a multitude of reasons. Our situation here at Lake Margaret is significantly different than there, and we have many other options, including having the Duvall FD pump water directly from the lake to fight fires. From a capacity perspective, using the 60,000 gallon metric above for putting out a fully engulfed home fire, the lake itself would have far more capacity than needed to put out a fire at every home on Lake Margaret.

Q: How often are the hydrants tested, and by whom? **A:** The fire hydrants are tested by the Duvall FD at a frequency defined by the Duvall FD.

Q: It may be a good idea to have the fire chief to one of our meetings to get into more detail. **A:** The LMCPC Executive Board can ask the fire chief to attend one of our meetings, but we cannot guarantee that will happen, or how soon it could happen, but we will reach out to ask for their attendance.



During COVID-19 LMCPC recognized the need for leniency and grace periods on all utility bills much like the rest of the state's public utilities. At that time the board asked residents to make attempts to remain in communication and make partial payments in good faith with the agreement that the LMCPC would not enforce the bylaws of our community and begin the process of disconnecting utilities. Our community water resource is maintained and operated by the funds collected from our community, and as we fall behind and properties become past due, it becomes harder to maintain a 'good standing' with our community finances. Moving forward in the months of February and March, the board will begin making attempts to contact those who are delinquent on their bills to make arrangements to get current. For lots that fail to make contact and bills are left without payment plans, the LMCPC will move forward with the process set forth in our bylaws to make contact, set up payment plans, and if left without a response, utility disconnect and property liens will be enforced. We appreciate everyone's patience during the last 5 years as we have upgraded and made capital improvements to our water system to keep our water flowing. Many thanks to those volunteers in the community who have donated their time to keep the properties of the LMCPC in pristine shape. Please reach out to the board if you have a past due balance; LMCPC is specifically assessing and moving forward with lots that are 60+ days overdue. Thank you for your understanding.

NEXT BOARD MEETING — MONDAY, FEBRUARY 24, 2025 — 7 PM

Board meetings are held at the B.A.B. located at 32933 NE 195th St. the home of Tom Sinclair & Sue Beauvais

<https://us02web.zoom.us/j/8793272799> Meeting ID: 879 327 2799



We will have a work party this Spring! The steps at the swim lot need to be spruced up, the dead butterfly bush (circled) needs to be replaced, and ferns will be trimmed.

The Fishing Lot on 330th will need some freshening-up since last year. so watch the reader sign at the entrance to the lake and the Facebook page for date and time.

Volunteers will be treated to a



LMCPC BOARD MEMBERS

President Jason Battles
Water System Chair Joe Connell
Treasurer Ron Asmus
Secretary Sam Shipley
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Trustee Caroline Corcoran
Trustee Sue Beauvais

LMCPC STAFF MEMBERS

Water Systems Manager Carl Mueller
Assistant Water Manager Paul Rush
Meter Reader Raven Nolan

LMCPC VOLUNTEER STAFF

Welcome Packets Karen Coult
Newsletter Editor Sue Beauvais
Community Coordinator Sue Beauvais
Facebook Admin Sue Beauvais
Website Admin Sue Beauvais

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February Game Night—Saturday, February 15th - 5:00pm



The next Game Night will again be a casual gathering to meet and socialize with neighbors, while enjoying appetizers and desserts, and playing cards, dominos or board games. There will be tables set up for snacks and appetizers to share, and smaller tables and chairs set up to play games at. If you would like to attend our next game night, please **RSVP** with Sue at: suebeauvais@gmail.com or on our Lake Margaret Facebook page.

The B.A.B. can comfortably accommodate 25 adult guests. If more than 25 people happen to RSVP, a waitlist will be created and individuals will be contacted if there is a cancellation. Lastly, the B.A.B. does require a person to be able to ascend 16 stairs to a second floor gaming area. A big "Thank You" to Sue and Tom for opening up their B.A.B. and to Deborah for suggesting the gathering as an opportunity for neighbors to meet each other. Also, a shout-out to everyone who attended our first game night and for bringing such yummy treats to share, making it such a success. Photos are on Facebook page.



Our most excellent recording secretary Roy Zuniga has moved away, so we are in need of someone to take minutes of our board meetings and type them up for the record. This is a paid position, and it's not even mandatory to attend in person since we conduct the meetings with recording. Please contact us if you are interested. president@lakemargaret.org

Board meeting minutes are available electronically to homeowners upon request. Please contact Sue with request and let her know which month's minutes you would like, and allow up to 60 days for receipt. We do not have a current recording secretary; it is a paid position so if you are interested in becoming our next one, please contact Sue Beauvais suebeauvais@gmail.com



2am Sunday
March 9th

