

COURT FILE NUMBER 1501-00955
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY

IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT ACT, R.S.C. 1985, c. C-36, as amended LUTHERAN CHURCH - CANADA, THE ALBERTA - BRITISH COLUMBIA DISTRICT, ENCHARIS HOUSING AND SERVICES, ENCHARIS MANAGEMENT AND SUPPORT SERVICES, AND LUTHERAN CHURCH - CANADA, THE ALBERTA - BRITISH COLUMBIA DISTRICT INVESTMENTS LTD.

APPLICANT SAGE PROPERTIES CORP.
RESPONDENTS SEE SCHEDULE "A" TO THE APPLICATION, FILED
DOCUMENT **AFFIDAVIT**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT
McLEOD LAW LLP
Barristers and Solicitors
Centennial Place, West Tower
Suite 2110, 250 - 5th Street SW
Calgary, Alberta T2P 0R4
Mr. Jeff Moroz
Phone: (403) 278-9411
Fax: (403) 271-1769
File: 126456/JM

**AFFIDAVIT OF VIVIAN DRYSDALE
SWORN ON THIS 12th DAY OF APRIL, 2018**

I, Vivian Drysdale, of the City Of Calgary, in the Province Of Alberta, hereby swear (or affirm) as follows:

1. All capitalized terms, unless defined otherwise herein, shall have the same meaning as defined in the Affidavit of Scott McCorquodale of March 29, 2018.
2. I am a member of the board of directors ("**Board**") of Condominium Corporation No. 9812469 ("**Condominium Corporation**"), one of the Respondents. As such, I have personal knowledge of the matters herein after deposed to except where stated to be based on information and belief. Where so stated, I verily believe the same to be true.

3. I am also a member of a committee formed by the Board on behalf of certain Condominium Owners.
4. I reviewed the Affidavit of Scott McCorquodale of March 29, 2018, and confirm the accuracy of the information provided in paragraphs 4, 5, 6, 8, 9, 10 (save for 10(m)(iii) as we do not know what Sage did or did not know on the closing), 14-21, 25, 26, 27,
5. I deny the information contained in the Affidavit of Scott McCorquodale of March 19, 2018 at paragraphs 3(b), 3(d), 22, 23, 30, 31, 33, 34, 35, 36, 37.

Current State of This Matter

6. Sage representatives have been in contact with the Board and Condominium Owners. This started at some point in 2016. I understand this was a result of Sage purchasing the District/ECHS assets arising out of the current CCAA process.
7. In later November, 2017, the Board was presented with a memorandum ("**Memo**") from Sage. The Memo contained a number of complex matters that impacted Parcel C Owners. In particular, certain easements in place and registered against all condominium units on Parcel C and the surrounding lands, were sought to be changed/removed from titles of Parcel C.
8. Thereafter, this position of Sage was eventually communicated to some interested Condominium Owners and word spread amongst the Parcel C development that there was something going on with a proposal by Sage. Condominium Owners were understandably concerned.
9. The 174 Condominium Owners are retired individuals, with low income, and many of whom lost spouses, who may be substantially impacted by the Sage proposal set out in the Memo and this Court Application.
10. Once we met with our legal counsel in December 2017, we formed the Committee to act in the interests of Condominium Owners that chose to have the Committee act as their spokesperson in the negotiation with Sage. We were able to get this accomplished by the end of February, 2018.

11. The Committee then began considering the position of Sage as it related to the interest of the Condominium Owners. There was much consultation with Condominium Owners, and Board meetings were required to put forward a position of the Condominium Corporation and the Condominium Owners to commence a formal negotiation with Sage. Most of the Board members are away from Canada during the winter months and communication was difficult. I was personally away on vacation throughout the month of March, 2018, and was incommunicado for much of that time.
12. On my return early this week I became aware of the formal Sage Court Application. We had been working on a response to Sage and were able to get the Board and Committee confirmation to have our legal counsel send out a proposal letter dated April 10, 2018 to counsel for Sage ("**Proposal Letter**").
13. I believe it would be beneficial to all involved to have time to allow a formal negotiation to take place between Sage and the Condominium Corporation / Condominium Owners. We feel that an adjournment of the present Court Application would allow this to happen and we would all be in agreement to some timelines for negotiation.

Background

14. The District began developing Parcel C in 1997, with most of the 174 condominium units on Parcel C having been sold by the end of 2003 to the Condominium Owners. At that time the District was the title owner of all titles of the condominium units, with Condominium Owners having life leases registered against their respective titles of the condominium units. The Condominium Corporation was incorporated by the District with respect to the Parcel C. Since the Condominium Owners were not the registered owners of the condominium units, the board of directors of the Condominium Corporation was filled by the representatives of the District. In 2006, both Sage Lands and Parcel C ("**Development**") were rolled into an subsidiary/affiliate of the District, ECHS. ECHS had a mandate, which included management of Parcel C and completing the Development. In 2010-2011, the Condominium Owners took control of the board of directors of the Condominium Corporation, with ECHS holding one board seat representing the unsold condominium units.

15. In 2008 the ECHS offered to convert the Condominium Owners life leases in Parcel C into fee simple interests for a small fee payable by each Condominium Owner to the ECHS. ECHS had put a tight deadline to submit payments, with the threat of increasing the conversion fee to \$3000 after the deadline. As such, approximately 90 titles were converted into fee simple ownership of the Condominium Owners. I believe this expense should have been borne entirely by the District/ECHS, and should be considered as part of the settlement of the matters brought by this Application. This has been communicated in the Proposal Letter.

16. In or about 2003 the District built a new building on Sage Lands ("**Manor**"). The Condominium Corporation, still being controlled by District/ECHS at that time, entered into a rental agreement with the District for the use of certain facilities in the Manor. The foregoing rental agreement served no apparent practical benefit to the Condominium Owners. Although used at times by the Condominium Owners, it was largely an unnecessary expense that the Condominium Corporation, then controlled by District, brought onto the Condominium Owners. On the other hand, the rental agreement allowed the District to represent to potential buyers of the unsold condominium units that those condominium units had access to those certain facilities/amenities in the Manor. Thus, the rental agreement provided additional revenue to the District from Condominium Owners, and provided a further benefit to the District by increasing the perceived value of the unsold condominium units. The foregoing rental arrangement was not necessary given the following provisions of Easement 374:

The owners of Blk 1 and Blk 4 and the operators of the School will enter into a facilities agreement with the Condominium Corporations or the tenants association, for the provision of the following: (a) tenants will be permitted to use the gymnasium of the School for seniors' fitness and health programs and special events; (b) tenants will be permitted to use the stage at the School to present entertainment and events; (c) tenants will be permitted to use the fifteen (15) classrooms and library; (d) the School will set aside and dedicate a multi-use senior's room for use by the tenants for socializing; and (e) the tenants association will be authorized to use the chapel for prayer, group bible study, and Sunday service, all on terms and times as appropriate and reasonable (cooperation with each other).

17. The foregoing arrangement with respect to the Manor is still in place, with Sage being the successor of ECHS/District. Sage's management is currently actively seeking to renew the Manor rental agreement with the Condominium Corporation and I believe the terms and rental costs need to be reviewed and addressed formally as part of this entire settlement process of this Application. This has been communicated in the Proposal Letter
18. In 2011, the Board, now controlled by Condominium Owners, agreed with ECHS that ECHS would arrange and pay for the removal of snow from Luther Rose Boulevard from the point of entry at the highway to the access point of the Manor. The foregoing arrangement was documented in the minutes of the Condominium Corporation Annual General Meeting minutes from September 17, 2011 (attached hereto as **Exhibit "A"**). To date, neither ECHS nor its successor, Sage, have arranged for or paid for any removal of snow as agreed to in 2011. The expenses associated therewith have been paid for by the Condominium Corporation, and should be considered as part of the settlement of the matters brought by this Application. This has been communicated in the Proposal Letter.
19. When the first condominium units were developed on Parcel C ("**Bays 1-3 and 9**"), their street light power supply was from the same power source as the Manor, and was managed by ECHS. Sometime in 2015 the Condominium Corporation agreed to reimburse ECHS for the power used as calculated by ECHS for the two preceding years (2014 – 2015) and engaged Solaris Electric to install a check meter for Bays 1-3 and 9 street lights, the Luther Rose Boulevard lights and the gate lights for Parcel C. This was initiated to ensure accurate usage records and compensation. The Condominium Corporation voluntarily paid back the proportionate share electricity costs used by Parcel C to Sage as per the meter readings after Sage acquired control of Sage Lands. The payments to Sage are being made in good faith for the continued mutual use of the power source. Sage is now demanding that the Condominium Corporation to disconnect from the power source and remove their powerlines from Sage Lands. The cost associated with rerouting the power lines is currently estimated at \$25,000. We also note that Sage, and previously ECHS/District, and their clients have benefited from the lights on Luther Rose Boulevard that are entirely controlled and paid for by the Condominium Corporation. Sage, ECHS/District, and their clients, have been extensively using the lights on Luther Rose Boulevard which provide additional lighting to certain facilities on Sage Lands

used for social functions such as weddings. I believe that an agreement should be reached regarding the foregoing and should be considered as part of the settlement of the matters brought by this Application. This has been communicated in the Proposal Letter.

20. When Sage acquired the Sage Lands it immediately established itself, and held itself out to the Condominium Owners, as the Utility provider. Sage has been charging a flat base fee for water and sewer usage of 24,000 imperial gallons of water use annually per unit. If consumption was in excess of 24,000 imperial gallons additional fees were applied, but if less than 24,000 imperial gallons were consumed there was no downward adjustment to the water and sewage base fees. Sage has also been collecting fees for maintenance of the utilities with the fees paid for water. Attached hereto as "**Exhibit B**" is a copy of the utility policy provided by Sage to the Condominium Owners. The Condominium Owners have been making payments to Sage in accordance with this policy every month as billed by Sage.
21. The foregoing is in contravention of Easement 374 that states that Parcel C owners are to be collecting funds from the owners of Sage Lands. Sage, and previously the District/ECHS, usurped the role of the Parcel C owners (read Condominium Corporation and Condominium Owners) and never allowed Parcel C to comply with Easement 374, and have thereby been arguably overcharging the Condominium Owners for water and sewage use for close to two decades. In addition, Easement 374 states that Parcel C will use 43.24 cubic meters per day, while Sage Lands would use 6.76 cubic meters per day. The guidelines for water use established by Sage set out in the previous paragraph are also in contravention of Easement 374. Potable water has been delivered to Parcel C by the District/ECHS/Sage via trucks to the Plant on Sage Lands and distributed to Parcel C thereby. The existing piping infrastructure from each condominium unit on Parcel C has never been connected to an existing water grid at Rocky View County. The Condominium Owners wish to resolve this issue by reaching an agreement with Sage, or a future owner, that the potable water infrastructure is completed as soon as possible and that separate meter readings are established for each condominium unit to confirm accurate billing by Sage or a future Utility operator. I believe that the foregoing is essential to the settlement of the matters brought by this Application. This has been communicated in the Proposal Letter.

22. The Condominium Corporation controls, owns, and manages the Irrigation Lines that services Parcel C. The Irrigation Lines are connected to certain the infrastructure on Sage Lands and draws water from the Irrigation Pond. Given that Easement 374 provides for joint use irrigation pond the Condominium Corporation and the Condominium Owners are concerned that if Sage, or a future developer, were to connect additional Irrigation Lines to the Irrigation Pond, the Irrigation Pond could be depleted, and Parcel C would have to reroute their water intake. The Condominium Corporation believes this issue needs to be addressed and resolved. This has been communicated in the Proposal Letter.
23. Luther Rose Boulevard is often used by parents who drop off their children at the School. As indicated the School is owned by Sage, and has no relation to Parcel C. The parents often break speed limits on Luther Rose Boulevard (which runs through Parcel C), and generally creates unnecessary and dangerous traffic on Parcel C. Sage Lands have their own exclusive access road leading to the Manor and the School. I believe Sage Lands are zoned for construction of additional roads to provide further access to Sage Lands as they are developed. The Condominium Owners and the Condominium Corporation do not see any sound reason, aside convenience, that anyone other than the Condominium Owners should ever use Luther Rose Boulevard. Additionally, there has been an increase in crime and questionable strangers have been spotted at various times on Parcel C. Since the original plans for the Development, as set out over 20 years ago, have not been realized, the Condominium Owners do not see any benefit in having joint access to Sage Lands, and see access to Parcel C by third parties as a nuisance. The Condominium Owners would be willing to relinquish their Sage Lands joint access benefits in exchange for Luther Road Boulevard being rezoned as a private road. These concerns have been communicated to Sage in the Proposal Letter.
24. The Condominium Owners are also concerned about the future development of Sage Lands. Future commercial or residential tenants/owners of Sage Lands could create a nuisance and interfere with quiet enjoyment by the Condominium Owners of their estates on Parcel C. The Condominium Owners invested their life saving into a quiet retirement community, as per the District's original plans for the Development. Since it is unclear how the remainder of Sage Lands will be develop, the Condominium Owners are concerned that future residents on Sage Lands will interfere with our Clients' ability to enjoy their retirement in peace and quiet. The


Condominium Owners and the Condominium Corporation are open to any and all options with Sage to address this issue, and the same has been communicated in the Proposal Letter.

- 25. Given all of the foregoing, I believe there have been patterns of mistreatment of the Condominium Owners by Sage and their predecessors, ECHS/District. The Condominium Owners express valid concerns about the future of their livelihood on Parcel C. I believe the foregoing issues need to be addressed and remedied prior to the removal of Easement 372 and Easement 374 and the replacement with other easements (if any). If an agreement is reached, the Condominium Corporation and the Condominium Owners will voluntarily consent and sign any required documentation to remove or modify Easement 372 and Easement 374 without the necessity of any further applications to this Court.
- 26. I do not believe, in the current circumstances, that removing Easement 372 and Easement 374 will benefit the Parcel C Owners.

REMEDIES REQUESTED

- 27. I make this my Affidavit bona fide in opposition to Sage's application to discharge Easement 374 and Easement 372.

SWORN ^W ~~(OR AFFIRMED)~~ ^{KS} BEFORE)
 ME at the City of Calgary, in the)
 Province of Alberta, this 12th day of)
 April, 2018)


 A Commissioner for Oaths in and for
 Alberta

TERI-LYNN SEXSMITH
 A Commissioner for Oaths
 in and for Alberta
 My Commission Expires on Dec. 7, 2019.


 VIVIAN DRYSDALE

THE OWNERS: CONDOMINIUM PLAN NO. 9812469
ANNUAL GENERAL MEETING
PRINCE OF PEACE MANOR CALGARY, ALBERTA SEPTEMBER 17, 2011

THIS IS EXHIBIT " A "
Referred to in the Affidavit of
Vivian Drysdale
Sworn before me this 12
day of April 2018
Jh. [Signature]
A Commissioner of Oaths in and for
the Province of Alberta

Board of Directors Present:

- President; Merv Lee
- Vice-President; Victor Wilhelm
- Treasurer: Jake Janzen
- Director: Nicolle Banville
- Encharis Director: Gisele van Middelkoop

Condominium Consultant:

Vicki Matthew, Simco Management Matthew calls the meeting to order at 10:18 AM

TERE LYNN SEXSMITH
A Commissioner for Oaths
in and for Alberta
My Commission Expires on Dec. 7, 2019.

Harold Ziprick opened with a prayer.

Calling of the roll and certifying the proxies was completed upon entry. The requirement of one-third of members quorum bylaw requirements was verified and satisfied.

1. CALL TO ORDER

Matthews to chair the meeting at the request of the President.

MOVED: 927

SECONDED: Banville

MOTION CARRIED

Matthews welcomes everyone, introduces the meeting structure, provides instructions on how to voice comments, and requests that attendees wait until all reports have been presented prior to questions and comments.

MATTHEW: Prince of Peace residents are requested to allow Life Lease members to participate in the meeting with comments and questions, request abides with Roberts Rules of Orders. Life Lease members are not allowed to vote.

With a show of hands the above request was granted.

2. APPROVAL OF THE MINUTES

Notice of the AGM and the previous AGM minutes were distributed seven days prior to the meeting.

Moved approval of the 2010 AGM minutes. MOVED: 609

SECONDED: 809

MOTION CARRIED

3. DIRECTOR REPORTS

FINANCIAL REPORT

Review of 2010 financial reports as distributed, presented by Jake Janzen. Janzen thoroughly reviewed financials for all members. Financial reports attached, Appendix A.

REQUEST OF MEMBERS:

To remain with Cremers & Elliott as auditors. SHOW OF HANDS: CONSENSUS GRANTED.

PRESIDENTS REPORT

President Report: presented by Lee. Summarized the contracts signed by the board on behalf of the residents. Contract with ULS was rescinded due to lack of performance. Report continued with a summary of completed projects, projects in progress, and introduced the committees that were struck, the committee head and the purpose. Insurance assessment has been completed, current insurance covers the replacement value of \$40 million.

Thank you to outgoing board members,

- Marg, moved away, provided knowledge and valued resources,
- Nicole Banville, made the transition from Encharis smooth.

Thanks to all board members, your work ethic, team work abilities and concern for the Village is greatly appreciated. See Appendix B for full report.

4. MOTION:

Moved to increase the number of board members from five to seven, adding two new board members. The Encharis representation remains the same at one director.

MOVED: President Lee

SECONDED: 903

MOTION CARRIED

5. ELECTION OF BOARD MEMBERS

All current board members resign.

President Lee, Vice-President Wilhelm, and Treasurer Janzen to let their names stand for the next term. Encharis reserves the right to appoint one director. Encharis appoints Gisele vanMiddelkoop

The floor was opened for nominations to the Condominium Board of Directors. The following nominations were made:

- Harley Sanders stood for nomination: Seconded: 515.
Show of hands: Passed

- Bill Morgan stood for nomination: Seconded: 509.
Show of hands: Passed
- Ann Alberda, Life Lease, stood for nomination: Seconded: 833.
Show of hands: Passed

Point of order called, Morgan disagrees with the process of the nominations.

Matthews called for nominations from the floor.

Matthews called for nominations from the floor.

Matthews called for nominations from the floor.

The Condominium Board is installed.

6. NEW BUSINESS

Matthews: The floor can now ask questions and bring up issues to the board and Simco Management.

209: Policy 103 Decks and Policy 104 Patio Covers and Wind Screens

Current practice has an overall negative effect on the ambience of the village. Guidelines should ensure uniformity, and neighbours should be interviewed regarding new outside renovations.

Request that any new additions/renovations be disallowed.

Board Response - Lee: The Board started a policy that allows residents to improve their lifestyle and accommodates those with handicaps to enjoy their backyard. All additions must comply to architectural guidelines, of colors, quality, size, etc. Please note some requests were denied. See Appendix C.

843: Question regarding the \$41,000 debt forgiveness.

Board Response - Janzen explained the accounting adjustments in layman's terms.

523: Additional comments regarding the decks, wind screens and covers.

Residence 115 has an imposing black screen, this is an Encharis home and they should deal with it. Raised decks should not be allowed. By-law 3, requires residents strictly adhere with architectural controls, and this trumps owners policies 103 and 104. Sunrooms should not be allowed.

Board Response - Lee: Wind screen at 115 is black and was approved by the board. Member concerns are noted and at this time, this matter will be turned over to the new board, who will review the by-laws and policies.

209: Requests the board also review Policy 4 in your review.

633 : Additional comments regarding the decks, wind screens and covers.

633 personally involved in a committee to research suppliers of sunrooms and develop guidelines. The committee stipulated that only one supplier should be used and determined the supplier to be used. This would promote uniformity.

317: How are costs shared with the condo board and other village business units.

Prior to presenting cost question, 317 requested that the board invite comments from neighbours prior to approving additions and renovations to retain harmony between neighbours.

To the board:

How are costs shared by all business units in the village for maintenance, irrigation repairs, road repairs, sewage, etc? Pathways are used by everyone, costs overlap, should Encharis pay some of these costs?

Board Response - Lee: Irrigation was purchased for \$1, Encharis is paying 10% for the bill, next year they will opt out.

Pathway systems, the condo association maintains our pathways and Encharis maintains theirs, and we all enjoy the pathways.

Roads: Encharis has taken responsibility for snow removal from Luther Rose Boulevard from the entrance at Garden Road to the westerly entrance of the Manor parking lot to ensure access for staff and Emergency Vehicles.

921: Request regarding volunteers.

The new board to establish a policy to coordinate the activities of volunteers. Committee struggles to find volunteers.

Response from the board; LEE

Board will check liability insurance requirements for volunteers.

919: Residents Association and liability insurance.

RA was planning to take over the liability insurance but thanks to the board for taking it over. Second point, Thank you to the board, applause from the floor.

Response from the board: Janzen. Last year the board has gained experience, learned lots, Lee and Banville were the recipients of many complaints. Thank you to Lee, the board and their able leadership and guidance. Applause from the floor.

7. ADJOURNMENT

Meeting adjourned: 11:38 AM

Introduction Encharis Director: Gisele van Middelkoop, position to be determined at the next board meeting.

Middlekoop: I look forward to working with you.

Applause from the floor.



SAGE PROPERTIES CORP

UTILITY ADMINISTRATION

THIS IS EXHIBIT " B "
Referred to in the Affidavit of
Vivian Drysdale
Sworn before me this 18
day of April 2018
[Signature]
A Commissioner of Oaths in and for
the Province of Alberta

Utility Phone Number: 403-285-5471

TERI-LYNN SEXSMITH
A Commissioner for Oaths
in and for Alberta
My Commission Expires on Dec. 7, 2019.

CONTENTS

Welcome.....	4
Administrative Procedures	4
Ask for Identification:	4
Billing Dates:	4
Payment and Location:	4
Water Meters:	5
High Bills	5
Water and Sewer rates beginning April 1, 2017.....	6
Water RATES	6
Sewer Rates.....	6
Maintenance Surcharge	6
Overages.....	7
Water Conservation Tips:	8
Check faucets and pipes for leaks:.....	8
Don't use the toilet as an ashtray or wastebasket	8
Check your toilets for leaks	8
Use your water meter to check for hidden water leaks	8
Install water-saving shower heads and low-flow faucet aerators	8
TAKE SHORTER SHOWERS.....	8
Put plastic bottles or float booster in your toilet tank	9
Insulate your water pipes.	9
Turn off the water after you wet your toothbrush.....	9
Rinse your razor in the sink	9
Use your dishwasher and clothes washer for full loads only	10
Minimize use of kitchen sink garbage disposal units.....	10

When washing dishes by hand, don't leave the water running for rinsing10

Don't let the faucet run while you clean vegetables10

Keep a bottle of drinking water in the fridge.10

WELCOME

Welcome to Prince of Peace Village. You are now in an area that is being serviced by Sage Properties Corp for *water and sewer*. Our utility is constantly striving for methods to serve you better. As a result, we have printed this customer policy manual in hopes that it will help you to better understand your utility.

ADMINISTRATIVE PROCEDURES

ASK FOR IDENTIFICATION:

Utility employees who deal with the public are required to carry identification. Our employees will be sure to identify themselves with a valid driver's license.

BILLING DATES:

All meters will be read annually on March 31st or the next business day to allow for an accurate water measurement of each residence. Extra charges will be applied for water overage as stated in the "Water Rates" section below.

PAYMENT AND LOCATION:

All payments are accepted in Electronic Funds Transfer (EFT) only. Please contact Sage Properties Corp to receive an EFT Package. There is a \$50.00 Administration charge for any NSF or stoppage as stated in our EFT form. You can reach Sage Properties Corp. during regular business hours at 403-285-5471. Please leave a detailed message and a representative will be in touch with you. Alternatively, you can reach Sage Properties Corp. by email: accounting@sageproperties.ca.

WATER METERS:

Your water meter is located under or near your basement stairwell. All home meters measure water in 10 gallon increments.

HIGH BILLS

If your bill seems to be higher than in previous years, compare the actual consumption used, not the dollar amount. While the rates may have changed, your consumption should not fluctuate greatly from year to year. The following are the costs associated with changing a water meter or having your meter tested:

New meter:	\$175.00
Install meter:	\$ 50.00
Take meter in for testing and pick it up:	\$ 40.00
Meter testing:	\$100.00
Water utility mark up 10%:	<u>\$ 36.50</u>
Sub Total:	\$401.50
GST	<u>\$ 20.08</u>
Total	\$421.58

If your water meter was replaced at your request but testing proves the meter is not defective, you will be charged the total cost of \$421.58.

WATER AND SEWER RATES BEGINING APRIL 1, 2017 (NO CHANGE FROM PRIOR YEAR)

WATER RATES

Your base rate for water will be \$51.85. This will cover water consumption based on 2,000 imperial gallons X \$.025925 per month. (This represents 24,000 imperial gallons per year)

Item	Cost
Water	\$51.85
Sewer	\$46.67
Maintenance Surcharge	\$ 9.85
Subtotal	\$108.37
GST (5%)	\$ 2.83
Total	\$111.20

SEWER RATES

The cost of sewer service is assessed at 90% of your water consumption.

MAINTENANCE SURCHARGE

The surcharge will contribute to the cost of maintenance, service, and capital replacement of equipment for this utility.

OVERAGES

If your consumption is greater than 24,000 imperial gallons annually, you will be charged according to the following scale:

RATES	CONSUMPTION IN EXCESS OF BASE
\$ 0.05	First 6,000 Imp. gallons/year
\$ 0.06	Next 6,000 Imp. gallons/year
\$ 0.08	Next 12,000 Imp. gallons/year
\$ 0.25	Next 12,000 Imp. gallons/year
\$ 0.35	Next 60,000 Imp. gallons/year

THE FINAL WATER METER READING FOR 2017 – 2018 WILL BE ON MARCH 31, 2018

WATER CONSERVATION TIPS:

CHECK FAUCETS AND PIPES FOR LEAKS:

A small drip from a worn faucet washer can waste gallons of water. Larger leaks can waste hundreds of gallons.

DON'T USE THE TOILET AS AN ASHTRAY OR WASTEBASKET

Every time you flush a cigarette butt, facial tissue, or other small bit of trash, five to seven gallons of water is wasted.

CHECK YOUR TOILETS FOR LEAKS

Put a little food coloring in your toilet tank. If, without flushing, the color begins to appear in the bowl within 30 minutes, you have a leak that should be repaired immediately. Most replacement parts are inexpensive and easy to install.

USE YOUR WATER METER TO CHECK FOR HIDDEN WATER LEAKS

Read the house water meter before and after a two-hour period when no water is being used. If the meter does not read the same, there is a leak.

INSTALL WATER-SAVING SHOWER HEADS AND LOW-FLOW FAUCET AERATORS

Inexpensive water-saving low-flow shower heads or restrictors are easy for the homeowner to install. Long, hot showers can use five to ten gallons every unneeded minute. "Low-flow" means it uses less than 2.5 gallons per minute.

You can easily install a Shower Start showerhead, or add a Shower Start converter to existing showerheads which automatically pauses a running shower once it gets warm.

Also, all household faucets should be fit with aerators. This single best home water conservation method is also the cheapest!

TAKE SHORTER SHOWERS

One way to cut down on water use is to turn off the shower after soaping up and then turn it back on to rinse. A four-minute shower uses approximately 20 to 40 gallons of water.

PUT PLASTIC BOTTLES OR FLOAT BOOSTER IN YOUR TOILET TANK

To cut down on water waste, put an inch or two of sand or pebbles inside two plastic bottles to weigh them down. Fill the bottles with water, screw the lids on, and put them in your toilet tank safely away from the operating mechanisms. Alternatively, you can buy an inexpensive tank bank or float booster. This may save ten or more gallons of water per day.

Be sure at least 3 gallons of water remain in the tank so it will flush properly. If there is not enough water to get a proper flush, users will hold the lever down too long or do multiple flushes to get rid of waste. Flushing twice at 1.4 gallons is worse than a single 2.0 gallon flush. A better suggestion would be to buy an adjustable toilet flapper that adjusts the "per flush use". The user can then adjust the flush rate to the minimum per flush setting that achieves a single good flush each time.

For new installations, consider buying "low flush" toilets which use 1 to 2 gallons per flush, instead of the usual 3 to 5 gallons.

Replacing an 18 liter per flush toilet with an ultra-low volume (ULV) 6 liter flush model represents a 70% savings in water flushed and will cut indoor water use by about 30%.

INSULATE YOUR WATER PIPES.

It's easy and inexpensive to insulate your water pipes with pre-slit foam pipe insulation. You'll get hot water faster plus avoid wasting water while it heats up.

TURN OFF THE WATER AFTER YOU WET YOUR TOOTHBRUSH

There is no need to keep the water running while brushing your teeth. Just wet your brush and fill a glass for mouth rinsing.

RINSE YOUR RAZOR IN THE SINK

Fill the sink with a few inches of warm water. This will rinse your razor just as well as running water, with far less waste of water.

USE YOUR DISHWASHER AND CLOTHES WASHER FOR FULL LOADS ONLY

Automatic dishwashers and clothes washers should be fully loaded for optimum water conservation. Most makers of dishwashing soap recommend not pre-rinsing dishes which contributes to even more water saving.

With clothes washers, avoid the permanent press cycle which uses an added 20 liters (5 gallons) for the extra rinse. For partial loads, adjust water levels to match the size of the load. Replace old clothes washers. New Energy Star rated washers use 35 - 50% less water and 50% less energy per load. If you're in the market for a new clothes washer, consider buying a water-saving frontload washer.

MINIMIZE USE OF KITCHEN SINK GARBAGE DISPOSAL UNITS

In-sink garbage disposal units require lots of water to operate properly. Start a compost pile as an alternate method of disposing food waste.

WHEN WASHING DISHES BY HAND, DON'T LEAVE THE WATER RUNNING FOR RINSING

If you have a double-basin sink, fill one with soapy water and one with rinse water. If you have a single-basin sink, gather washed dishes in a dish rack and rinse them with a spray device or a pan full of hot water. Dual-swivel aerators are available to make this easier. If using a dishwasher, there is usually no need to pre-rinse the dishes.

DON'T LET THE FAUCET RUN WHILE YOU CLEAN VEGETABLES

Just rinse them in a stoppard sink or a pan of clean water. Use a dual-setting aerator.

KEEP A BOTTLE OF DRINKING WATER IN THE FRIDGE.

Running tap water to cool it off for drinking water is wasteful. Store drinking water in the fridge in a safe drinking bottle.

Thank you for your effort to conserve our community's water supply!