

**OLD MEADOWS RANCHOS COMMUNITY & WATER COMPANY, INC.**

**5215 North 2300 West**

**Cedar City, Utah 84721**

**POLICIES AND PROCEDURES - Billing and Collections**

**ANNUAL ASSESSMENT:**

An annual assessment as addressed in the Articles of Incorporation is an amount set by the Board of Directors for the maintenance of the water system and payment of any outstanding debt incurred by the corporation.

**MONTHLY USAGE FEE: \$50.00**

A quarterly billing statement is available on the last day of each quarter. This statement is for water used in that quarter. Payment is due by the last day of the month following the billing period. You are considered past due if payment is not received by the last day of the month. A lien may be attached to your property if you fail to make your payments. The cost of the lien will be charged to the property owner.

1<sup>st</sup> Quarter – January through March – payment is due no later than April 30<sup>th</sup>

2<sup>nd</sup> Quarter – April through June – payment is due no later than July 31<sup>st</sup>

3<sup>rd</sup> Quarter – July through September – payment is due no later than October 31<sup>st</sup>

4<sup>th</sup> Quarter – October through December – payment is due no later than January 31<sup>st</sup>

**FEE SCHEDULE:**

**\$150** per quarter applies to any shareholder lot with a home, livestock, crops, or any activity on a regular basis where water is in use. This may be paid monthly if the shareholder prefers.

**\$75** per quarter for vacation lots. Vacation lots have a residence and are in use less than 25% of the year.

**\$100** per year for vacant lots with no activity or water usage. This may be paid quarterly if the shareholder prefers.

**QUARTERLY PAYER LATE FEE: \$25.00**

**MONTHLY PAYER LATE FEE: \$10.00**

A late fee will be charged to your bill when you are two weeks past due. For quarterly billings, the late fee will be charged on May 15<sup>th</sup>, August 15<sup>th</sup>, November 15<sup>th</sup> and February 15<sup>th</sup>. For monthly billings, the late fee will be charged on the 15<sup>th</sup> of the month following the month the payment was due. Please note, a member's failure to maintain a "good standing" will prevent that member from voting in water company business.

**SHUTOFF:** If a property owner fails to pay or make arrangements for three (3) consecutive billing cycles, they are subject to having their water service terminated until full restitution has been paid or a Deferred Payment Agreement is set forth as per the rules under Utah Admin Code R746-200-5. Termination of Service rules apply as per Utah Admin Code R746-200-7.

**LIENS:** If a property owner fails to pay or make arrangements and incurs a total of \$500 or more in arrears, a lien may be placed on the property, with all fees being charged or added to the bill, and the lien will remain until full restitution is made.

**MOVING:** If you move out with an outstanding bill, a lien may be attached to the property.

**RESPONSIBLE PARTY FOR PAYMENT:** The property owner is always responsible for the payment of the water bill. If you have a rental and make arrangements for the renter to pay the bill, the renter will be billed for water usage. If your renter leaves without paying the bill, the property owner must pay all amounts due.

**EMERGENCIES:** The water company is responsible for leaks and/or breaks in the main line only. The property owner is responsible for any leaks and/or breaks on his/her property. It is the responsibility of the Board to restore water to the community as soon as possible when a breach occurs, whether on a shareholder's property or in the main line. Any cost assessed to repair a breach on a shareholder's property will be summarily charged to the shareholder in question. In case of an emergency, please contact any Board member.