

WAYNOKA REGIONAL WATER & SEWER DISTRICT

April 1995

1995 will be a landmark year for Lake Waynoka. It marks the 25th anniversary of the establishment of the community and will also see the start of operation of the central sewage treatment facility which will eliminate the need for individual septic systems for approximately 80% of the homes at Lake Waynoka. It also means we will not have to be concerned about our lake being condemned as other lakes in Ohio have been in recent years, due to sewage pollutants.

For the majority of property owners, 1995 will mark the culmination of years of planning and effort to improve their community. True, there is a small contingent of detractors who will criticize anything regardless of the benefit to be derived. To state an old cliché, "if we were to offer this group a gift of \$100.00, they would complain because it wasn't \$200.00." Most owners, however, recognize the major improvements that have occurred.

In 1989, we paid off the mortgage on the water plant, well ahead of schedule. It was that fact that played a major role in securing both a low interest loan and a sizeable outright grant from Farmer's Home Administration to fund the project. We had shown conclusively that we (then WUI, now WRWSD) were a fiscally responsible organization. Another factor that has helped us, is that every time new regulations have come out from EPA with respect to water plants, we have been one of the first communities to comply.

We have a few opponents outside the community as well. They have been extremely prolific in their letter writing to virtually every State and Federal agency in existence. About the only agencies they haven't harangued are the federal State Department and the CIA. In this campaign, they have resorted to exaggeration, speculation, gross extrapolation and blatant falsehoods to attempt to block our project. Although they have failed in this effort, their efforts have, unfortunately, caused project costs to increase by approximately \$500,000.00 over what it would normally have been. This extra cost must be paid by each and every property owner at Lake Waynoka.

In spite of this, our project and the annual cost to each property owner, will still be one of the lowest in the state for a small community. Current indications are that the project will have a final cost of \$3,738,767. It is still possible for some minor changes, but this number should be very close to final. Funding for the project is currently as follows:

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|-------------------------------------|-------------|
| Initial contribution from WUI | \$45,247 |
| Low interest loan from FmHA | \$2,316,000 |
| Homeowner service charge | \$127,520 |
| FmHA Grants | \$1,250,000 |

The low interest loan will be repaid by an assessment on each lot. These assessments, when invoiced this fall, may be paid in a one-time lump sum of approximately \$1,055 [final figure: \$1,049] or as an annual charge of \$67.00 [final figure: \$62.90] for 40 years. In addition,

homeowners will pay a one-time charge of \$400.00 and an annual operation charge of about \$225.00.

Many thousands of man-hours have been donated to this project. Much more is needed. The efforts already expended will result in a self sustaining community by the end of this anniversary year. We are currently starting preliminary planning for still further improvements, which will increase your property value even more. It might be appropriate, at this time, to note two items. First, we are beginning plans for a formal dedication of the sewage plant to take place this fall. We need volunteers to work on this committee. Second, several of the members of the Board of Trustees are getting old and tired. Now is the time for some of the younger members of the community to become involved.

We ask all of you to join us in making this 25th anniversary year a truly memorable one.

STEPHEN E. LANCE, P.E.
President

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