

Looking at Water Rates This Fall

This summer's hotter temperatures and drier days have resulted in greater water use compared to last year. We want our customers to use water wisely during hot summer days to help us avoid spending more than a million dollars on building system capacity that is only used in July and August to meet peak use days. We also plan our water budget prudently and conservatively to take in enough money to sustain our operations and preserve our infrastructure.

This summer we are watching water revenues closely to see if we will meet our budget expectations. We are also updating our cash reserve policy to help us manage our capital needs for infrastructure and growth.

Our goal is preserving the financial and structural integrity of Canby's water system.

In October, Canby Utility staff will report to the Board of Directors on whether our summer water sales revenues are meeting our operating and capital needs. If we are not meeting our needs, the Board may decide to conduct a water rate case with public hearings to decide how to address those needs.

Check our website in October to learn more about how Canby Utility's water rates measured up.

Take a Load Off With Levelized Payments



If higher power bills strain your budget during the heating or cooling season, look into our Levelized Payment Plan.

With the Levelized Payment Plan, you pay the same amount in a year, but in equal payments. We use your past year's history to determine your monthly payment.

To be eligible, you must have service with Canby Utility for one year at the same location. Payments will be due on the date shown on your statement. Call Canby Utility for details.

Winterize Pipes Before They Freeze

Water begins to freeze at 32°F. One frozen pipe can cause damages costing into the hundreds, if not thousands, of dollars. Both plastic and metal pipes are pre-disposed to freezing in cold temperatures and may burst. A crack as small as 1/8 inch is capable of releasing more than 250 gallons of water a day. To keep your water pipes from freezing, follow these tips:

- Caulk around all pipes where they enter the home. Check dryer vents, electrical wiring, water meters and places where heat might leak out or cold air can get in.
- Make sure all crawl space openings are closed. This will reduce the amount of cold air getting under your home. This protects exposed pipes and eliminates a significant source of heat loss.
- Insulate and caulk any cracks in your home's foundation.
- Drain all pipes running to the outside of your home, such as outside spigots and hose bibs. Shut off the water supply to those pipes, then go outside and open the tap to allow the water to drain. Leave taps open to allow moisture to escape. Purchase inexpensive molded foam covers and attach to the ends of all spigots.
- One inexpensive way to protect exposed pipes is to insulate them with layers of newspaper. A 1/4 inch or more layer of newspaper can provide some protection from the cold in areas that don't have prolonged bouts of freezing temperatures. Carefully wrap the pipes so the ends are butted tightly and wrap tape around any joints.
- Wrap pipes with electric heat tape. Heat tape works with built-in thermostats, but electricity is required. Wrap heat tape in a spiral direction directly on the pipe, before covering with insulation.
- If an electrical outlet is unavailable, consider insulating water pipes running through unheated areas of the home. Use insulated rubber foam pipe sleeves. Rubber insulation is easy to work with, but provides no

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Matt Michel, General Manager

Do-It-Yourself Home Energy Audit

The first thing to do when performing your own home energy audit is to make a list of any existing problems, such as condensation or drafty rooms.

Next, look for air leaks. They are common around electrical outlets, switch plates, window frames, baseboards, weatherstripping, fire-place dampers, attic hatches and wall or window-mounted air conditioners. If you can see daylight around the door or window frame, that is where the leak exists.

When looking at the outside of your home, examine areas where two different building materials meet. This includes exterior corners, areas where siding and chimneys meet and places where the foundation and the bottom of the exterior brick or siding meet. Plug and caulk holes for

faucets, pipes, electric outlets and wiring. Look for cracks and holes in the mortar, foundation and siding of your home and seal them with the appropriate material. Check the exterior caulking around doors and windows to see if they are sealed tight.

When performing a home audit, make sure to examine the ceilings and walls. If these two areas are not properly insulated, you risk heat loss in the winter and cool air loss in the summer. Make sure the attic hatch is heavily insulated, weatherstripped and closed tightly. In the attic, determine if openings for items such as pipes, ductwork and chimneys are sealed. If you see any gaps, seal them with expanding foam caulk or another permanent sealant.

Freeze: Keep Ice Out of Your Pipes

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vapor barrier. Fiberglass is a better choice for insulation, although potentially irritating to the eyes, skin and lungs. Wrap fiberglass insulation around pipes and hold in place with duct tape.

- Open interior and cabinet doors to enclosed spaces. This allows warm air to circulate in areas where pipes may be vulnerable to the cold, such as under sinks.

- If electricity is unavailable or goes out, let the water run at a slow, constant drip. This is cheaper than repairing a broken pipe. First, start a slow drip on the hot-side faucet, then a faster drip on the cold-side faucet. There is no need to run a lot of water and it keeps pipes clear.

- If your home will be vacant for extended periods during the cold winter months, drain the entire plumbing system. A drained system is the only foolproof way to avoid frozen pipes.

- Fully drain in-ground sprinkler system lines.

Did You Know?

You may qualify for credits on your Oregon income tax for making your home more energy efficient. The credits apply toward items such as premium efficiency

water heaters, solar water heaters, duct sealing, ductless heat pump installation and even super-high efficiency wood and pellet stoves. Find out the important details and print out rebate application forms from the Oregon Department of Energy's website: <http://tinyurl.com/8emxzbx>.



Light The Night

Watch next month's Reporter for details on **Light the Night**, a joint effort of the Canby Area Chamber of Commerce, the City of Canby and Mt. Hood Territory. Light the Night includes a month-long celebration of holiday activities and attractions, culminating in the Light the Night Event, December 13-17.

Canby Utility Board Meeting

When:

7:30 p.m. the second and fourth Tuesday of each month.

Where:

Canby Utility Board Room
154 NW First Ave.
Canby, OR 97013

"Share the Warmth"

Watch for changes to the program to better serve our community.

Read next month's Reporter.



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Canby, OR 97013
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