

WW3 HOA: Information About Utility Meters and Water Shut-off Valves

(Revised September 2019)

The Board of Directors of the Westwood 3 HOA has compiled the following basic information about local utility meters, with a special look at the water shut-off valves. We encourage all homeowners to know how to shut off the main lines to their homes in case of an emergency.

Utility Services

Water and electric service in this neighborhood is provided by [EWEB](#). There is no natural gas service.

Water meters and shut-off valves for each unit are enclosed in a service box, located in the front yards, partially buried in the ground, with an access lid.



Electric meters are mounted on the exterior of the townhome units.



Most electric meters are the older style, which are read manually. EWEB is in the process of upgrading to new electronic meters.

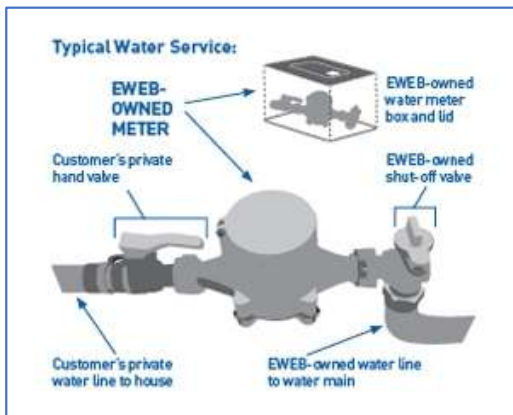


Water Service Boxes

Water services boxes are typically located in pairs.

(It may take some investigation to determine which box serves which house.)

There are usually three components inside the box, in the following order, from the house-side to the street-side:



- (1) customer's private hand valve,
- (2) water meter,
- (3) EWEB-owned shut-off valve.

The customer's private hand valve can be operated by hand. The EWEB shut-off valve requires a wrench to operate and only EWEB is authorized to operate this valve. Customers can be fined for tampering with the EWEB shut-off valve.



The owner is responsible for everything on the house-side of the water meter. This includes the hand valve and the waterline to the house.

EWEB is responsible for the meter, the shut-off valve, the waterline connection to the street, and the waterline under the street.

The water meters have a flip-top cover. Like the electric meters, these will be upgrade to electronic meters over the next few years.



For more information:

<http://www.eweb.org/Documents/water-conservation/how-to-shut-off-water-supply.pdf>

Board Recommendations

Open up your box and clean it out! Make sure everything is in good repair. A recent spot inspection of a few boxes by the HOA Board found some broken valves. It's better to discover this now, rather than when you need to turn the water off. Contact your preferred plumber to discuss repair options for your side of the meter.



EWEB Rebate Program for Valve Installation and Replacement

The original water service installation in this neighborhood included private hand valves in each service box. In some parts of the city, valves were not installed at the time of construction or as noted, some may have been broken over the years. Homeowners can have them installed later at their own expense. EWEB sponsors a rebate program that provides up to \$150 in reimbursement.

The rebate can also be applied to the cost of replacing an existing valve that is not operable. For example, the valve may have rusted and will no longer turn, or the handle has rusted and broken off. Additional information is available on the [EWEB website](#).

Upgrading to Smart Meters

The water and electric meters in this neighborhood are original. They're read manually once each month. [EWEB is in the process of upgrading all meters](#) in its service area with electronic smart meters that can be read remotely. This effort will be completed by the end of 2021. EWEB will notify customers when their neighborhood is scheduled for this upgrade.

If you want more information on the development of our association, look up:
Westwood P.U.D., Filing 3 (3503-3597 Westleigh Street) – Townhome Association