Winchester Hills Water Company

Shareholders of the Winchester Hills Water Company,

Thank you for helping us care for and maintain our shared water system. We're writing to again emphasize our **meter valve policy**, as there have been continued instances of meter valves being damaged due to unauthorized shut-offs.

For clarity and safety, **only an authorized Water Board member is permitted to turn the meter valve on or off**. This policy is essential to protect the system. When anyone else – shareholders, homeowners, renters, contractors, or others – operates the meter valve, damage often occurs, resulting in avoidable repair costs.

To prevent this, the board **expects shareholders to install a shut-off valve on their side of the meter**. A personal valve allows you to respond quickly to repairs or emergencies without touching company equipment. If you do not yet have a personal valve installed, any need to shut off water must be scheduled in advance with the board.

As stated in company policy, **shareholders are responsible for the cost of repairing a damaged meter valve, regardless of who caused the damage**. (If turned off or on by a board member and the meter valve is damaged, the repair will be covered by the water company) Shareholders are also responsible for preventing unauthorized access to the meter, maintaining the meter box, repairing or replacing damaged boxes, and keeping the area clear so meters can be read each quarter.

The Board of Directors is committed to being fair to all shareholders. However, repeated damage caused by a small number of policy violations impacts everyone. **If this issue continues, the board will have no choice but to increase the quarterly meter charge to cover repair costs**. Our goal is to avoid this by working together and following the policy.

We appreciate your cooperation and your efforts – especially installing a personal shut-off valve – to help protect the system we all rely on.

Sincerely,

Board of Directors
Winchester Hills Water Company

1090 West 5830 North, St. George UT 84770
whwc@skyviewmail.com / www.winchesterhills.com
(435) 673-9403

Winchester Hills Water Company

Meter / Meter Valve Policy

(This policy was proposed and approved in the November 4, 2019 board meeting. Article 4.a. Amended in the February 3, 2020 board meeting, Article 4.f.)

Company policy states that anyone who breaks a water company meter or meter valve by running over it, or trying to shut off the valve or turn it on, or causes damage to the meter or meter valve in any other manner, will be held responsible and assessed the cost of the repairs.

Shareholders, contractors, etc. should contact the water company before attempting to shut off the meter or any water company valves. Per this policy, in the event of any damages caused by anyone other than the water company to water company property such as pipes, valves, meters, meter valves that are broken while trying to shut off the water, etc., the shareholder will be responsible for the cost of the repair. It is suggested that each shareholder have a shut-off valve on their side of the meter in order to troubleshoot any needed repairs to the home or landscape.

1090 West 5830 North, St. George UT 84770
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Winchester Hills Water Company

Dear Shareholders of the Winchester Hills Water Company,

It doesn't seem like it, but another year has passed and it's time for our annual shareholders meeting. I am grateful to the board of directors and our manager for all the work that is performed on behalf of the shareholders and the water company. We look forward to seeing all of you at the annual meeting on March 19th.

In accordance with the Winchester Hills Water Company bylaws, the annual shareholders meeting will be held March 19th, 2026, at 7:30 pm in the Winchester Hills Fire Station. This year myself and Tony Montella have come to the end of our terms as board members. Both of us have chosen to run again. We welcome anyone who wishes to run for a seat on the board. Please contact Tony, the chairman of the nominating committee, at (435) 680-0980 to be placed on the ballot.

Along with other important information, this packet also includes a proxy statement and ballot showing the community members who are running for the board of directors. There is a place on the ballot for write-in candidates. You may sign a proxy statement and complete the ballot; in this case your vote will be counted as an absentee ballot. Prior to the shareholders meeting, you also have the option to sign a proxy statement and to assign your voting right to a fellow shareholder who will be attending the meeting and casting your vote on your behalf.

At the meeting, we will be discussing and answering questions on many issues about water company projects and management. So, if you have any concerns this would be a good time to bring them up. We would like to invite all shareholders to come to the meeting and participate in the governing of the water company. We encourage you to read and be aware of the enclosed flyer regarding the **"Meter Valve Policy"** which we will discuss further in the annual meeting.

Also, please take note of the enclosed document regarding the **"Cross Connection Control Policy"** to understand the guidelines and requirements of Backflow Prevention. All shareholders are required to have backflow prevention devices or assemblies on all outside irrigation systems, have them tested at least annually by a certified backflow prevention technician, and provide the water company with a copy of the test results. Contact us if you have any questions regarding this important Utah State Division of Drinking Water requirement.

For more important company information including policies, the 2025 Consumer Confidence Report showing water testing results, and a PayPal option to pay your water bill online, we encourage you to visit the company website at www.winchesterhills.com.

Sincerely,

Allen Davis
President of the Winchester Hills Water Board

1090 West 5830 North, St. George UT 84770
whwc@skyviewmail.com / www.winchesterhills.com
(435) 673-9403

WINCHESTER HILLS WATER COMPANY

ANNUAL SHAREHOLDERS MEETING
THURSDAY, MARCH 19, 2026
7:30 PM, WINCHESTER HILLS FIRE STATION
5297 NORTH WINCHESTER DRIVE

CURRENT BOARD OF DIRECTORS

Name	Year elected	Length of term	Term expires
Tony Montella	2023	3 years	2026
Allen Davis	2023	3 years	2026
Gary Christensen	2024	3 years	2027
Ross Ruesch	2024	3 years	2027
Chad Shepherd	2025	3 years	2028
Ferris Emery	2025	3 years	2028
Milt Thompson	2025	3 years	2028

BALLOT

Vote for two (circle 2) candidates. All terms are 3-years.

Tony Montella Allen Davis

Write-in candidates:

_____ _____ _____

If you are attending the annual meeting, bring this ballot with you. If you are unable to attend the annual meeting, you can have the proxy below delivered to the meeting, put it in the Drop Box located at the office address below, or mail it to:

Winchester Hills Water Company
1090 West 5830 North
St. George UT 84770

The Water Company must receive proxies prior to 7:30 pm on March 19th. Each lot has one vote.

----------(CUT HERE FOR PROXY STATEMENT)----------

PROXY STATEMENT

I hereby designate (print name) _____ to act as my proxy with full power of attorney, to vote in my behalf in the Winchester Hills Water Company annual meeting March 19, 2026.

_____ _____ _____
(Print name) (Lot #) (Signature)

The Proxy statement must be signed and in the possession of the shareholder designated as the proxy to receive a ballot.

Winchester Hills Water Company
Profit & Loss Prev Year Comparison
January through December 2025

	Jan - Dec 25	Jan - Dec 24	$ Change	% Change
Ordinary Income/Expense				
Income				
4000 · Water Metered	175,623.53	149,428.35	26,195.18	17.5%
4050 · Meter Charge	58,479.58	59,507.16	-1,027.58	-1.7%
4400 · Repairs & Service Fees	0.00	1,545.75	-1,545.75	-100.0%
4500 · Unrelated Business Income				
4510 · T-Mobile Income	13,511.36	13,117.81	393.55	3.0%
4520 · AT&T Income	13,881.80	10,381.80	3,500.00	33.7%
4530 · InfoWest / SkyView / AWI Income	6,799.48	6,721.08	78.40	1.2%
4500 · Unrelated Business Income - Other	0.00	6,184.30	-6,184.30	-100.0%
Total 4500 · Unrelated Business Income	34,192.64	36,404.99	-2,212.35	-6.1%
6000 · Miscellaneous Income	3,674.93	3,290.54	384.39	11.7%
6100 · Late Fees & Finance Charges	693.36	707.40	-14.04	-2.0%
6200 · Interest Income	4,643.18	10,813.95	-6,170.77	-57.1%
6400 · Refunds, Returns, Credits	-4.67	1,811.51	-1,816.18	-100.3%
Total Income	277,302.55	263,509.65	13,792.90	5.2%
Gross Profit	277,302.55	263,509.65	13,792.90	5.2%
Expense				
6670 · Uncategorized Expenses	0.00	0.00	0.00	0.0%
7000 · Salary & Wage Expense	48,100.00	47,475.00	625.00	1.3%
7010 · Advertising	62.08	83.44	-21.36	-25.6%
7030 · Bad Dept Expense	2.00	0.00	2.00	100.0%
7045 · Computer Expense	1,487.95	1,566.64	-78.69	-5.0%
7050 · Insurance Expense	9,761.00	2,782.00	6,979.00	250.9%
7080 · Licenses & Fee Expense	183.00	565.00	-382.00	-67.6%
7120 · Miscellaneous Expense	30.99	0.00	30.99	100.0%
7130 · Office Expense	833.91	833.78	0.13	0.0%
7140 · Postage & Shipping Expense	1,306.68	1,809.72	-503.04	-27.8%
7150 · Professional Services Expense	921.00	903.00	18.00	2.0%
7155 · Other Purchased Services Exp	185.76	106.74	79.02	74.0%
7157 · Refunds / Reimbursements	400.00	402.54	-2.54	-0.6%
7160 · Repair & Maintenance Expense	129,951.35	183,710.34	-53,758.99	-29.3%
7180 · Telephone Expense	156.96	396.23	-239.27	-60.4%
7185 · Testing Expense	3,348.46	677.01	2,671.45	394.6%
7200 · Utilities Expense	72,249.21	67,006.27	5,242.94	7.8%
7400 · Depreciation Expense	87,450.19	94,486.00	-7,035.81	-7.5%
Total Expense	356,430.54	402,803.71	-46,373.17	-11.5%
Net Ordinary Income	-79,127.99	-139,294.06	60,166.07	43.2%
Net Income	**-79,127.99**	**-139,294.06**	**60,166.07**	**43.2%**

Winchester Hills Water Company
Balance Sheet Prev Year Comparison
As of December 31, 2025

	Dec 31, 25	Dec 31, 24	$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1035 · Cache Valley Bank - Checking	105,877.60	50,921.20	54,956.40	107.9%
1070 · Mtn America CU - CD	0.00	220,137.68	-220,137.68	-100.0%
1080 · Mtn America CU - MM Savings	124,526.86	0.00	124,526.86	100.0%
Total Checking/Savings	230,404.46	271,058.88	-40,654.42	-15.0%
Total Current Assets	230,404.46	271,058.88	-40,654.42	-15.0%
Fixed Assets				
1500 · Furniture, Fixture & Equipment	44,824.02	44,824.02	0.00	0.0%
1520 · Water Laterals, Tanks & Pumps	2,946,056.55	2,946,056.55	0.00	0.0%
1530 · Building	47,190.17	47,190.17	0.00	0.0%
1540 · Land Improvements	30,923.88	30,923.88	0.00	0.0%
1550 · Land & Water	185,249.75	185,249.75	0.00	0.0%
1600 · Accum Depr--Furn, Fix & Equip	-2,038,685.46	-1,951,235.27	-87,450.19	-4.5%
Total Fixed Assets	1,215,558.91	1,303,009.10	-87,450.19	-6.7%
Other Assets				
1800 · Well Parts Inventory	113,610.00	85,956.00	27,654.00	32.2%
1810 · 2021 Solar Project	194,114.01	189,791.39	4,322.62	2.3%
Total Other Assets	307,724.01	275,747.39	31,976.62	11.6%
TOTAL ASSETS	**1,753,687.38**	**1,849,815.37**	**-96,127.99**	**-5.2%**
LIABILITIES & EQUITY				
Liabilities				
Long Term Liabilities				
2500 · Notes Payable - Long Term				
Notes Payable - New West Well	391,000.00	408,000.00	-17,000.00	-4.2%
Total 2500 · Notes Payable - Long Term	391,000.00	408,000.00	-17,000.00	-4.2%
Total Long Term Liabilities	391,000.00	408,000.00	-17,000.00	-4.2%
Total Liabilities	391,000.00	408,000.00	-17,000.00	-4.2%
Equity				
2800 · Retained Earnings	757,176.44	896,470.50	-139,294.06	-15.5%
3500 · Contributed Capital	684,638.93	684,638.93	0.00	0.0%
Net Income	-79,127.99	-139,294.06	60,166.07	43.2%
Total Equity	1,362,687.38	1,441,815.37	-79,127.99	-5.5%
TOTAL LIABILITIES & EQUITY	**1,753,687.38**	**1,849,815.37**	**-96,127.99**	**-5.2%**

WINCHESTER HILLS WATER COMPANY
1090 West 5830 North
St. George UT 84770

CROSS CONNECTION CONTROL POLICY
OCTOBER 2006

A policy relating to "cross connection control and backflow prevention control" at the Winchester Hills Water Company (WHWC) located at 1090 West 5830 North, St. George, Utah.

PART I:
CROSS CONNECTION CONTROL AND BACKFLOW PREVENTION

(1) It shall be against WHWC policy, at any connection supplied with water from the Winchester Hills water distribution system, to do any of the following:
   a. To install or use any dual source system, physical connection or arrangement of piping or fixtures, which may allow any fluid or substances unsuitable for human consumption to enter the potable water distribution system, as required by Section 608.1 through 608.5 of the International Plumbing Code.
   b. To install any connection, arrangement, or fixtures without a Backflow Prevention Device or Assembly unless approved otherwise by the WHWC Board of Directors.
   c. To incorrectly install any Backflow Prevention Device or Assembly required by Section 608.1 through 608.5 of the International Plumbing Code.

(2) Any person found in violation of this policy shall be subject to reprimand or other appropriate disciplinary action as determined by the Board of Directors.

(3) Administration of this policy shall be referenced by "Cross Connection Control Program of Utah, November 2004 (Guidelines-Reference)". A copy of the manual shall be available at the WHWC office at 1090 West 5830 North, St. George, Utah.

(4) Backflow prevention assemblies required by this policy will be required to be tested at least annually. The WHWC Water Manager shall prepare and maintain a Backflow Assembly Information sheet on all such devices and Test results shall be maintained for a period of no less than five (5) years.

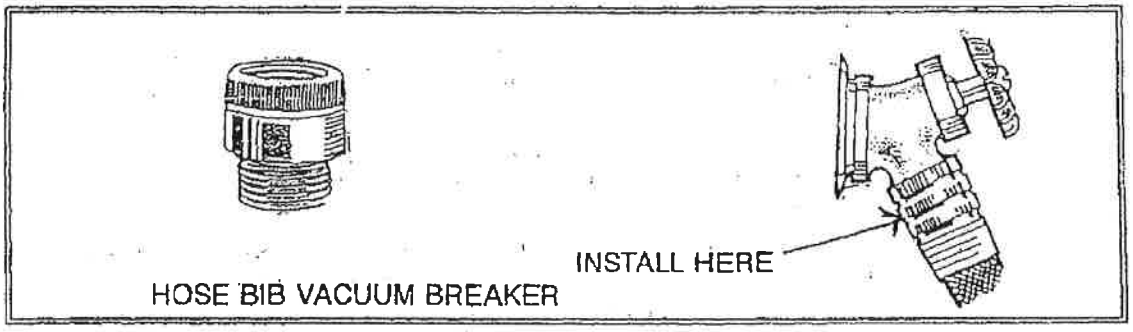
PART II:

(1) This policy shall take effect on October 1, 2006. A copy of the policy shall be placed at the WHWC office at 1090 West 5830 North, St. George, Utah and will be reviewed for all new construction projects on a case by case basis.

ARE YOU CONTAMINATING YOUR WATER SUPPLY?

The safety and quality of your drinking water maybe seriously effected by contaminants or pollutants that could backflow into your drinking water system through an unprotected cross connection. Backflow is the reverse flow of water or other substances back into your drinking water system and/or the public drinking water system. Backflow can occur if your plumbing system is physically connected (a cross connection) to any source of contamination or pollution that could affect the quality of your drinking water. Examples of common cross connections include landscape sprinkling systems, hand held shower attachments, utility sink hoses and unapproved toilet ball cock assemblies.

Many backflow incidents occur as a result of using a garden hose without proper backflow protection. A hose bib vacuum breaker provides adequate backflow protection for garden hoses. The International Plumbing Code requires that all new potable water outlets with hose attachments (threaded hose bib faucets) be equipped with hose bib vacuum breakers or atmospheric vacuum breakers. The use of a hose bib vacuum breaker on threaded hose faucets is recommended. Hose bib vacuum breakers are available at most plumbing supply outlets.



The International Plumbing Code requires that lawn sprinkling systems be equipped with an approved backflow prevention devise (antisiphon valve) or assembly. Atmospheric Vacuum Breakers (AVB) or Pressure Vacuum Breakers (PVB) can be used in many situations as long as specific installation requirements are met. These assemblies must be installed above the highest discharge point on the sprinkling system. An AVB cannot be used if shutoff valves are located downstream of the device. A Double Check Valve Assembly (DCA) or Reduced Pressure Principle Assembly (RP) must be used any time the sprinkling system piping is higher than the backflow assembly. A RP assembly is required on a system that utilizes any type of chemical injection process. All PVB, DCA, and RP assemblies must be tested by a certified backflow technician within ten days of initial use and annually thereafter. These assemblies must be reported to your local water supply agency. They are required by law to keep an inventory of all testable assemblies installed within their service area.

Household Hazardous Waste Fact Sheet

What is household hazardous waste?

Many hazardous products and chemicals such as cleaners, oils and pesticides are used in the home every day. When discarded, these products are called household hazardous waste (HHW). HHWs are discarded materials and products that are ignitable, corrosive, reactive, toxic or otherwise listed as hazardous by the EPA. Products used and disposed of by a typical residence may contain more than 100 hazardous substances including:

- Batteries
- Cleaners
- Cosmetics
- Fluorescent light bulbs
- Glues
- Heating oil
- Insecticides and pesticides
- Ink
- Medicines
- Motor oil and automotive supplies
- Paints, thinners, stains and varnishes
- Polishes
- Swimming pool chemicals
- Smoke detectors
- Fuel

HHW is a serious threat

The U.S. Environmental Protection Agency estimates the average American household generates 20 pounds of HHW each year. As much as 100 pounds of HHW can accumulate in the home and remain there until the resident moves or undertakes a thorough "spring cleaning."

Since the chemicals found in HHW can cause soil and groundwater contamination, generate hazardous emissions at landfills and disrupt water treatment plants, it is important to dispose of HHW properly. Many solid waste treatment facilities are currently required to screen for HHW to avoid operating under restrictive hazardous waste laws. Furthermore, many communities may be required to establish an HHW collection program in order to qualify for permits to manage storm water.

Safe handling tips

The best way to handle HHW materials is to completely use the product before disposing of the container. If this is not possible, then the next alternative is to return unused portions to your community HHW clean-up day. Keep products in their original package with all labels intact. If the container is leaking, place it in a thick plastic bag. Pack the products in a plastic-lined cardboard box to prevent leaks and breakage.

HHW clean-up days are for household wastes only. No industrial or commercial wastes and no containers larger than five gallons are accepted. Explosives, radioactive material and medical wastes are also unacceptable.
HHW can be dangerous to people and pets who come in contact with them. HHW can endanger water supplies, damage sewage treatment systems, and cause other environmental damage. Only use the products as directed. DO NOT:

- Flush HHWs down the toilet
- Pour HHWs down the sink
- Pour HHWs down a storm drain
- Pour HHWs on the ground

Contact your local health department or the Division of Solid and Hazardous Waste to determine whether your community has a HHW collection program.

Identify HHW

Reduce the amount of potentially hazardous products in your home and eliminate what you throw away by following these easy steps:

1. Before you buy:
    a. Read the labels and be aware of what they mean.
    b. Look for these words on labels; they tell you what products may need special handling or disposal:
        i. Caution
        ii. Combustible
        iii. Corrosive
        iv. Danger
        v. Explosive
        vi. Flammable
        vii. Poison
        viii. Toxic
        ix. Volatile
        x. Warning
    c. Select a product best suited for the job.
    d. Buy only what you can use entirely.
2. After you buy:
    a. Read label precautions and follow directions for safe use.
    b. Recycle/dispose of empty containers properly.
    c. Share what you can't use with friends or neighbors.
    d. Store properly.
    e. Use recommended amounts; more is not necessarily better.
    f. Use the child-resistant closures and keep them on tightly.

For more information, contact:

Division of Drinking Water	(801) 536-4200
Division of Solid and Hazardous Waste	(801) 538-6170
Division of Water Quality	(801) 538-6146
Sonja Wallace, Pollution Prevention Coor	(801) 536-4477
Environmental Hotline	1-800-458-0145

Septic Tank/Drainfield System Fact Sheet

What are the potential hazards?

Septic systems can contaminate ground water if they are misused, improperly maintained, or improperly constructed. The major contaminant discharged from septic systems is disease-causing germs. These germs (bacteria and viruses) can cause many human diseases. Another contaminant discharged from septic systems is nitrogen in the form of nitrate. If the nitrate level of drinking water is too high, infants, up to the age of six months old, can develop a fatal disease called blue baby syndrome (methemoglobenemia). Additionally, if toxic chemicals are disposed in a septic system, they can percolate through the drainfield and into the ground water.

How does a septic tank/drainfield system work?

The basic septic system is composed of a septic tank followed by a drainfield. Wastewater flows out of the house and into the septic tank through the building sewer pipe. Once in the septic tank, most solids in the wastewater settle to the bottom of the tank to form a sludge layer. Other solids float and form a scum layer on top of the wastewater. Some decomposition of solid material takes place here, but the primary function of a septic tank is to trap solids and prevent them from entering the drainfield.

Wastewater treatment is restricted to a rather thin zone of unsaturated soil underlying the drainfield. Many of the harmful bacteria and microbes are filtered out as the wastewater passes through this soil. Some of the smaller microbes (viruses) and nutrients such as phosphorus and some forms of nitrogen are trapped and held (absorbed) by soil particles. Once the effluent reaches the groundwater table, little treatment occurs. Soils can differ markedly in their pollutant removal efficiency. The ability to which soil can remove pollutants in the wastewater determines how many impurities will eventually reach the groundwater beneath the drainfield.

Site evaluation and construction

Current rules require a comprehensive evaluation of the soil and ground water before a septic system can be permitted for construction in a given location. This evaluation must be reviewed and approved by the local health department. The rules require that the bottom of the drainfield trenches be placed at least 12 inches (preferably 24 inches) above the water table. Additionally, there must be adequate amounts of unsaturated soil beneath the trenches to allow sufficient treatment of the wastewater.

Site considerations

- Trees and deep-rooted shrubs should be as far away from the system as possible.
- Keep the water that runs off of foundation drains, gutters, driveways, and other paved areas away from the drainfield of your septic system.
- Keep the soil over the drainfield covered with grass to prevent soil erosion.
- Don't drive vehicles over the system.
- Don't cover the tank or drainfield with concrete or asphalt and don't build over these areas.

Proper disposal practices

- Use only a moderate amount of cleaning products and do not pour solvents or other household hazardous waste down the drains.
- Garbage disposals should not be used because they tend to overload the system with solids. If you have one, you should severely limit its use.
- Do not pour grease or cooking oil down the sink.
- Do not put items down the drain that may clog the septic tank or other parts of the system. These items include cigarette butts, sanitary napkins, tampons, condoms, disposable diapers, paper towels, egg shells, and coffee grounds.

Water conservation

There are limits to the amount of wastewater a septic system can treat. If you overload the system, wastewater may backup into your home or surface over your drainfield. Problems caused by using too much water can occur periodically throughout the year or be seasonal. For example, the solid beneath your drainfield is wetter in the spring than it is in the summer and its capacity to percolate wastewater is somewhat diminished. If you wash all your laundry in one day, you may have a temporary problem caused by overloading the soil's capacity to percolate wastewater for that day. To reduce the risk of using too much water, try the following:

- Use 1.6 gallons (or less) per flush toilets.
- Fix leaking toilets and faucets immediately.
- Use faucet aerators at sinks and flow reducing nozzles at showers.
- Limit the length of your shower to 10 minutes or less.
- Do not fill the bathtub with more than 6 inches of water.
- Do not wash more than one or two loads of laundry per day.
- Do not use the dishwasher until it is full.

Septic tank cleaning

It is recommended that the solids that collect in your septic tank be pumped out and disposed at an approved location every three to five years. If not removed, these solids will eventually be discharged from the septic tank into the drainfield and will clog the soil in the absorption trenches. If the absorption trenches are clogged, sewage will either back up into the house or surface over the drainfield. If this happens, pumping the tank will not solve the problem and a new drainfield will probably need to be constructed on a different part of the lot.