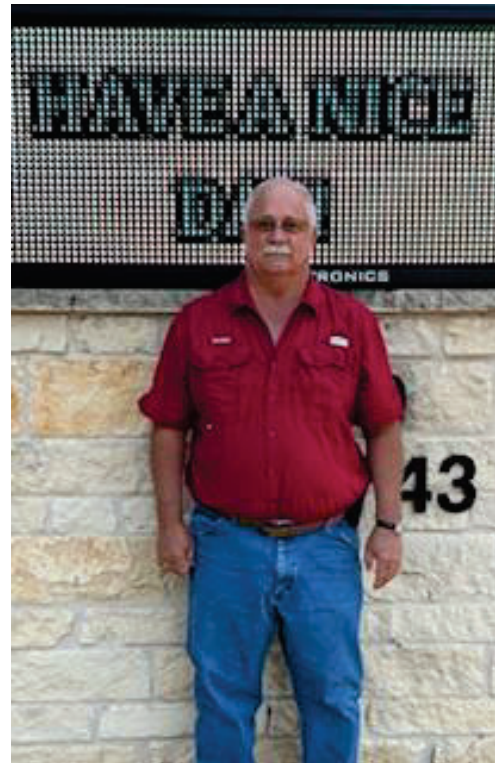


# YANCEY WATER SUPPLY CORPORATION



Your water – Your voice

# Meet the YWSC team



Scooter Mangold, General Manager



**Office staff:** Christy, Maria, Christine, Molly, Gloria, Melissa and Liz



**Field Crew:** Tommy, Nic, Daniel, Roland, Ernest, Fred, Carlos, Joe, Cody, Hank and Xavier

# Yancey Water Supply Corporation



## Yancey Water Supply Corporation

- Is member owned
- **Is a NON-PROFIT organization**
- Is the largest water supplier in Medina County
- Has 800 miles of main line
- Owns 4051.133 acre feet of water
- Has approximately 5400 connections
- **Offer leak loss adjustments (three year increments)**
- Has a **ROUND UP** program-recently helped residents from Yancey, New Alsace Subdivision and Quihi area
- Had first rate increase in 19 years in 2025
- Has great customer service day or night
- Has a 24/7 live representative available to you
- Has active back up generators at all plants
- Has automatic read meters, fixed base and drive by modes
- Has an interconnect with SAWS and The City of Devine
- Has won BEST WATER UTILITY in Medina County for two years in a row: 2023 & 2024
- Has merged with many different utilities
  - Westview in 2020
  - Laurel Canyon in 2020
  - Zinsmeyer in 2019
  - Moore WSC in 2025
  - Rio Medina Estates in the works
  - Pioneer Estates in the works



Laurel Canyon Ranch Property Owners Association  
c/o RealManage  
613 NW Loop 410, Suite #510  
San Antonio, TX 78216  
Phone: 1-866-473-2573 Email: LAUCANYO@Ciramail.com

February 10, 2023

Scooter Mangold, General Manager  
Yancey Water Supply Corporation (YWSC)  
150 Church Street  
Yancey, TX 78886

Dear Scooter,

The Laurel Canyon Ranch (LCR) Board of Directors would like to thank you and your staff for the tremendous teamwork and collaboration that has occurred during the initial research, acquisition and subsequent transfer of the LCR Water Supply System to YWSC.

During 2017, our community established a team to conduct research and determine the feasibility of taking over the ailing LCR water supply system from our developer. During that phase, our team reached out to you and the YWSC for advice. We quickly learned that taking over the system ourselves would not be the best option. The team made a recommendation to the LCR board that we facilitate a transfer of the system to YWSC, as all other options were neither feasible nor beneficial to interests of the community.

During the transfer phase, YWSC took over operational control of the system and began to repair failing system components and respond to customer service issues in a manner unlike anything we have ever seen before.

During the deep freeze of February 2021, our system froze and lost power, however, due to the persistent efforts of your team and your coordination with CPS you were able to reestablish our community water supply in a very short period of time.

Now that ownership of our system has been transferred to YWSC, you and your team have continued to provide exceptional customer service while building a stronger more resilient water supply system for our community.

The support of YWSC and your interest in serving our community has far exceeded our expectations and is very much appreciated.

Regards,



Brandt A. Schenken  
President, LCR Property Owners Association

Yancey Water took over operations of our water system and customers in 2019, the transition was flawless. Yancey Water has done everything they promised and more. Yancey Water is always available to handle any of our concerns.



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Troy Zinsmeyer

# RATE COMPARION

## YWSC 2025

2025 BASE : 30.90

### USAGE

	0	31.25
1	2000	35.68
2001	5000	44.57
5001	10000	64.92
10001	15000	89.29
15001	20000	118.69
20001	25000	153.11
* 25001	30000	192.56
30001	40000	266.42
40001	50000	350.34
50001	60000	444.31
60001	70000	548.33

## FLYING L 2025

2025 BASE 30.00

### USAGE

	0	30.35
1	2000	37.89
2001	5000	50.20
5001	10000	72.06
10001	20000	117.79
20001	30000	167.53
30001	50000	274.06
50001	70000	434.86

SERVICE AVAILABILITY FEE: Minimum with no water usage per month

INCLUDES THE FOLLOWING

TCEQ Fees 1/2 % and .20

## Yancey Water/Flying L PUD

# GAME PLAN

- Install SCADA- automated 24 hour monitoring
- Make sure generator is fully functional for automatic transfer
- Add new well
- Repair old well
- Add RACO system on lift stations

*Thank you for allowing us to speak to you.*

*We look forward to being a great team!*

*YWSC*