



Tate Monroe Water Assn., Inc. would like to welcome you as a new member of the association.

Tate Monroe Water Assn., Inc. is a private, not-for-profit corporation conveying one of life's most precious resources to the residents and businesses of southern Clermont County. Our Members are important individuals deserving of the highest quality water and services. The Association shall achieve these high standards of quality and service through a dedicated staff of customer oriented, trained professionals.

Enclosed is a new owner packet that includes the Association's Rules & Regulations, Water Rates & Service Charges, and Safety & Health Standards for Connection to Public Water for your reference.

In addition, you will find a Water User's Agreement. All new members of Tate Monroe Water Assn., Inc. are required to provide the Association with a completed Water User's Agreement, along with, proof of ownership. The Water User's Agreement is your formal request for service, and as such, failure to return the appropriate documentation within thirty (30) days of this letter may result in disruption of service. Please mail the documentation to:

Tate Monroe Water Association Inc.
2599 State Route 232
New Richmond, OH 45157

Accounts are read and billed on a bi-monthly basis and are due the 10th of the following month. If the bill is not paid by the due date, accounts are assessed a 10% penalty on the total balance due. In addition, a delinquent notice will be mailed the first business day after the due date notifying you of the balance due within 15 days. Should the balance remain unpaid, disconnection of service will be scheduled and a Delinquency Processing fee will be applied to the account. If the service is disconnected the full balance on the account will be due, including the Delinquency Processing fee, prior to restoring service.

"This institution is an equal opportunity provider and employer."

If you wish to file a Civil Rights complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at www.usda.gov/oascr/conflict-complaints-division, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

2599 OH-232, New Richmond, OH 45157

Office: 513-734-2236

Fax: 513-734-7950

email: office@tatemonroe.com

Web: www.tatemonroe.com



You may also manage your account on line and sign up for email billing at: www.tatemonroe.com

Tate Monroe Water Assn., Inc. accepts the following forms of payment:

ACH, Cash, Check, Credit Card (Visa, MasterCard, Discover) Money Orders,

**Checks & Money Orders must be made payable to "TMWA".*

Payments can be made:

Online: www.tatemonroe.com

Phone: [\(844\) 855-0095](tel:(844)855-0095)

Mail or In Person: [2599 State Route 232 New Richmond, OH 45157](https://www.google.com/maps/place/2599+State+Route+232+New+Richmond,+OH+45157)

**A 24 Hour Night Dropbox is also available at this location for your convenience.*

Payments made after the close of business will be considered next business day.

Our office hours are:

[Monday - Friday, 9 pm - 4 pm](#)

Tate Monroe Water Association, Inc. strives to provide our members with the highest quality of service and value possible. Please contact our office with any questions or concerns that you may have at (513) 734-2236.

Thank you and we look forward to serving you as our customer.

Tate Monroe Water Assn., Inc.

A handwritten signature in black ink, appearing to read "J. Greg Stanley".

J. Greg Stanley
General Manager

"This institution is an equal opportunity provider and employer."

If you wish to file a Civil Rights complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at www.usda.gov/oascr/conflict-complaints-division, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

2599 OH-232, New Richmond, OH 45157

Office: 513-734-2236

Fax: 513-734-7950

email: office@tatemonroe.com

Web: www.tatemonroe.com

ACH ELECTRONIC PAYMENTS AUTHORIZATION FORM

- ☐ Complete Water User's Agreement
- ☐ Complete Right-of-Way Easement (If applicable)
- ☐ Complete USDA Rural Development Background Form
- ☐ Provide Proof of Ownership (Deed, Closing Statement, Etc.)
- ☐ Pay Account Activation Fee (\$100.00 one-time charge)
- ☐ Pay Membership Fee (\$10.00 one time charge)
- ☐ ACH Electronic Payments Authorization Form

NEW OWNER DOCUMENTS FOR CUSTOMER RECORDS

- ☐ Copy of Water User's Agreement
- ☐ Copy of Easement
- ☐ TMWA Rules & Regulations
- ☐ TMWA Water Rates & Service Charges
- ☐ TMWA Safety & Health Standards for Connection to Public Water

READ BEFORE EXECUTING THIS AGREEMENT

This agreement entered into between Tate-Monroe Water Association, Inc., a non-profit corporation, herein after called the "Association", and _____
member/water user of the Association hereinafter called the "customer".

Print Name

WITNESSETH:

Whereas, the Association is owner and operator of a rural water system which is organized pursuant to ORC Sections 1702.01© and 5709.111. Whereas, the Customer desires to purchase water from the Association and to enter into a water user's agreement as required by the Code of Regulations and/ or Rules and Regulations of the Association. NOW THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, it is hereby understood and agreed by the parties hereto as follows:

The Association shall furnish, subject to the limitations set out in its Code of Regulations and/or Rules and Regulations now in force or as hereafter amended such quantity of water as the Customer may desire in connection with Customer's occupancy for the following:

The Customer Agrees:

1. To grant to the Association, its successors and assigns, a perpetual easement, if required, (Form Fm HA 442-20) in, over, under and upon the above described land, with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove water pipelines and appurtenant facilities, together with the right to utilize adjoining lands belonging to the customer for the purpose of ingress to and egress from the above described lands.
2. To comply with and be bound by the Articles, Code of Regulations and/or Rules and Regulations of the Association, now in force, or as hereafter duly and legally supplemented, amended, or changed.
3. To pay for water at such rates, time and place as shall be determined by the Association, and agrees to the imposition of such penalties for noncompliance as are now set out in the Association's Code of Regulations, or which may be hereafter adopted and imposed by the Association.
4. That no other present or future source of water will be connected to any waterlines served by the Association's waterlines and will disconnect from the present water supply prior to connecting and switching to the Association's system and shall eliminate their present or future cross-connections in the Customer's system. **THERE WILL BE NO CROSS-CONNECTIONS BETWEEN THE ASSOCIATION'S WATER LINE AND PRIVATE WELLS OR CISTERNS.**

The Customer Shall:

1. Install and maintain at the Customer's expense a service line which shall begin at the end of the meter pigtail and extend to the dwelling or place of use. Water service separately metered for each house, trailer, or other living unit. The Customer shall install a gate valve, a dual check valve, a pressure reducing valve and expansion tank as required by the association.
2. Not place a fence between the meter setting and the residence so that the fence would have to be breached to read or service the meter.

3. Keep the area around the meter setting clear of dirt, vehicles, foliage, etc. and shall be financially responsible for having the meter raised or lowered from the initial setting as a result of landscaping, for any damage to the setting as a result of property maintenance or construction, and for the Association's charges for clearing the area due to lack of maintenance by Customer.
4. Relocation of the water meter, after it is set, due to property boundaries, final grade or driveway relocation, or any other circumstance, will be at my cost.

The Association Shall:

1. Purchase and install a cutoff valve and a water meter in each service line to which the Association has exclusive use.
2. Have the final authority in any question of location of any service line connection to its distribution system; shall determine the allocation of water to Customers in the event of a water shortage; and may shut off water to a customer who allows a connection or extension to be made of the Customer's service line for the purpose of supplying water to another property or unit. In the event the total water supply shall be insufficient to meet all the needs of the Customers, or in the event there is a shortage of water, the Association may prorate the water available among the various Customers on such basis as is deemed equitable by the governing board, and may also prescribe a schedule of hours covering use of water for garden purposes by Customers and require adherence thereto or to prohibit the use of water for garden purposes, washing cars, watering lawns, etc. provided that if at any time the total water supply shall be insufficient to meet all the needs of all the Customers, the Association shall supply water to the Customers in the following order of priorities: (1) domestic purposes (2) livestock purposes (3) garden, lawn, or washing vehicles, etc.

THE CUSTOMER ACKNOWLEDGES that the Association does not warrant any type of fire protection as a part of this agreement and the Customer expressly releases the Association from any and all claims which might hereafter arise due to loss by fire, or incident thereto, should either the water pressure, water supply, or water hydrant fail or prove insufficient to extinguish any fire.

IN THE EVENT THAT WATER SERVICE CANNOT BE MADE AVAILABLE by the Association to the Customer for reasonable cause, the Association shall have the right to terminate this agreement by delivering written notice to the Customer at the earliest possible date.

THE GOVERNING BOARD shall have the authority, in addition to all other rights and remedies, to terminate this agreement in the event that the Customer violated any of the term(s) of this agreement and, in such event, the Customer shall not be entitled to receive, nor the Association obligated to supply, any water under this agreement. If the Customer thereafter complies with the terms of the Agreement, pays all water charges in arrears, all penalties levied against him and the reinstallation fee provided in the Association's Rules and Regulations, he shall then be entitled to a resumption of water service subject to all regulations of the Association.

IN THE EVENT that the Association installs a water main, at their expense, or as a part of a project to which certain potential customers have subscribed and agreed to pay either the entire cost or a portion thereof and thereafter a potential customer(s) attempts to withdraw from their obligation, then such potential customer(s) shall be responsible for a portion of the total cost of the project divided by the number of potential customers who have committed to the project.

THE FAILURE OF A CUSTOMER to pay water charges duly imposed shall result in the automatic imposition of the following penalties:

1. The NET amount of the bill is payable on or before the due date indicated on the bill. Where payment for service is mailed to the Association, the postmark will be taken as the time that the payment is received. Failure to receive bills or notices for water service will not relieve the Customer from responsibility for prompt payment.
2. Payments on bills not received by the due date will be charged a ten percent (10%) penalty. This amount shall constitute the gross amount. If the gross payment is not received fifteen (15) days after the due date, the amount becomes delinquent and service will be discontinued.
3. In the event it becomes necessary for the Association to shut off water to a Customer's property for nonpayment, all unpaid charges plus an established delinquency processing fee must be paid prior to re-establishment of service. Payment will be accepted only by Cash, Check, Money Order, or Credit Card, after water has been shut off, including fines and costs for damage to lock or service in any way.

IN WITNESS WHEREOF, we have hereunto executed this agreement this _____ day of _____ 20_____

Association Authorized Official

Customer Signature

Phone Number

ATTEST: Secretary or Clerk

Customer Signature

Phone Number

Service Address: _____ OHIO _____
Street City Zip

Billing Address: _____
Street City State Zip

For Office Use Only:

Residential (Service Address): _____ Easement Provided (Circle One) YES NO Amount to be billed: _____

Address Parcel Number: _____ Account Number: _____

City Ohio Zip Date Vault Set _____ 20 _____ Date Received: _____
If Applicable

FHA-Oh 442-20

(7-97)

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

whose address is:

(hereinafter called Grantors) in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Tate-Monroe Water Assn., Inc., hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water lines, service lines, hydrants, valves, controls and appurtenances, along the _____ side of the _____ Road, over, under, through, and across the following land owned by the Grantors in State of Ohio, County of _____, Township of _____ and being more particularly described as follows:

Purchased From: _____

Date Purchased: _____ Acreage: _____ Parcel # _____

For Office Use:

(Being real estate acquired by Grantors in Deed Book _____, Page _____, _____ Clermont County Recorder's Office) together with the right of ingress and egress over the Grantor's adjacent lands for the purposes for which the above-mentioned rights are granted, the easement hereby granted shall consist of a twenty (20)-foot right-of-way located ten (10) feet on each side of the center line of the water line as constructed. In the event said road is widened or improved, Grantee may move said water line along the side of the new road's right-of-way so as to permit said widening or improvement and the new right of way shall be established by the same method aforesaid. Grantors, for themselves, their heirs and assigns, agree that upon the completion of the laying and installing of the water line and appurtenances, not to remove any dirt, sand, gravel or cover material from the top, or the immediate vicinity, of the water line, and that the same depth of dirt, fill material and cover will be maintained as is there upon the completion

of the installation and laying of said water line and appurtenances. The consideration recited herein shall constitute payment in full for all damages sustained by the Grantors by reason of the installation of the lines and appurtenances referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to the Grantor's premises. This Agreement together with all other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Grantors covenant that they are the owners of the above described land and that said lands are free and clear of all encumbrances and liens except the following:

THIS DOCUMENT MUST BE NOTARIZED.

IN WITNESS WHEREOF the said Grantors have executed this instrument this _____ day of _____ 20_____. Signed and Acknowledged in the presence of:

_____	_____	_____	_____
Signature	Owner	Signature	Owner
_____	_____	_____	_____
Print Name		Print Name	

STATE OF OHIO, COUNTY OF _____ SS:

On this _____ day of _____ 20_____, before me, the subscriber, a Notary Public in and for said County, personally came _____ the Grantors in the foregoing instrument, and acknowledged the signing thereof to be _____ voluntary act and deed for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

Prepared by

McConn & Cutrell Attorneys at Law

202 S. Main Street

Georgetown, Ohio 45121

Notary Public

My commission expires _____

The following information regarding race, national origin and gender is requested to assure the Federal Government, acting through Rural Development, that Tate Monroe Water Assn., Inc, is complying with Federal Laws prohibiting discrimination against applicants.

You are not required to provide this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, Tate Monroe Water Assn., Inc. is required to note your race, national origin and gender on the basis of visual observation or surname.

RACE

- ☐ American Indian/ Alaskan Native
- ☐ Asian
- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islanders
- ☐ White
- ☐ Male ☐ Female

ETHNICITY

- ☐ Hispanic or Latino
- ☐ Not Hispanic or Latino
- ☐ Male ☐ Female

"This institution is an equal opportunity provider and employer."

If you wish to file a Civil Rights complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at www.usda.gov/oascr/conflict-complaints-division, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

TATE MONROE WATER SAFETY AND HEALTH STANDARDS FOR CONNECTION TO PUBLIC WATER

- 1 The customer's service line must be connected to the end of the 1 inch CTS P.E. tubing, referred to as the pigtail connection, located outside the meter vault. See Figure 1 below.
- 2 The service line should be one of the following types:
 - a) Copper K Type, Plastic (PVC, CPVC, PE)
 - b) Must be National Sanitation Foundation (NSF) approved.
- 3 The expansion tank must be on the cold water line going to the water heater.
- 4 Materials must be rated at 200-lbs test pressure or greater.
- 5 The service line should be a minimum of $\frac{3}{4}$ inch I.D. (inner diameter) and installed at a minimum of 36 inches deep.
- 6 A gate valve, dual check valve, pressure reducing valve, and an expansion tank must be installed on all service lines unless approved by TMWA. The valves must be located in an area that is easily accessible for maintenance and before any consumption. Install the expansion tank on the cold water line near the water heater. TMWA personnel are not permitted to enter crawl spaces. Valves located within a crawl space must be accessible without entry.
- 7 Water meters and service lines must be installed on the customer's property, within 10 to 15 feet on either side of the driveway, and at least 10 feet from sewage systems. TMWA must approve the meter location before the customer installs their service line. If the meter vault is located off the customer's property, it will be at the customer's expense to have it relocated. (Customer is responsible for knowing his/her property boundaries.) The customer and/or contractor is required to call Ohio Utility Protection Service at 1-800-362-2764 to have all underground utilities marked before any excavation.
- 8 Meters will be kept accessible at all times. If fences are installed, gates must be placed close to the meter.

The Environmental Protection Agency and the Ohio State Plumbing Code prohibits the cross connection of a public water system with a private supply. There must be no physical tie between the public water supply and the private water system. TMWA will make inspections when the service is installed and at random anytime in the future.

Please contact the TMWA's office Monday through Friday from 9:00AM to 4:00PM to schedule an appointment for the inspection of the valves in your plumbing system. Please allow at least 24 hours notice when making this appointment. The meter will be installed once your plumbing system has passed TMWA's inspection. Failed inspections will require an additional fee.

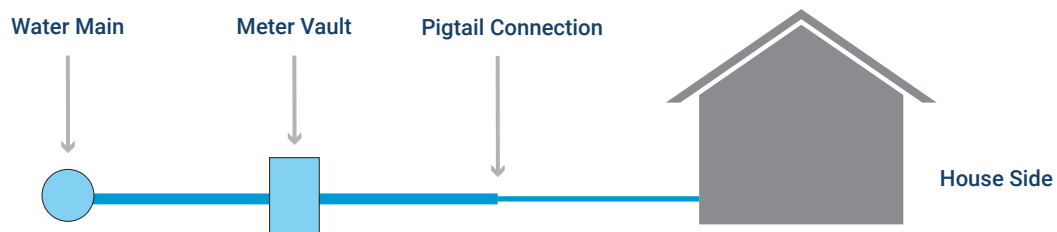


Figure 1

THE CUSTOMER MUST CLEARLY MARK THE LOCATION OF THE METER TO MEET TMWA'S APPROVAL (SEE ITEM #7 ON PREVIOUS PAGE). FINAL GRADE MUST BE ESTABLISHED BEFORE THE METER IS SET OR THE CUSTOMER WILL BE REQUESTED TO PAY FOR ADJUSTMENTS IN ITS LEVEL.

Meter connection

1 inch polyethylene tubing



Stainless steel insert stiffener to be installed in the end of polyethylene when using a compression fitting.

Choice of Compression connections



#C44 - 44



#C46 - 44



#C47 - 44

Possible service lines to house



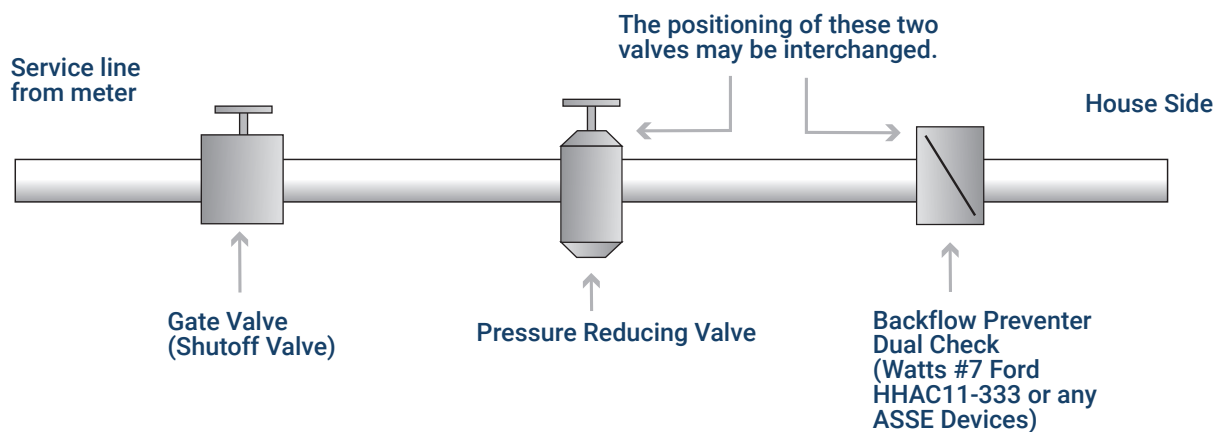
1-inch copper tube or CTS polyethylene O.D. 1.125"



1- inch iron pipe size polyethylene O.D. 1.135"



1-inch schedule 40 PVC O.D. 1.32"



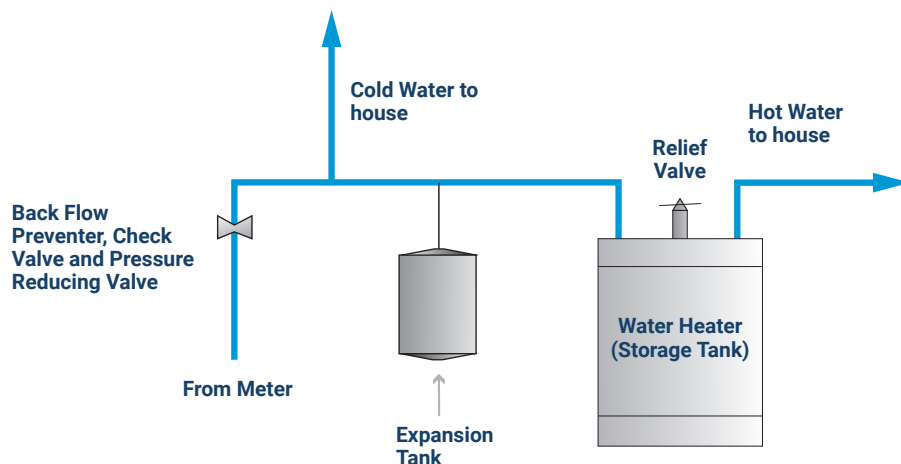
WHY THE LITTLE WATER TANK?

Article by Don Blum from OpFlow Magazine

This is a question asked by many homeowners. The little tank that the plumber installed in the cold water line will extend the life of your water heater. Water expands when it is heated. This expanded water previously pushed the water in the cold water line back into the water main. However, with various codes now requiring backflow prevention devices and pressure reducing valves to be installed in the water system, the water can no longer back into the water main. The “Little Tank” is an expansion tank, which acts as a temporary storage site for the expanded water. Without this tank, your hot water heater could fail prematurely because of the high internal pressure created by the expanded water. This tank also prevents the water heater relief valve from popping off and possibly failing when really needed. The expansion tank helps to extend the life expectancy of other water using appliances by preventing the increase of water pressure. Now you know the important reasons for this “Little Water Tank.”

EXPANSION TANK BENEFITS

- Prevents Pressure Build-up
- Eliminates Relief Valve Spillage
- Protects Plumbing Fixtures
- Prevents Center Flue Collapse
- Extends Water Heater Life
- Eliminates Hot Water Waste



The following rates are effective as of July 1, 2025,

New Tap fee \$4,500.00 (Residential only, additional fees may apply for commercial accounts)

Vacant vault fee \$28.84 bi-monthly (Fee begins the day of installation)

\$100.00 Account Activation Fee

\$10.00 membership fee

5/8" meter: \$28.84 bi-monthly minimum charge. Water usage \$7.21 per 1,000 gallons

METER SIZE	BI-MONTHLY MINIMUM CHARGE	GALLONS ALLOWED FOR MINIMUM
1"	\$154.50	20,000
1.5"	\$499.55	64,400
2"	\$1539.85	200,000
3"	\$3079.70	400,000
4"	\$3079.70	400,000

All usage over the minimum charge is \$7.21 per \$1,000 gallons

SERVICE PERFORMED	SERVICE CHARGE
1" Hydrant Meter- 172.10/\$100.00 non-refundable - water usage deposit \$72.10	\$172.10
Service call during business hours (9:00-4:00)	\$50.00
Service call after business hours	\$100.00
Service call during holiday hours	\$200.00
Pull meter at customer request	\$50.00
Reinstall meter at customer request	\$50.00
Meter reading at customer request	\$50.00
Delinquency processing fee will be assessed to account if not paid by the 25th of the month in which bill is due	\$45.00
Replacement of meter if damaged by customer	Actual equipment cost plus \$100.00
Testing meter at customer request	\$65
Testing meter at customer request and meter is more than 2% fast	\$0
Unauthorized meter usage	\$250
Unauthorized use or illegal diversion of water or meter tampering	\$500
Dead-Tap fee	\$500

The Customer is responsible for damaged meter pits and appurtenances

Please keep this page for future reference