



October 30, 2025

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WPOA Members,

The Waynoka Property Owners Association (WPOA) and the Waynoka Regional Water and Sewer District (WRWSD) are jointly issuing this statement to inform the community of recent developments regarding infrastructure capacity, permit limitations, and the proactive measures being implemented to ensure the long-term stability and sustainability of our community's essential systems.

Over the past five years, our community has experienced consistent residential growth. Between 2021 and 2025, a total of 167 homes were constructed, averaging approximately 33 new homes per year. This rate of development reflects both the desirability of our community and the strength of its existing infrastructure planning. However, as we approach the operational limits of our current water and sewer systems, responsible management now requires measured coordination between growth and available capacity.

On May 27, 2025, the WRWSD updated the cost structure for new grinder pumps and water and sewer taps, setting grinder pump cost at \$30,000.00 and tap cost at \$10,000.00 per connection. Since that adjustment, eight new permits have been issued. On September 13, 2025, WRWSD formally announced that the combined capacity of the existing water and sewer plants supports an additional 150 new homes, to be allocated over a 15-year period at a rate of 10 permits per year effective January 1, 2026.

This capacity limitation is based on rigorous engineering evaluations, hydraulic flow data, and projected residential demand models. WRWSD has plans to expand the plant capacity in parallel to address the current infrastructure limitations. It represents a prudent, data-informed approach designed to preserve system integrity, meet regulatory compliance standards, and protect the long-term reliability of service for all property owners.

Following this announcement, six additional permit applications have been submitted, three have been approved, and several inquiries have been received regarding future availability. Two properties have already been cleared for construction, and the total remaining capacity is now estimated at 136 new homes. Due to the reduction in remaining capacity, the WRWSD on October 27, 2025 put a halt on issuing any new grinder pumps for the remainder of 2025.

The WPOA and WRWSD jointly acknowledge the importance of transparency, fairness, and foresight as these new measures are implemented. Both governing bodies agree that the temporary halt on the sale of grinder pumps and tap permits is a necessary and responsible action to prevent overextension of system capacity before additional infrastructure solutions are developed.

In parallel, WRWSD is creating a Structured Appeals Process that will allow for case-by-case review of unique or time-sensitive requests. This process will include a standardized application, a defined review fee, and clearly outlined evaluation criteria. Each appeal will be assessed through a data-driven framework to ensure decisions remain equitable, transparent, and legally defensible.

For example, should the WRWSD Board approve an appeal authorizing two additional homes beyond the annual allocation, those approvals would be formally deducted from the total remaining capacity. This ensures ongoing accountability and precise reconciliation of available system resources.

Lake Waynoka

Waynoka Property Owners Association,
Inc.



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The WPOA and WRWSD wish to emphasize that these actions are not intended to restrict growth but to synchronize development with verifiable infrastructure capacity. Through measured pacing and transparent governance, we are safeguarding the community's utilities, protecting property values, and ensuring the long-term viability of our shared resources.

As this process evolves, the WPOA and WRWSD will continue to provide updates supported by the latest engineering data and operational analysis. Our shared objective is to maintain a resilient, efficient, and compliant infrastructure network capable of supporting responsible growth for years to come.

We appreciate the community's understanding, engagement, and continued cooperation as we implement these vital measures to preserve and enhance the integrity of our infrastructure systems.

Thank you,

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