

TO: GCSB Board of Directors

FROM: Jennifer Flores, Administrative Services Manager

DATE: September 14, 2021

SUBJECT: Agenda Item 6F: Consideration of Customer Request for an Increased Leak Adjustment

RECOMMENDED ACTION:

Staff does not have a recommended action for this item.

BACKGROUND:

The Board adopted Policy 106.14 *Water and Sewer Account Leak Adjustment Requests* in January 2019, which allows customers to apply for an adjustment to their bill when they experience large accidental water loss due to an indoor plumbing failure.

The District received a water leak adjustment request from Mr. Jan Prahm in July and approved an adjustment to his account per the Board's adopted policy which resulted in a \$503.05 total adjustment between water and sewer. The District received subsequent correspondence from Mr. Prahm requesting that the District increase the leak adjustment as he felt it was an unfair adjustment. It was explained to Mr. Prahm that he received an adjustment per the Board's policy and that anything above and beyond this would be in violation of that policy. Mr. Prahm requested that his request for a larger adjustment be brought to the Board for consideration.

It is staff's recommendation that if the Board decides to provide Mr. Prahm a larger adjustment, that they revise their leak adjustment policy to reflect the methodology used and that this be applied going forward on all future adjustments.

ATTACHMENTS:

1. Policy 106.14 *Water and Sewer Account Leak Adjustment Requests*
2. Email correspondences
3. Leak Adjustment Calculation Sheet
4. Account Usage History

EFFECTIVE DATE: 01/08/2019

POLICY

ADOPTED BY BOARD: 01/08/2019

POL 106.14 Water & Sewer Account Leak Adjustment Requests

The General Manager and/or their designee, is authorized to adjust a customer's water or sewer service account when their bill reflects usage that is significantly greater than normal, due to accidental loss of water through broken pipes or other failures in the property's indoor plumbing system, subject to the following conditions:

- A. The account shows no record of being delinquent for more than 60 days during the past 24 months
- B. One (1) adjustment will be granted within a 24 month period
- C. The customer certifies in writing that the problem causing the usage could not have been foreseen, is not related to negligence in property maintenance and has been repaired and/or resolved within fourteen (14) calendar days of being notified or when the leak was discovered
- D. Leak adjustments must be applied for in writing within 30 days of receipt of billing
- E. No leak adjustments will be granted for loss of water due to irrigation failures
- F. No leak adjustments will be granted for properties operated or used as vacation rentals
- G. No leak adjustments will be granted during District declared drought status
- H. Upon approval of the adjustment, the District will bill each gallon of water used in excess of the normal water consumption on the property, calculated based on the same billing period from the prior year, at the District's Base Usage Rate.

RESOLUTION NUMBER 2019-01

**A RESOLUTION OF THE GROVELAND COMMUNITY SERVICES DISTRICT
AMENDING THE DISTRICT'S LEAK ADJUSTMENT POLICY**

WHEREAS, the District desires to amend its Leak Adjustment Policy, under which customers of the District who have experienced large accidental losses of water, may apply for an adjustment to their bill.

NOW, THEREFORE, BE IT RESOLVED that GROVELAND COMMUNITY SERVICES DISTRICT hereby amends its Leak Adjustment Policy and is outlined as follows:

The General Manager and/or their designee, is authorized to adjust a customer's water or sewer service account when their bill reflects usage that is significantly greater than normal, due to accidental loss of water through broken pipes or other failures in the property's indoor plumbing system, subject to the following conditions:

- A. The account shows no record of being delinquent for more than 60 days during the past 24 months
- B. One (1) adjustment will be granted within a 24 month period
- C. The customer certifies in writing that the problem causing the usage could not have been foreseen, is not related to negligence in property maintenance and has been repaired and/or resolved within fourteen (14) calendar days of being notified or when the leak was discovered
- D. Leak adjustments must be applied for in writing within 30 days of receipt of billing
- E. No leak adjustments will be granted for loss of water due to irrigation failures
- F. No leak adjustments will be granted for properties operated or used as vacation rentals
- G. No leak adjustments will be granted during District declared drought status
- H. Upon approval of the adjustment, the District will bill each gallon of water used in excess of the normal water consumption on the property, calculated based on the same billing period from the prior year, at the District's Base Usage Rate.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Board of Directors held on the 8th day of January, 2019, and was passed by the following vote:

AYES: *Directors Armstrong, Edwards, Kwiatkowski, Mora, & Swan*

NOES: *0*

ABSTENTIONS: *0*


Janice Kwiatkowski, President

ATTEST:


Jennifer L. Flores, Board Secretary

CERTIFICATE OF SECRETARY

I, Jennifer Flores, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Regular Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on January 8, 2019.

DATED: Jan. 8, 2019.

Rachel Pearlman

From: Jennifer Flores
Sent: Tuesday, September 7, 2021 9:19 AM
To: Rachel Pearlman
Subject: FW: A water leak at 20116 Lower Sky Ridge, Unit 15 Lot 104. *FOR GCSG BOARD MEETING.

This needs to go on the agenda...

Jennifer Flores

Administrative Services Manager



Phone: 209-962-7161 ext. 1013

Fax: 209-962-4943

jflores@gcsd.org

www.gcsd.org

From: JAN PRAHM <srprahm@comcast.net>
Sent: Thursday, September 2, 2021 9:12 PM
To: Jennifer Flores <jflores@gcsd.org>; Renee Van Dyk <rvandyk@gcsd.org>
Subject: RE: A water leak at 20116 Lower Sky Ridge, Unit 15 Lot 104. *FOR GCSG BOARD MEETING.

Dear GSCD Board;

I would like to bring our unfortunate sad situation of our water leak costing us \$830.49 for reconsideration. We built our home 41 years ago and we have enjoyed raising our three adults, and now our 10 grandchildren from 5yrs to 19yrs. Being a senior citizen 79 yrs on a limited pension, we are finding it much more difficult to maintain two homes. Years ago, we installed a safety system for the winter months to turn off our water and drain all the pipes electronically to prevent leaks. We will now be installing another electronic system that will alert an app on my phone if a water leak would ever occur.

This has been our only leak in 41 years as we have been very careful to prevent such a water leak catastrophe as it also damaged our home. I figured that in our ownership of 41 years we have paid more than \$25,000+ to GCSG to maintain our obligation of water and sewer use. When our kids were growing up we were using our home at Pine Mt. Lake on the average, approximately 70 to 80 days a year. Now as seniors we have unfortunately been using it much less than we had ever thought we would.

My suggestion for the board would be as follows:

If a homeowner has not had any leaks for 25 years that you take the highest water bill in the past year and add a small penalty. I know GCSG must pay for all the water used and we certainly appreciate the reduction you did offer us.

Paying for this huge bill has become very difficult especially as we thought we had done everything we could to hopefully prevent any leaks. We have now repaired the damage and replaced numerous faucets and pipes to assist with leak prevention.

Thank you again for your consideration for any additional adjustment.

Sincerely,

Jan Prahm

On 09/01/2021 12:28 PM Jennifer Flores <jflores@gcsd.org> wrote:

Dear Jan,

We can bring this item to the Board for consideration, but you will need to submit a formal request that I can present to them in the form of an agenda item submittal, specifically what you are asking for, as your leak was adjusted per their policy.

In addition, I have attached your leak adjustment file and adjustment calculation details as your email indicated some confusion as to what was adjusted, and this document will reflect your specific water and sewer adjustments.

In order to provide a fair adjustment, the District uses your "normal consumption" from the same month the previous year when calculating your adjustment. Your normal consumption last year was 16,460 gallons. Since this was not a toilet leak or other leak that went down into the District's collection system, ALL gallons in excess of 16,460 were completely removed off the billing for sewer, in your case 28,760 gallons.

The District cannot completely adjust off the gallons used when it comes to the water side of your bill as these gallons were in fact used/wasted and the District has to pay SFPUC for them. Other rate payers are not allowed by law to subsidize other users, and the District is required to pay SFPUC for the gallons wasted as a result of your leak. That is why you as the user are still responsible for the cost of these gallons, but are billed at the base rate for them, not the peak rate. If you did not pay, essentially the District would be using other rate payer's money to pay SFPUC to cover the cost of the gallons used as a result of your leak. Your water adjustment reflects the 28,760 gallons rebilled at the lower base rate.

In addition, there is no "allowed monthly water". If you are not using any water, you are billed nothing for the water (consumption) itself. The fixed fees you pay on both your water and sewer bill are for the

ongoing operating cost of both services, separate from consumption. These costs include the ongoing maintenance of the infrastructure that deliver these services and fixed operating costs of these services.

If you would still like to have the Board consider a further adjustment, the formal request I mentioned at the beginning of this email must be submitted by this Friday, September 3rd.

Sincerely,

Jennifer Flores

Administrative Services Manager



Phone: 209-962-7161 ext. 1013

Fax: 209-962-4943

jflores@gcsd.org

www.gcsd.org

From: JAN PRAHM <srprahm@comcast.net>
Sent: Tuesday, August 31, 2021 5:30 PM
To: Jennifer Flores <jflores@gcsd.org>
Subject: RE: A water leak at 20116 Lower Sky Ridge, Unit 15 Lot 104.

Hi Jennifer,

Please confirm that you will bring the reconsiderations for my loss and my suggestions to your next board meeting.

Thank you,

Jan Prahm

On 08/30/2021 8:46 AM JAN PRAHM <srprahm@comcast.net> wrote:

Hi Jennifer,

Will you please present my email for reconsideration to your board and hopefully they will be able to make life better at Pine Mt Lake. I will also be installing a leak detection equipment which would inform an app on my phone if a leak might ever occur. Please respond to my email.

Thank you,

Jan Prahm

On 08/25/2021 1:57 PM JAN PRAHM <srprahm@comcast.net> wrote:

Dear Jennifer,

This really a very sad situation that nothing can be done about my water bill for \$830.49 despite the adjustment. If I understand correctly, the adjustment is really only for the sewer that is never used in a leak anyway. Since GCSD will make adjustments for property owners every 2 years, this seems very unfair that my payments for water that I never used for 41 years should go to homeowners with leaks. Water leaks for an absentee owner is catastrophic, because not only do we have to pay the huge penalty for the leak, plus the damage done to our home along with the

water bill for our home off the hill. I had additionally quite a few valves replaced to prevent leaks.

Please reconsider this bill of \$830.49 by your board for the following reason. If a homeowner has not had a leak in 20 years, and not used the allowed monthly water for the last 6 months that they be charged only for the highest water bill in the last 12 months plus a small penalty. A 4 to 5 month absentee payment water bill comes to approximately \$700+. Having paid for water not use in 41 years amounts to more than \$25,000. Being a senior citizen at 78yrs, and trying to hold on to a second home on a limited pension, is not easy as we are without an income that we enjoyed for many years.

Thank you again for your reconsideration.

Jan Prahm

On 08/25/2021 11:27 AM Jennifer Flores
<jflores@gcsd.org> wrote:

Dear Jan,

Thank you for your email and I am not sure why the voicemail you left me did not get forwarded to my home office; I apologize for that. Unfortunately, there is nothing more I can do to lower your water and sewer bill more than I already have. You received a significantly large adjustment in the amount of \$503.05. The leak adjustment policy is approved by the District's Board of Directors, and your adjustment was based off this policy and I cannot work outside of or violate this policy. It would also be unfair to the other customers who would not have received the same treatment.

The only other thing I could do is allow you to pay it in two installments and do a one time late fee penalty adjustment for the balance that would carry over to the next month. Please let me know if that is something that you would be interested in. I have copied my utility billing clerk Renee to this email as well, as she would be the one to make such an adjustment after my authorization.

Sincerely,

Jennifer Flores

Administrative Services Manager



Phone: 209-962-7161 ext. 1013

Fax: 209-962-4943

jflores@gcsd.org

www.gcsd.org

From: JAN PRAHM <srprahm@comcast.net>
Sent: Tuesday, August 24, 2021 8:18 PM
To: Jennifer Flores <jflores@gcsd.org>
Subject: Re: A water leak at 20116 Lower Sky Ridge, Unit 15 Lot 104.

On 08/24/2021 8:13 PM JAN PRAHM
<srprahm@comcast.net> wrote:

Dear Jennifer,

My name is Jan Prahm and we built our home at Pine Mt Lake 41 years ago when our kids were 3, 6 and 9. We have enjoyed many wonderful years at the lake and now at the age of 78, and being on social security and a small pension, the maintenance of our home has become a difficult situation for us to deal with. Not having a steady flow of income and paying for utilities for two homes is difficult, especially now with this terrible water leak.

We have only been using our home approximately 60 to 70 days a year and paying our monthly water bill the day it arrives, despite not using any water for months at a time. Now we have experienced our first broken valve that caused the leak, creating big problems for us. We had the valve replaced, along with others, just to be certain we would not have any more leakage problems.

I called about the incredible cost, submitted the explanation of what had happened, and was shocked that the adjustment still left us with a huge bill. We assumed there might hopefully be a "benefit of the doubt" scenario for our situation because of the due diligence of my paying the bills for 41 years, even when we have not been there. I would hope and pray that you might be able to help us lower the bill of \$830.49,

as it is going to be a very difficult financial burden on my family.

I did call and leave a message for you, then drove up to PML on Sunday, hoping that I might be able to get an appointment on Monday, but you were not in the office. I hope you might reconsider helping us lower this huge bill, as it was our first leak ever.

Thank you again for your consideration.

Best Regards,

Jan Prahm

20116 Lower Skyridge

650-208-2562

Customer Information

Customer Name: Jan Prahm
 Account #: 008692-000
 Service Address: 20116 Lower Skyridge
 Phone Number: 650-208-2562

Calculation Table

ELIGIBILITY QUESTIONS

Customers account shows no record of being delinquent more than 60 days in the last 24 months. **Y/N**

Has Customer had a leak adjustment in the last 24 months? **Y/N**

Customer has Certified in writing that the leak was repaired and resolved within 14 days of discovery? **Y/N**

Application for adjustment applied for within 30 days of receipt of billing? **Y/N**

Was water leak due to irrigation? **Y/N**

Is this property used or operated as a vacation rental? **Y/N**

Was leak during declared drought? **Y/N**

Customer has acknowledged they will not qualify for another adjustment for the next 24 months? **Y/N**

Additional Notes:

WATER

Same Read Period Last Year			
Gallons Used Same Time Last Year At Base	3300		
Gallons Used Same Time Last Year At Peak	13160		
Total Gallons Used Last Year	16460		
This Year's Consumption			
		Rate	Total
Gallons used this year	45220		\$ 659.92
Customer's Base Rate Responsibility	3300	0.00743	\$ 24.52
Customer's Peak Rate Responsibility	13160	0.01469	\$ 193.32
Total	16460		\$ 217.84
Adjusted Gallons	28760	0.00743	\$ 213.69
Adjusted bill Total (Customer's Responsibility)			\$ 431.53
Water Adjustment to be applied to Bill			\$ 228.39

Prepared By: Date: 07/27/2021

Approved By: _____ Date: _____

APPROVED
 By J. Flores at 2:25 pm, Aug 16, 2021

SEWER

	Gallons Used	Rate	
Gallons Billed	45220	0.00955	\$ 431.85
Customer's Responsibility	16460	0.00955	\$ 157.19
Sewer Adjustment to be applied to Bill			\$ 274.66

Total Bill Adjustment \$ 503.05

Meghan Orsetti

From: srprahm@comcast.net
Sent: Wednesday, July 21, 2021 4:12 PM
To: Meghan Orsetti
Subject: Request for Leak Adjustment for Mr. and Mrs Jan Prahm

Dear Rene and the Groveland Community Services District,

Re: Mr. and Mrs. Jan Prahm, 20116 Lower Skyridge, Groveland, CA

We would like to request our first leak adjustment after having built our home 41 years ago and faithfully paying our water bills, despite often not using water for many months at a time. We were out of town when Rene called and left a message that our our water leak had amounted to 45 thousand gallons. We had a brass gate valve that apparently failed. I have someone who comes to our home weekly to check on the house and they didn't even notice the leak. When we arrived at the house, I discovered the leak and immediately turned the water off and had the brass valve and piping totally replaced.

Needless to say, we were very upset to discover this leak, especially in this year of water shortage. We hope that you will help us with our first adjustment ever. We have loved being at Pine Mountain Lake for the past 41 years, but now, being retired and seniors, it has not been easy for us financially. We sincerely hope that you will understand our plight and be able to help us.

Thank you for your consideration and if you have any questions, please call me at 650-208-2562.

Sincerely,

Jan Prahm

Cell-650-208-2562

Water & Sewer
7/21 45220 \$
7/20 16460

On 07/21/2021 2:11 PM Meghan Orsetti <morsetti@gcsd.org> wrote:

Utility Billing

Prahm Trustee Jan 008692-000 - 20116 LWR SKYRG 15 104 15 104



User: jflores

Printed: 9/9/2021 12:59:16 PM

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Description
008692-000	8/12/2021	205980	11770	08/2021	False	True	False	0	Ok
008692-000	7/14/2021	194210	45220	07/2021	False	True	False	0	Tree limb fell on outside pipe
008692-000	6/9/2021	148990	10040	06/2021	False	True	False	0	Ok-Inline
008692-000	5/13/2021	138950	5120	05/2021	False	True	False	0	OK
008692-000	4/12/2021	133830	10	04/2021	False	True	False	0	
008692-000	3/10/2021	133820	10	03/2021	False	True	False	0	
008692-000	2/10/2021	133810	0	02/2021	False	True	False	0	
008692-000	1/14/2021	133810	1540	01/2021	False	True	False	0	
008692-000	12/9/2020	132270	1020	12/2020	False	True	False	0	
008692-000	11/13/2020	131250	650	11/2020	False	True	False	0	
008692-000	10/13/2020	130600	1530	10/2020	False	True	False	0	
008692-000	9/11/2020	129070	5200	09/2020	False	True	False	0	
008692-000	8/12/2020	123870	10180	08/2020	False	True	False	0	
008692-000	7/13/2020	113690	16460	07/2020	False	True	False	0	Inline
008692-000	6/10/2020	97230	8000	06/2020	False	True	False	0	
008692-000	5/12/2020	89230	10440	05/2020	False	True	False	0	Inline
008692-000	4/13/2020	78790	9500	04/2020	False	True	False	0	
008692-000	3/11/2020	69290	710	03/2020	False	True	False	0	
008692-000	2/13/2020	68580	300	02/2020	False	True	False	0	
008692-000	1/13/2020	68280	3610	01/2020	False	True	False	0	
008692-000	12/11/2019	64670	30	12/2019	False	True	False	0	
008692-000	11/14/2019	64640	270	11/2019	False	True	False	0	
008692-000	10/10/2019	64370	2510	10/2019	False	True	False	0	
008692-000	9/13/2019	61860	8450	09/2019	False	True	False	0	
008692-000	8/12/2019	53410	8940	08/2019	False	True	False	0	
008692-000	7/11/2019	44470	14740	07/2019	False	True	False	0	in line
008692-000	6/13/2019	29730	9260	06/2019	False	True	False	0	in line
008692-000	5/9/2019	20470	2200	05/2019	False	True	False	0	
008692-000	4/10/2019	18270	0	04/2019	False	True	False	0	
008692-000	3/13/2019	18270	10	03/2019	False	True	False	0	
008692-000	2/19/2019	18260	310	02/2019	False	True	False	0	
008692-000	1/11/2019	17950	3110	01/2019	False	True	False	0	
008692-000	12/13/2018	14840	2360	12/2018	False	True	False	0	

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Description
008692-000	11/9/2018	12480	1570	11/2018	False	True	False	0	
008692-000	10/11/2018	10910	7660	10/2018	False	True	False	0	
008692-000	9/13/2018	3250	13330	09/2018	False	True	False	0	
008692-000	8/10/2018	989920	10460	08/2018	False	True	False	0	
008692-000	7/12/2018	979460	10290	07/2018	False	True	False	0	ok
008692-000	6/12/2018	969170	6150	06/2018	False	True	False	0	ok
008692-000	5/11/2018	963020	1410	05/2018	False	True	False	0	OK
008692-000	4/11/2018	961610	0	04/2018	False	True	False	0	
008692-000	3/12/2018	961610	1040	03/2018	False	True	False	0	
008692-000	2/12/2018	960570	90	02/2018	False	True	False	0	
008692-000	1/11/2018	960480	2980	01/2018	False	True	False	0	ok
008692-000	12/12/2017	957500	270	12/2017	False	True	False	0	
008692-000	11/9/2017	957230	1560	11/2017	False	True	False	0	
008692-000	10/10/2017	955670	9580	10/2017	False	True	False	0	
008692-000	9/12/2017	946090	16830	09/2017	False	True	False	0	
008692-000	8/9/2017	929260	17880	08/2017	False	True	False	0	
008692-000	7/12/2017	911380	21350	07/2017	False	True	False	0	ok
008692-000	6/12/2017	890030	7790	06/2017	False	True	False	0	OK
008692-000	5/9/2017	882240	500	05/2017	False	True	False	0	
008692-000	4/11/2017	881740	70	04/2017	False	True	False	0	
008692-000	3/10/2017	881670	680	03/2017	False	True	False	0	
008692-000	2/10/2017	880990	480	02/2017	False	True	False	0	
008692-000	1/12/2017	880510	1550	01/2017	False	True	False	0	
008692-000	12/9/2016	878960	0	12/2016	False	True	False	0	
008692-000	11/14/2016	878960	2170	11/2016	False	True	False	0	
008692-000	10/11/2016	876790	7530	10/2016	False	True	False	0	
008692-000	9/14/2016	869260	14240	09/2016	False	True	False	0	
008692-000	8/9/2016	855020	13470	08/2016	False	True	False	0	ok
008692-000	7/12/2016	841550	23610	07/2016	False	True	False	0	ok
008692-000	6/9/2016	817940	10960	06/2016	False	True	False	0	
008692-000	5/10/2016	806980	3690	05/2016	False	True	False	0	ok
008692-000	4/11/2016	803290	10	04/2016	False	True	False	0	
008692-000	3/9/2016	803280	700	03/2016	False	True	False	0	
008692-000	2/9/2016	802580	0	02/2016	False	True	False	0	
008692-000	1/14/2016	802580	2520	01/2016	False	True	False	0	
008692-000	12/11/2015	800060	60	12/2015	False	True	False	0	
008692-000	11/12/2015	800000	3730	11/2015	False	True	False	0	
008692-000	10/12/2015	796270	10190	10/2015	False	True	False	0	
008692-000	9/11/2015	786080	12650	09/2015	False	True	False	0	
008692-000	8/12/2015	773430	21140	08/2015	False	True	False	0	MNS8
008692-000	7/10/2015	752290	18070	07/2015	False	True	False	0	MNS7
008692-000	6/9/2015	734220	6230	06/2015	False	True	False	0	
008692-000	5/12/2015	727990	6010	05/2015	False	True	False	0	

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Description
008692-000	4/10/2015	721980	420	04/2015	False	True	False	0	
008692-000	3/11/2015	721560	10	03/2015	False	True	False	0	
008692-000	2/9/2015	721550	620	02/2015	False	True	False	0	
008692-000	1/13/2015	720930	2400	01/2015	False	True	False	0	
008692-000	12/9/2014	718530	100	12/2014	False	True	False	0	
008692-000	11/13/2014	718430	5780	11/2014	False	True	False	0	
008692-000	10/8/2014	712650	6050	10/2014	False	True	False	0	
008692-000	9/12/2014	706600	12730	09/2014	False	True	False	0	
008692-000	8/13/2014	693870	27120	08/2014	False	True	False	0	MSS 8/Cks w/history
008692-000	7/11/2014	666750	22710	07/2014	False	True	False	0	MSS 7
008692-000	6/13/2014	644040	9000	06/2014	False	True	False	0	
008692-000	5/12/2014	635040	4830	05/2014	False	True	False	0	
008692-000	4/11/2014	630210	3090	04/2014	False	True	False	0	
008692-000	3/13/2014	627120	410	03/2014	False	True	False	0	
008692-000	2/12/2014	626710	20	02/2014	False	True	False	0	
008692-000	1/13/2014	626690	3810	01/2014	False	True	False	0	
008692-000	12/18/2013	622880	300	12/2013	False	True	False	0	
008692-000	11/7/2013	622580	4330	11/2013	False	True	False	0	
008692-000	10/11/2013	618250	11850	10/2013	False	True	False	0	
008692-000	9/13/2013	606400	21750	09/2013	False	True	False	0	9 MNS
008692-000	8/15/2013	584650	25260	08/2013	False	True	False	0	8 MNS
008692-000	7/15/2013	559390	31530	07/2013	False	True	False	0	7 MNS
008692-000	6/14/2013	527860	15940	06/2013	False	True	False	0	6 MNS
008692-000	5/3/2013	511920	4300	05/2013	False	True	False	0	
008692-000	4/3/2013	507620	2190	04/2013	False	True	False	0	
008692-000	3/12/2013	505430	0	03/2013	False	True	False	0	
008692-000	2/12/2013	505430	50	02/2013	False	True	False	0	
008692-000	1/9/2013	505380	3320	01/2013	False	True	False	0	
008692-000	12/12/2012	502060	230	12/2012	False	True	False	0	
008692-000	11/16/2012	501830	1930	11/2012	False	True	False	0	
008692-000	10/12/2012	499900	9100	10/2012	False	True	False	0	9 MNS
008692-000	9/19/2012	490800	20760	09/2012	False	True	False	0	9 MNS
008692-000	8/10/2012	470040	12430	08/2012	False	True	False	0	8 MNS
008692-000	7/16/2012	457610	24900	07/2012	False	True	False	0	7 MNS
008692-000	6/12/2012	432710	11580	06/2012	False	True	False	0	6 MNS
008692-000	5/14/2012	421130	3100	05/2012	False	True	False	0	
008692-000	4/9/2012	418030	0	04/2012	False	True	False	0	
008692-000	3/8/2012	418030	900	03/2012	False	True	False	0	
008692-000	2/9/2012	417130	0	02/2012	False	True	False	0	
008692-000	1/12/2012	417130	2280	01/2012	False	True	False	0	
008692-000	12/12/2011	414850	0	12/2011	False	True	False	0	
008692-000	11/9/2011	414850	650	11/2011	False	True	False	0	
008692-000	10/11/2011	414200	10760	10/2011	False	True	False	0	10 MNS