

# Aspen Shores HOA Septic Report 2020

# Septic Expenses 2020

Replace noisy contactors in drain field control panel*	46.18
Replace cord grips on splice boxes in dosing tanks*	20.31
Replace broken valve boxes in drain field*	43.06
Repair broken pump tube on system 1	135.38

**Repair/replacement costs this year have been well below the average of ~\$2,000.**

Electricity (control panels and pumps)	199.00
Phone line to Keyhole Security	692.16
Keyhole Security alarm service	357.39
Annual drainfield inspection	1,050.00

\*installation provided by septic committee

# Estimated Replacement Costs

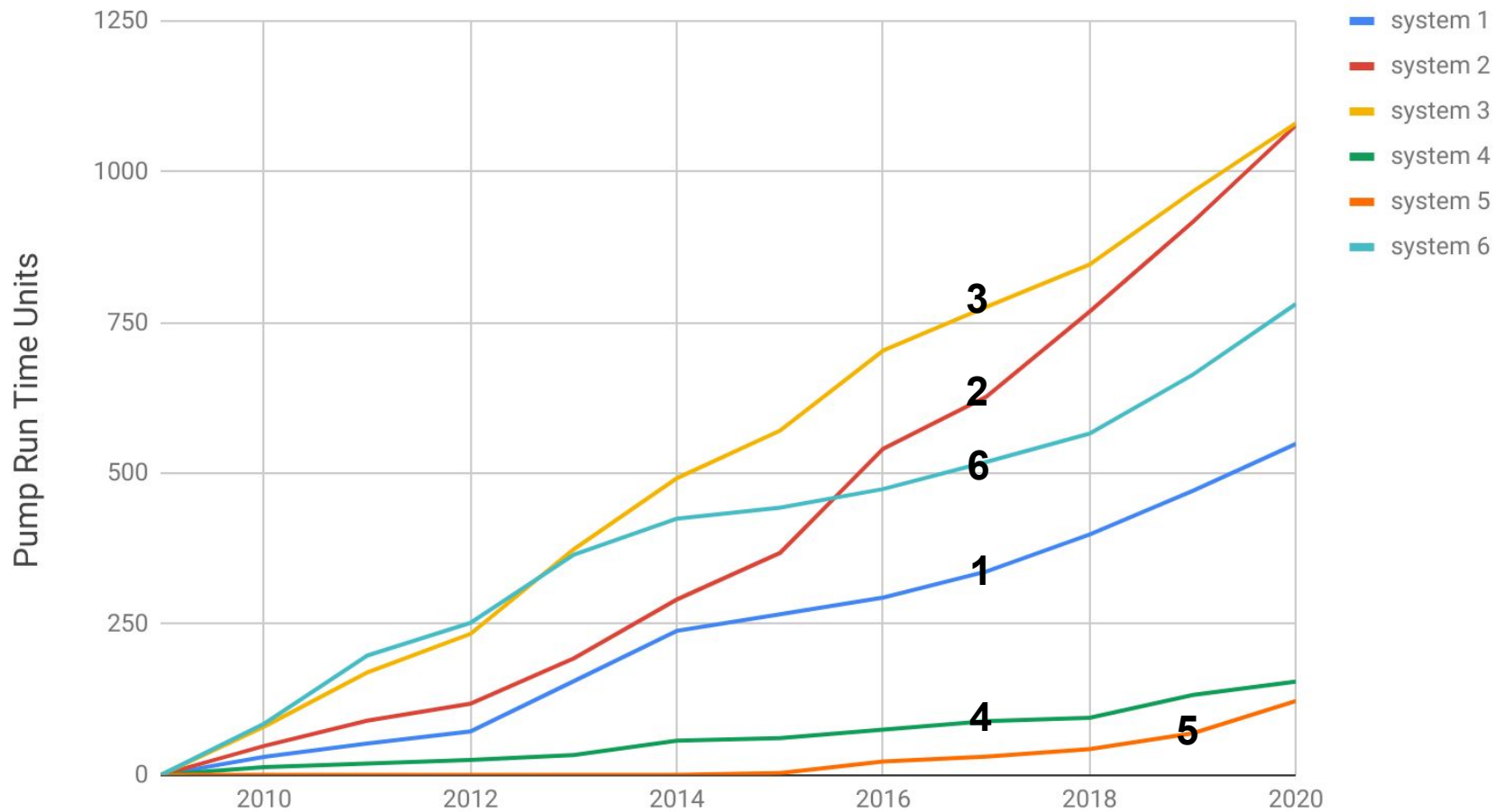
Transport pipes under Highway 28 and Quincy, dosing tanks (pumps, floats, electrical connections), control panels, drain fields (distribution valves, valve boxes, laterals, gravel, sand, fabric)

\$517,805 as of October 2020

\$770,654 through estimated component lifetimes (now until 2055)

**\$101,538.99 in the septic reserve and emergency funds** as of October 2020 - more than sufficient to replace one complete system - transport pipe to drain field.

# Cumulative Usage Since 2010



# Houses and Systems

## **System 1**

1 S Anchor Lane  
2702 Gracie Lane  
2705 Gracie Lane  
2710 Gracie Lane  
2790 Mikayla Lane  
2800 Mikayla Lane

## **System 4**

2820 Mikayla Lane  
2830 Mikayla Lane  
2840 Mikayla Lane  
2870 Mikayla Lane  
2890 Mikayla Lane

## **System 2**

2858 Blue Heron  
2864 Blue Heron  
2870 Blue Heron  
2878 Blue Heron  
2888 Blue Heron  
2896 Blue Heron  
2912 Blue Heron  
2938 Blue Heron  
2952 Blue Heron

## **System 5**

2966 Blue Heron  
2980 Blue Heron  
2988 Blue Heron  
2990 Blue Heron  
2992 Blue Heron  
2994 Blue Heron

## **System 3**

2800 Akamai Way  
2810 Akamai Way  
2820 Akamai Way  
2840 Akamai Way  
2850 Akamai Way  
2830 Blue Heron  
2840 Blue Heron  
2850 Blue Heron

## **System 6**

2801 Aspen Shores  
2825 Aspen Shores  
2835 Aspen Shores  
2845 Aspen Shores  
2855 Aspen Shores  
2870 Akamai Way  
2890 Akamai Way

# Comparative Costs

\$225 for reserve fund (has not increased since being initiated in 2009).

\$95 utilities, monitoring, minor repairs, dosing tanks and drain field inspection

\$150 homeowner's septic tank annual inspection

**\$470 total** annual septic assessment

**\$546 annual sewage bill for Douglas County** - Oct. 2020 to Sept. 2021

# Ongoing Recommendations

- Maintain the annual homeowner reserve fund contribution at \$225.
- Annually recalculate minimum reserve level based on current replacement costs and expected life. In the event of a catastrophic failure that exceeds the reserve fund, e.g., drain field failure, a special assessment would be required to replenish the reserve fund.

If you have questions about this report or would like to see the detailed calculations, please contact Dan Bigos.