

Aspen Shores HOA Septic Report 2021

Septic Expenses 2021

Maintenance and Repair - \$567.46

Replace 3 floats in dosing tank 3

Replace 4 cord grips on splice boxes in dosing tanks*

Replace 1 broken valve box in drain field*

Add 2 valve box extensions to compensate for changes in ground level*

Replace backup battery for alarm service*

Replace 2 pipe heat cables in valve boxes*

Electricity (control panels and pumps) - \$196

Phone line to Keyhole Security - \$687.65

Keyhole Security alarm service - \$357.89

Annual drainfield inspection \$1,050.00

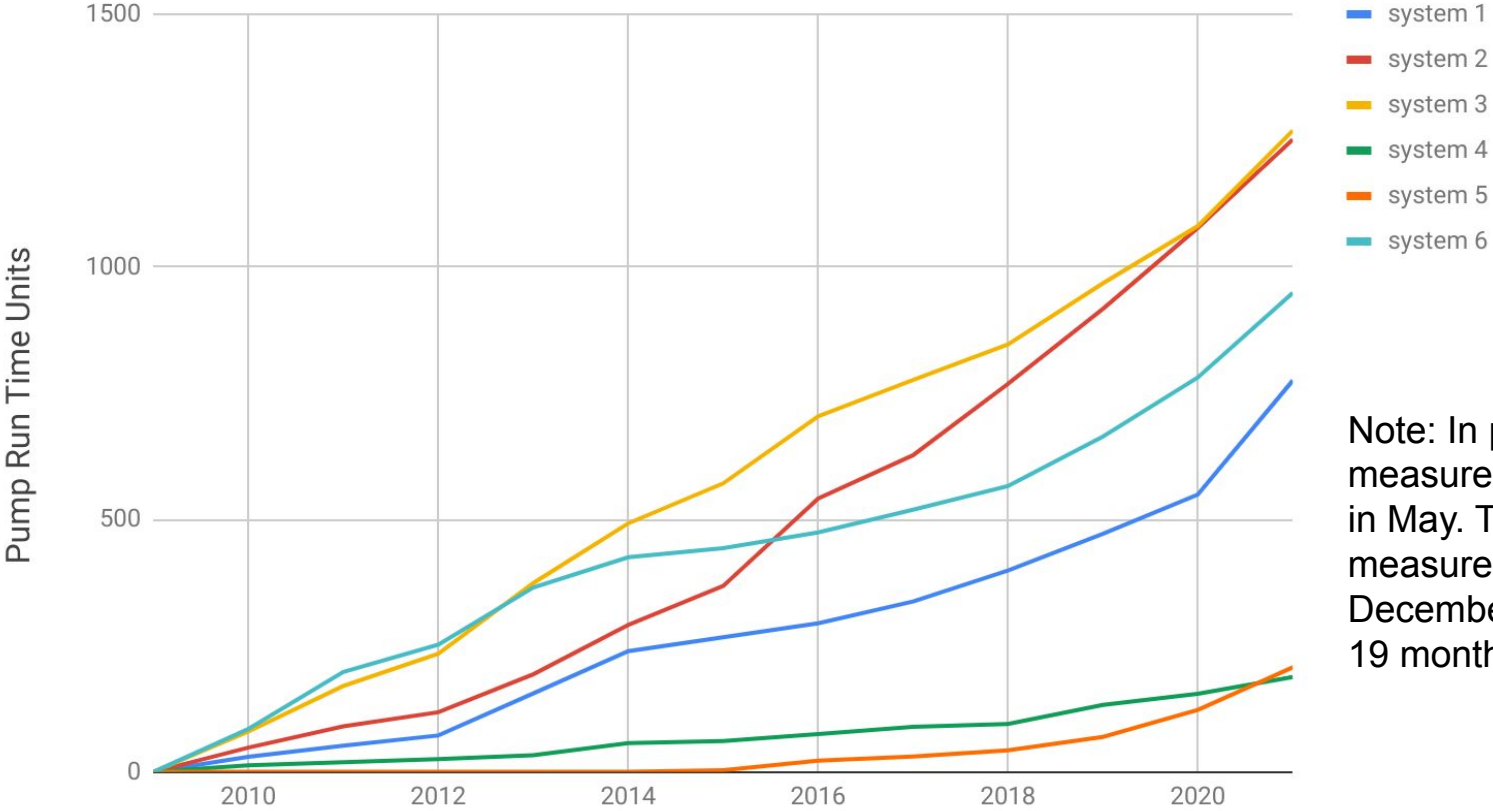
*installation provided by septic committee volunteers

Estimated Replacement Costs and Septic Reserve Fund

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) - **\$535,962 as of December 2021** (estimated replacement cost in December 2020 was \$517,805)

\$113,339.05 in the septic reserve and emergency funds as of December 2021 (\$101,538.99 in the funds as of December 2020) is more than sufficient to replace one complete system - transport pipe to drain field.

Cumulative Pump Time - 2009 to 2021



Note: In past years annual measurements were made in May. This year the measurement was made in December, accounting for 19 months of usage.

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 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 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 4

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

System 5

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

\$470 annual HOA septic assessment includes:

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

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

\$150 annual homeowner's septic tank inspection

\$546 - annual sewage bill for Douglas County in 2022

<https://www.docosewer.org/rates-fees>