

Aspen Shores HOA 2023 Septic Summary

Prepared January 2024

Maintenance

March - Cracked transport pipe (system 6) in the vault at the top of Akamai resulted in leaks with every pumping cycle. Fortunately, the soil drains well and did not cause any flooding. Joe's Septic of Cashmere excavated and repaired pipe.

April - Replaced spring-loaded disks in 14 indexing valves in the drain field. Now all 18 indexing valves have been cleaned and have new spring-loaded disks. Replaced the pitted top of the west indexing valve in system 4.

August - Drain field testing. Effluent flow in system 3 (the system in longest use) was weak and a service was hired to hydrojet the six lateral lines in this system.

October - Orchardist **removed 10 rows of cherry trees** from the orchard. Four of the rows border the lateral lines for systems 5 and 6. As of January 2024, there has been **no noticeable impact** on the ability of systems 5 and 6 drainfields to absorb effluent. Trimmed overgrown bushes near dosing tank lids.

November - Replaced several heat traces in valve boxes. Replaced insulation in several valve boxes. Replaced worn dosing tank lid screws. Replaced several deteriorating inspection port boxes and added extensions to several indexing valve boxes.

Total expenditures for septic repairs and maintenance in 2023 were \$4,112.05. This is above the average annual expenditures of approximately \$500 for the past three years, primarily due to the vault repair, lateral jetting, and replacement of aging components.

January 2024 - Orchardist has decided to remove **all the cherry trees** in the orchard and replant with pears in the spring. We have communicated our concerns to him regarding potential impact on drain fields for systems 1, 2, 3, and 4, and he is aware of his responsibility in maintaining drain field integrity, as we have an easement for use of the property as a drain field. Brian Dickey (Chelan Douglas Health District) has also been informed of the pending activities in the orchard.

Estimated Replacement Costs

The septic system is now 20 years old and we expect that eventually components such as pumps, floats, and possible control box components may need to be replaced.

Estimated **total** replacement cost for 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) is \$704,132 as of December 2023.

Reserve and Repair Funds

As of December 2023, the septic set-aside account has \$142,390.60 (to be used for major repairs) and the septic savings account (used for ongoing maintenance) has \$5,055.74.

Septic vs Sewer

Aspen Shores HOA homeowners will pay \$470 in 2024 for septic (maintenance, set-aside, and inspection). For reference, homes served by the Eastmont Sewer District will pay \$630 in 2024.

Drainfield Utilization

Each of the six drain fields is designed to absorb as much as 3,240 gallons of effluent per day. The volume of effluent transported from homes to the drainfield depends on the number of homes connected to a system (5 lots do not have homes built) and varies throughout the year due to vacations and the number of occupants in a home. Based on an analysis of system usage during December 2023, each drain field is utilized well below its capacity.

- System 1** 18.99% (1 Anchor Lane, 2702, 2705, & 2710 Gracie Lane, 2790 & 2800 Mikayla)
- System 2** 9.85% (2858, 2864, 2870, 2878, 2888, 2896, 2912, 2938, 2952 Blue Heron)
- System 3** 6.91% (2800, 2810, 2820, 2830, 2840, 2850 Akamai Way, 2830, 2840, 2850 Blue Heron)
- System 4** 1.73% (2820, 2830, 2840, 2860, 2870, 2880, 2890 Mikayla)
- System 5** 18.18% (2966, 2980, 2988, 2990, 2992, 2994 Blue Heron)
- System 6** 15.13% (2801, 2825, 2835, 2845, 2855 Aspen Shores Drive, 2870, 2890 Akamai Way)

Many thanks to Larry Morgan, Bill Koster, Dan Bigos, Wes Peters, Art Perez and Doug Fraser for their skills and many hours in 2023 in support of the septic system.