



Orange Water and Sewer Authority

Our community's trusted partner for clean water and environmental protection.

October 11, 2023

Dear Piney Mountain Homeowners Association Board of Directors:

Orange Water and Sewer Authority, under a 1994 Agreement with the Piney Mountain Homeowners' Association (PMHOA), operates and maintains the wastewater pump station, force main, and sewer collector lines that provide wastewater service to the individual properties within the Piney Mountain Subdivision.

On an annual basis OWASA provides a summary of the activities and expenditures related to the operation of the Piney Mountain Subdivision Wastewater System. This report for Fiscal Year (FY) 2023 covers the period July 1, 2022 to June 30, 2023.

Financial Status:

A capital reserve fund was established to fund future renewal and replacement of the wastewater system components. The balance in the capital reserve account at the beginning of this reporting period was \$323,720.68 and the ending balance as of June 30, 2023, was \$355,658.24. Contributions to the capital reserve fund are currently \$60.00 per month per connection.

OWASA's approval to operate the wastewater system requires that all direct and indirect cost for operation of the wastewater facilities that serve the Piney Mountain Subdivision must be recovered directly from the users. Any past due charges from properties that are in bankruptcy or foreclosure must be collected which requires any outstanding balance be divided equally among the remaining Piney Mountain customer base. As of the date of this report there is one past due account for service fees and capital reserve charges.

Operation and maintenance expenses decreased by \$4,112.27 in Fiscal Year 2023. Expenditures for sanitary sewer force main condition assessment totaling \$15,156.03 were charged to the capital reserve account. The table below provides a summary of the total operating cost for system operation over the past five fiscal years, as well as an average.

Fiscal Year	Total Operating Expenses
2019	\$39,101.64
2020	\$35,628.88
2021	\$44,392.25
2022	\$34,760.92
2023	\$30,648.65
AVG	\$36,906.47

System Operation & Maintenance:

For the period between July 2022 and June 2023, the Piney Mountain Subdivision Wastewater System required routine operational checks (currently performed once per week) and episodic afterhours response calls. Please see the attached updated Asset Management Plan for Piney Mountain Subdivision Wastewater System. A condition assessment of the force main, completed during FY 2023, evaluated the condition of the 1.4 mile pipeline at strategic locations along the pipe.

Oil and Grease Issue Update:

As noted in previous reports, the STEP system effluent to the pump station continues to produce a fluffy greasy substance that adheres to the wetwell structure, pump electrical wires and other wetwell components. To combat this buildup, the maintenance team installed a mixer to keep the grease buildup entrained in the sewer liquid stream. Excess grease in the wastewater system is related to the improper disposal of fats, oils and grease (FOG) primarily associated with cooking and dishwashing. Fats, oils and grease should not be discharged down the drain but wiped or scraped off cooking equipment and disposed of in the trash.

Helpful Tips:

Be mindful to only flush toilet paper and bodily waste products in the toilet to protect the pumpstation and associated collection system. Pharmaceuticals can affect the environment if discharged into the wastewater system and eventually into waterway. Unused pharmaceuticals should not be flushed down the toilet but rather taken to one of the pharmaceutical collection points sponsored by Chapel Hill or Durham. Collection points are typically located at fire departments or local shopping malls. You can check local town and hospital websites to see when and where pharmaceutical collection events are being offered.

Should you have any questions about this report please do not hesitate to call or email me at (919) 537-4351 or wlawson@owasa.org.

Sincerely,

Wilmer A. Lawson

Wilmer Lawson
Wastewater Treatment and Biosolids Recycling Manager
Orange Water & Sewer Authority

Attachments:

Annual Financial Report: July 1, 2022 – June 30, 2023
OWASA Contact Information
Pumpstation Photos
FOG Photos - Before and After Trial Mixer Installation

**PINEY MOUNTAIN SUBDIVISION WASTEWATER SYSTEM
ANNUAL FINANCIAL REPORT: July 1, 2022 – June 30, 2023**

CAPITAL RESERVE ACCOUNT:

Previous Balance as of 6/30/2022	\$323,720.68
Collected This Period	\$41,302.81
Interest This Period	\$5,790.78
Service Charges	\$0.00
Expended This Period	\$15,156.03
Balance as of 6/30/2023	\$355,658.24

BILLING/COLLECTION:

City of Durham	\$21,249.67
Piedmont Electric	\$1,943.33
NC Department of Information Technology (Phone)	\$820.13
Dominion Energy (Natural Gas)	\$308.79
Administrative	\$1,092.24
Maintenance	\$5,234.49
Total Operating Expenses as of 6/30/23	\$30,648.65
Billing Adjustments	\$0.00
Billed to Homeowners	\$30,648.65

MAINTENANCE WORK PERFORMED:

Pump Station: Trial installation of a wetwell mixer.
Collector Lines: No work was required.
Force Main: The force main evaluation completed.

MAINTENANCE WORK SCHEDULED:

Pump Station: Installation of soft motor starters for the (2) wetwell pumps.
Permanent installation of the wetwell mixer.
Collector Lines: No work planned at this time, beyond standard maintenance.
Force Main: No work planned at this time, beyond standard maintenance.

SEWER OVERFLOW:

Event Date: No sewer overflows during the report period

NUMBER OF CONNECTIONS:

Connections as of 6/30/23: 56

CONTACTS for PINEY MOUNTAIN HOMEOWNERS ASSOCIATION (PMHOA)

OWASA 24-Hour Emergency Line (919) 968-4421

Wil Lawson, Wastewater Treatment and Biosolids Recycling Manager
wlawson@owasa.org (919) 537-4351 (office)

Marcus Hill, Wastewater Treatment Plant Maintenance Supervisor
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Kelly Satterfield, Finance and Procurement Manager
ksatterfield@owasa.org (919) 537-4238 (office)

Denise Battle, Customer Service Manager
dbattle@owasa.org (919) 537-4293 (office)

Mary Darr, General Manager of Operations
mdarr@owasa.org (919) 537-4246 (office)

Vishnu Gangadharan, Director of Engineering and Planning
vgangadharan@owasa.org (919) 537-4248 (office)

Coleman Olinger, Asset Manager
Colinger@owasa.org (919) 537-4249 (office)

Jesse DuClau, Distribution and Collection Systems Manager
jduclau@owasa.org (919) 537-4280 (office)

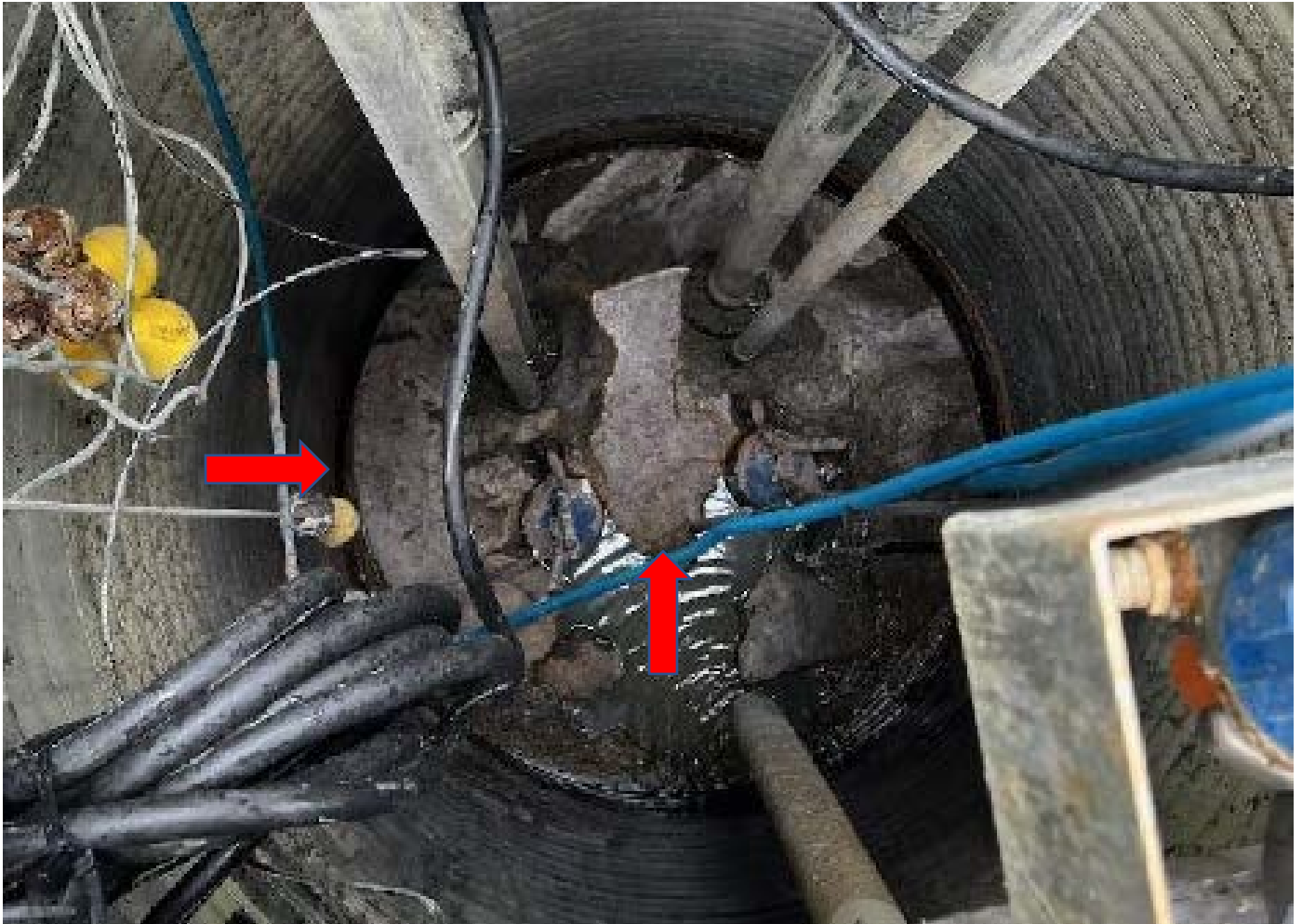
Nick Rogers, Assistant Distribution and Collection Systems Manager
nrogers@owasa.org (919) 537-4269 (office)

Pumpstation Photos



FOG Before

The below picture shows the buildup of FOG in the wetwell prior to the trial installation of the wetwell mixer.



FOG After

The below picture shows how the FOG buildup has been controlled with the installation of the wetwell mixer.

