



Orange Water and Sewer Authority

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

October 29, 2024

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) 2024 covers the period July 1, 2023 to June 30, 2024.

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 \$355,658.24 and the ending balance as of June 30, 2024, was \$406,285.62. 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 increased by \$3,470.33 in Fiscal Year 2024. 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
2020	\$35,628.88
2021	\$44,392.25
2022	\$34,760.92
2023	\$30,648.65
2024	\$34,118.98
AVG	\$35,909.94



System Operation & Maintenance:

For the period between July 2023 and June 2024, the Piney Mountain Subdivision Wastewater System's routine operational checks were performed as normal. Since January 2024, OWASA has responded to multiple high-level wetwell alarms due to an increase in flow being pumped into the station from the community. OWASA and PMHOA met in March 2024 to discuss this issue and the path forward to reduce the risk of a sanitary sewer overflow. The source of the increased flow has not been identified. OWASA would like to plan a pumpstation analysis in the near future to determine what modifications can be made to the pumpstation to handle the incoming flow volume if the source of the additional flow can not be identified.

Please see the attached updated Asset Management Plan for Piney Mountain Subdivision Wastewater System.

Odor Update:

To combat odors from the the pumpstation, this fiscal year the maintenance team installed a Peacemaker Odor Control System. This system draws air from the pumpstation wetwell through carbon pellets to remove the odors from the air.

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.

Reduce inflow and infiltration to the pumpstation by replacing missing or broken cleanout caps. Also avoid any illicit connections such as roof drains and basement drains from being tied into your STEP or grinder system.

Should you have any questions about this report please do not hesitate to call or email me at (919) 537-4211 or wlawson@owasa.org.

Sincerely,

Wilmer A. Lawson

Wilmer Lawson
Director of Wastewater Management
Orange Water & Sewer Authority

Attachments:

Annual Financial Report: July 1, 2023 – June 30, 2024
OWASA Contact Information

**PINEY MOUNTAIN SUBDIVISION WASTEWATER SYSTEM
ANNUAL FINANCIAL REPORT: July 1, 2023 – June 30, 2024**

CAPITAL RESERVE ACCOUNT:

Previous Balance as of 6/30/2023	\$355,658.24
Collected This Period	\$40,859.83
Interest This Period	\$9,767.55
Service Charges	\$0.00
Expended This Period	\$0.00
Balance as of 6/30/2024	\$406,285.62

BILLING/COLLECTION:

City of Durham	\$23,420.86
Piedmont Electric	\$2,872.23
NC Department of Information Technology (Phone)	\$995.55
Dominion Energy (Natural Gas)	\$290.48
Administrative	\$1,092.24
Maintenance	\$5,447.62
Total Operating Expenses as of 6/30/24	\$34,118.98
Billing Adjustments	\$0.00
Billed to Homeowners	\$34,118.98

MAINTENANCE WORK PERFORMED:

Pump Station: Installation of soft motor starters for the (2) wetwell pumps.
Permanent installation of the wetwell mixer.
Odor Control System installation.
Collector Lines: No work was required.
Force Main: No work was required.

MAINTENANCE WORK SCHEDULED:

Pump Station:
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 6/30/24: 56

CONTACTS for PINEY MOUNTAIN HOMEOWNERS ASSOCIATION (PMHOA)

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

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