



Orange Water and Sewer Authority

OWASA is Carrboro-Chapel Hill's not-for-profit public service agency delivering high quality water, wastewater, and reclaimed water services.

October 31, 2022

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) 2022 covers the period July 1, 2021 to June 30, 2022.

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 \$310,537.80 and the ending balance as of June 30, 2022, was \$323,728.68.

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 are no past due accounts for service fees and capital reserve charges.

Operation and maintenance expenses decreased by \$9,631.33 in Fiscal Year 2022. Expenditures for pump replacement and air relief valve replacement totaling \$24,454.26 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
2018	\$34,681.55
2019	\$39,101.64
2020	\$35,628.88
2021	\$44,392.25
2022	\$34,760.92
AVG	\$37,713.05



System Operation & Maintenance:

For the period between July 2021 and June 2022, the Piney Mountain Subdivision Wastewater System required routine operational checks (currently performed once per week) and episodic afterhours response calls. The significant corrosion potential from high hydrogen sulfide levels associated with the STEP system effluent to the pump station continues to provide on-going maintenance challenges. This corrosion led to the replacement of the (2) pumps and (2) air relief valves (ARVs). OWASA will continue to evaluate future system improvement needs through our established comprehensive asset management program. Please see the attached updated Asset Management Plan for Piney Mountain Subdivision Wastewater System. A condition assessment of the force main, completed at the beginning of FY 2023, evaluated the condition of the 1.4 miles of piping at strategic locations along the pipe.

Oil and Grease Issues:

As noted in previous reports, the pump station continues to develop episodic buildup of grease which can result in operational problems and additional maintenance costs. Excess grease in the wastewater system is related to the improper disposal of fats, oils and grease (FOGs) 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.

Pharmaceutical Disposal:

The proper disposal of pharmaceuticals is an area that OWASA continues to stress to its customers. The effect on the environment from pharmaceuticals and personal care products discharged into the wastewater system and eventually into waterways is an increasing concern. 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, 2021 – June 30, 2022
OWASA Contact Information
FOG Photo

**PINEY MOUNTAIN SUBDIVISION WASTEWATER SYSTEM
ANNUAL FINANCIAL REPORT: July 1, 2021 – June 30, 2022**

CAPITAL RESERVE ACCOUNT:

Previous Balance as of 6/30/2021	\$310,537.80
Collected This Period	\$37,388.01
Interest This Period	\$249.13
Service Charges	\$0.00
Expended This Period	\$24,454.26
Balance as of 6/30/2022	\$323,720.68

BILLING/COLLECTION:

City of Durham	\$24,612.47
Piedmont Electric	\$2,101.36
Frontier (Phone Service)	\$576.35
Public Service Co. of NC (Natural Gas)	\$266.60
Administrative	\$1,092.24
Maintenance	\$6,111.90
Total Operating Expenses as of 6/30/22	\$34,760.92
Billing Adjustments	\$0.00
Billed to Homeowners	\$34,760.92

MAINTENANCE WORK PERFORMED:

Pump Station: The pumps were replaced in February 2022.

Collector Lines: No work was required.

Force Main: The air release valves (ARVs) were replaced in April 2022. The force main evaluation process started. (Completed in August 2022)

MAINTENANCE WORK SCHEDULED:

Pump Station: No work planned at this time, beyond standard maintenance.

Collector Lines: No work planned at this time, beyond standard maintenance.

Force Main: Aside from standard maintenance, in Fall 2023 the ARV manholes and pipes within these manholes will be lined and coated for corrosion protection as recommended by recent condition assessment.

SEWER OVERFLOW:

Event Date: No sewer overflows during the report period

NUMBER OF CONNECTIONS:

Connections as of 6/30/22: 56

ORANGE WATER AND SEWER AUTHORITY
CONTACTS for PINEY MOUNTAIN HOMEOWNERS ASSOCIATION

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

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