



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 21, 2021

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) 2021 covers the period July 1, 2020 to June 30, 2021.

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 \$276,217.29 and the ending balance as of June 30, 2021, was \$310,537.80.

Contributions to the capital reserve fund are currently \$50.00 per month per property.

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.

For budgetary purposes, it appears that the operation and maintenance expenses increased in Fiscal Year 2021. Total charges for FY 2021 include a system repair charge of \$5,411,57. The table below provides a summary of the total cost for system operation over the past five fiscal years, as well as an average.

Fiscal Year	Total Charges
2017	\$39,335.71
2018	\$34,681.55
2019	\$39,101.64
2020	\$35,628.88
2021	\$44,392.25
AVG	\$38,628.01



System Operation & Maintenance:

For the period between July 2020 and June 2021, 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. Through detailed inspections, it was determined that both pumps and two air release valves need replacement in FY 2022. The capital reserve account may provide the funds for these replacement projects if desired by the PMHOA. 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. Current assumptions for the future replacement of the 1.4-mile-long force main are included. A condition assessment of this pipe, currently scheduled to occur in FY 2024, will refine those replacement assumptions.

Oil and Grease Issues:

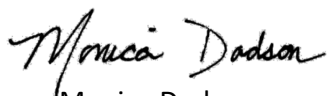
As noted in previous reports, the pump station continues to develop episodic buildup of grease which can result in operational problems and additional maintenance costs. Excess grease in the wastewater system is related to the improper disposal of fats, oils and grease (FOGs) primarily associated with 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) 537-4205 or mdodson@owasa.org.

Sincerely,



Monica Dodson

Wastewater Treatment and Biosolids Recycling Manager
Orange Water & Sewer Authority

Attachments:

Asset Management Plan for Piney Mountain Subdivision Wastewater System

**PINEY MOUNTAIN SUBDIVISION WASTEWATER SYSTEM
ANNUAL REPORT - REPORT PERIOD: July, 2020 - June, 2021**

CAPITAL RESERVE ACCOUNT:

Previous Balance as of 6/30/2020	\$276,217.29
Collected This Period	\$33,878.17
Interest This Period	\$442.34
Service Charges	\$0.00
Expended This Period	\$0.00
Balance as of 6/30/2021	\$310,537.80

BILLING/COLLECTION:

City of Durham	\$28,320.57
Piedmont Electric	\$2,239.94
Frontier (Phone Service)	\$823.01
Public Service Co. of NC (Natural Gas)	\$263.80
Administrative	\$1,092.24
Maintenance	\$11,652.69
Total Expenses as of 6/30/21	\$44,392.25
Billing Adjustments	\$0.00
Billed to Homeowners	\$44,392.25

MAINTENANCE WORK PERFORMED:

Pump Station: Standard maintenance
Collector Lines: No work was required
Force Main: No work was required

MAINTENANCE WORK SCHEDULED:

Pump Station: The pumps will be replaced in Fiscal Year 2022. Estimated costs \$16,000.
Collector Lines: No work planned, at this time, beyond standard maintenance.
Force Main: Two air release valves (ARVs) will be replaced in Fiscal Year 2022. Estimated costs will be \$10,000. Current assumptions for the future replacement of the 1.4-mile long force main are included in Attachment I. A condition assessment of this pipe, currently scheduled to occur in FY 2024, will refine those replacement assumptions.

SEWER OVERFLOW:

Event Date: No sewer overflows during the report period

NUMBER OF CONNECTIONS:

Connections as of 6/30/21: 56
