

# FALLS COVE PROPERTY OWNERS ASSOCIATION

**To:** Falls Cove - Parkwood Owners and Builders  
**From:** Falls Cove POA Board  
**Date:** May 14, 2018  
**Subject:** Septic System Inspections

Community septic guidelines were adopted by the Developer for the use in Parkwood and other Crescent developments. These guidelines guard against failure and provide better performance. Our requirements exceed state requirements. During construction inspections are required, once a home is occupied two inspections are required by our governing documents per year. Septic malfunctions and failures can directly affect home values.

The POA has a responsibility to have in place a system for the management of inspections per the governing documents. (CC&Rs 7.28. and 7.29). The current system of allowing each homeowner to find an inspection company is not working for several reasons. Not all companies in the understand the Falls Cove – Parkwood requirements resulting level of inspections being inconsistent. They don't maintain databases of system components and locations and system information is lost when there is a resale.

The Board has decided it is in the homeowners' and the POA's best interest to have one company managing all inspections. Using one company was a suggestion by a Parkwood owner and is in keeping with our restrictions and guidelines.

We have contracted with Stanley Environmental (SES) for the following reasons:

- Knowledge of the Falls Cove – Parkwood septic system requirements
- Installation inspection once the system has been installed (uncovered)
- Final landscape inspection
- Consistent 6-month inspections based on requirements
- Maintain system data which would include any unresolved issues. This data would be available to new homeowner when house is sold
- 24 Hour emergency response
- Discounts on pumping
- Consulting if needed for pools, decks, porches, house additions, and landscaping for a fee to ensure state regulations and development septic setbacks are met.
- Educating owners how to keep their systems working properly

We have entered a 3-year contract beginning with July 2018 six-month inspections. Builders will pay a new construction inspection fee of \$250 for new homes submitted after June 1, 2018.

Six-month inspections will occur in July and January each year. Some owners may have a yearly contract with another company and we will work with you to transition to SES. SES will receive a list of owners, contact information and the system information we have on file from previous inspections. Inspections performed by SES in July will be billed by Falls Cove POA to owners. Beginning December 2018, the POA will bill annually for two inspections each year.

A door hanger will be left at each home following an inspection. All invoices and inspection reports are sent to Falls Cove POA following their completion in July and January. It is the responsibility of the Association to pay the invoices to SES and to disseminate inspection reports to the homeowners once received.

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The annual inspection fee does not include replacing worn or defective parts as needed during biannual inspections. The issue(s) and cost(s) will be stated on the inspection report for the homeowner. Owners may schedule repairs with SES but may choose to use another service provider. Owners are required to provide proof of repairs to the Association within 30 days according to 7.29 of the Falls Cove Declarations.

SES will respond to emergency calls from owners and maintain a 24-hour emergency service with dispatch within 24 hours of call-in. Owners receive a 5% discount on septic pumping if homeowner calls SES. Normal septic pumping fee is \$400 for pumping of the inlet and outlet ends of the septic tank, cleaning the filter, check for any obvious root growth. (Discounted pumped fee: \$380)

Please contact Beth Wilkins if you have any questions or need to transition due to an existing contract. She can be reached by email at [beth@csiproperties.com](mailto:beth@csiproperties.com)

## **Septic Fee Schedule**

### **New Construction Inspection:**

1. Installation inspection once the system has been installed (tanks and drain field uncovered). Installer will call at least 24-hour notice with a day and time frame of install
2. Final landscape inspection. Landscape complete. Builder or installer will call SES to notify landscape is complete

### **\$250.00 after installation inspection**

#### **Type II Gravity Septic System: \$90.00 per 6 months**

1. Septic system will be inspected every 6 months.
2. Check for leaks from plumbing that could cause premature failure.
3. Check level of sludge in tank.
4. Remove and wash septic tank outlet filter.
5. Walk drain field and inspect.

#### **Type III Pump to Manifold Septic System: \$115.00 per 6 months**

1. Septic system will be inspection every 6 months.
2. Check for leaks from plumbing that could cause premature failure.
3. Check level of sludge in tank.
4. Remove and wash septic tank outlet filter and pump tank filter.
5. Check control panel and adjust (if needed) while onsite.
6. Flush manifold box and reset head pressure once a year.
7. Walk drain field and inspect.

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## **Type IV Low Pressure Panel Septic System: \$125.00 per 6 months**

1. Septic system will be inspection every 6 months.
2. Check for leaks from plumbing that could cause premature failure.
3. Check level of sludge in tank.
4. Remove and wash septic tank outlet filter and pump tank filter.
5. Check control panel and adjust (if needed) while onsite.
6. Flush low-pressure lines in drain field and reset head pressure once a year.
7. Walk drain field and inspect.