

CANTERWOOD DIVISION 12 STEP Homeowners Association

Summer 2019 Newsletter

PREFERRED RATES FOR RESIDENTS!

The board has obtained Special Discounted Pricing for a number of services from our Operations & Maintenance contractor, **Advanced Septic & Construction Services**. See the attached rate sheet and instructions for requesting services at these special prices. The rates are worth checking out! Thanks again to *Advanced* for supporting our community.



2019 HOA BOARD OF DIRECTORS

Lynn Singleton, President
(beebarb@hotmail.com)

John Soukup, VP/Secretary
(js@soukup-schiff.com)

Rick Meeder, Treasurer
(rmeeder@hotmail.com)

OUT OF SIGHT... OUT OF MIND?

That's not the best maintenance plan when it comes to sewer systems – and it's definitely not our approach in Division 12. The STEP HOA board continues to actively manage operation and infrastructure of our STEP system. It recently renewed the annual maintenance contract with *Advanced Septic & Construction Services*, which offers discounted pricing to Division 12 residents (see adjacent box and attachment).

In addition to underground vaults and pumps on your property, the STEP system includes main lines and shut-off valves that can isolate sections of the system in case of emergencies. Locating "lost" shut-off valves which may be covered by mulch, vegetation or asphalt, is an ongoing project. (You may have noticed mysterious white stakes in your lawn, green whiskers or painted lines on the street.) Shut-off valves should be accessible and clearly identified. Homeowners will be notified if valves need to be raised and costs will be covered by the HOA.

WHAT DO YOU NEED TO DO?

Do you know where your septic system components are? Locate your control box, pump and line shut-offs, and the three vault covers (green lids) in your yard. Note that nearby plantings (like tree roots) can potentially damage components. Need help finding your components? Check out the Homeowners area of our website for maintenance tips and service recommendations.

To learn more about your STEP system, visit
www.canterwooddiv12step.org.

If you have any suggestions or comments, let us know.

Thanks to our webmaster, Steve Muretta, for his outstanding web site support!

RESERVE ACCOUNT FULLY FUNDED

Homeowners Associations are required to report on reserve funds to cover system replacement, repairs and unforeseen capital expenses. Our last Reserve Study was completed in 2018. The board has authorized a transfer of \$10,285 from the Operating Account to fully fund the Reserve Account for the period ending Dec. 31, 2019.

Volunteers needed: To ensure good representation and continuity, please consider serving the 2020-2021 term on your STEP HOA board. We meet quarterly and host an Annual Meeting (Nov. 14, 2019). Contact any board member for info.

●●● HAVE A GREAT SUMMER! ●●●