

CANTERWOOD DIVISION 12 STEP Association

Summer 2021 Newsletter

SAVE \$\$\$\$\$

PREFERRED RATES FOR RESIDENTS!

The Board has obtained **Discounted Pricing** for a number of services from our O&M contractor, A Advanced Septic & Construction Services.

See the [rate sheet on the reverse side of this newsletter](#) with instructions for requesting services at these special prices. The rates are worth checking out! Thanks again to A Advanced for supporting our community.



2021 BOARD OF DIRECTORS

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OPERATIONS & MAINTENANCE CONTRACT RENEWAL

Our STEP system infrastructure – pipes, pumps, flow meters – requires regular maintenance to operate efficiently. An annual service contract covers quarterly refills of chlorine and routine maintenance; it also defines labor rates for additional work that may be necessary. The Board recently reviewed the scope of work and invited proposals from five commercial contractors. **A Advanced Septic & Construction Services** was awarded the O&M contract based on price competitiveness and quality of previous service. (See adjacent box for info on special discount pricing for homeowners.)

GOING... GOING... TIME TO UPGRADE!

Equipment in constant use eventually wears out and must be replaced. For example, the pump that injects chlorine into our wastewater is TIRED (and ready to be retired). The flow meter is also a bit fickle – no longer willing or able to provide good data. Fortunately, we've found a great partner in **Seametrics**, a local company which has provided a newly designed flow meter/data logger (\$2,600 value!) at no charge to field test and report on operations weekly. With the new components, we can match chlorine injection rates to wastewater flows. The pumphouse may soon become a tourist destination!

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

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

FINANCES ARE... FLUSH

Board Treasurer Randy Young keeps a close eye on the STEP Association operating budget and the Reserve Account, which has adequate funds to cover capital expenses like the equipment replacement described above. A change in insurance carriers improved coverage at a much lower premium. Despite an annual increase in sewer charges from the city, our monthly fees have not increased in several years. The Board will try to keep costs as low as possible in 2022.

Did You Know?

- ❖ One resident saved \$750 by using A Advanced's preferred pricing
- ❖ Cracked or leaking septic tank lids increase system costs significantly
- ❖ Septic tank pumping is flush (use) dependent – not time dependent
- ❖ Despite disclaimers, "flushable" wipes are not good for your system

●●● HAVE A GREAT SUMMER ●●●