

# CANTERWOOD DIVISION 12 STEP Association

Summer 2022 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.



#### 2022 BOARD OF DIRECTORS

**Lynn Singleton, President**  
([lynnr.singleton@aol.com](mailto:lynnr.singleton@aol.com))

**Megan Amherst, Vice President**  
([bluekirindesign@gmail.com](mailto:bluekirindesign@gmail.com))

**Chad Scialabba, Treasurer**  
([cscialabba@comcast.net](mailto:cscialabba@comcast.net))

**Rick Meeder, Secretary**  
([rmeeder@hotmail.com](mailto:rmeeder@hotmail.com))

**Scott Lane, Director**  
([1scottlane@comcast.net](mailto:1scottlane@comcast.net))

#### STEP SYSTEM OPERATIONS & MAINTENANCE (O&M)

Our STEP system infrastructure – pipes, pumps, flow meters – requires regular maintenance to operate efficiently. An annual service contract covers refills of chlorine, routine system maintenance, and defines labor rates for other work if required. The Board recently invited proposals from 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.)

#### 2022 PRIORITIES INCLUDE ... MORE EXERCISE!

**Shut-Off Valves:** Our STEP system includes more than two dozen shut-off valves designed to isolate sections of the system and interrupt sewage flow if issues arise. Just like us, those valves need “exercise” to ensure they are working properly. Note: Some valves are located on homeowners’ property. You’ll be notified if a maintenance crew needs to enter your yard.

**Terminal Flow Meter:** The City of Gig Harbor relies on this device at the end of our STEP system to assess our bi-monthly sewer charges. Like many of us, this device is showing its age and may need to be replaced this year. The cost of the new flow meter will be covered from the Reserve Account.

---

To learn more about your STEP system, visit  
[www.canterwooddiv12step.org](http://www.canterwooddiv12step.org).

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

---

#### SPEAKING OF FLOW METERS ...

The new flow meter installed in the pump house allows more efficient injection of chlorine for wastewater treatment. Chlorine conservation means only three service calls per year are required – with a cost savings of (drum roll here...) ~\$2,000 in the O&M budget. Thanks again to *Seametrics* for donating this device for field testing.

#### Did You Know?

- Your (green) septic tank lids should be accessible for inspection/service
- Cracked or leaking septic tank lids increase system costs significantly
- Your system filter can clog if not serviced (new pumps are expensive!)
- Septic tank pumping is flush (use) dependent – not time dependent
- The annual meeting of the Association will be held on Thursday, Nov. 3

●●● HAVE A GREAT SUMMER ●●●



# CANTERWOOD

## PRICE SHEET

### Task

July 2022- June 2023

Alarm troubleshoot and repair	\$205.00
Camera with locator	\$350.00
Confined Space Entry - CSE (Per entry)	\$275.00
Electronic Locator Pill	\$95.00
Install 12" or 24" riser with lid up to 2 feet	\$395.00
Install 6" riser with lid up to 2 feet	\$280.00
Jett and clear main line	\$325.00
Jett and clear main line (while pumping)	\$230.00
Machine Dig and Locate (2 hour min)	\$365.00
O & M Inspection (if preformed while pumping)	\$115.00
O & M Inspection by Service Crew	\$215.00
Pierce County Fee (if applicable)	\$60.00
Pump Replacement (Pump models PF10-0511/PF20-0511)	\$2,050.00
Pump Septic Tank (up to 1000 gallons)	\$435.00
Pump Septic Tank (up to 1200 gallons)	\$495.00
Pump Tank / Pump Chamber (up to 500 gallons)	\$335.00
Repair tank bottom (includes CSE) (Pumping additional)	\$2,060.00
Replace and install new riser lid	\$119.00
Replace / Install baffle (without confined space entry)	\$305.00
Septic tank dig and locate (per 1/2 hour)	\$75.00
Truck time / Standby time (after service call)	\$175.00
General Service Call (1st 30 minutes)	\$215.00
All Emergency Calls (1st 30 minutes)	\$399.00
Service Tech Additional Hours (After 1st 30 minutes)	\$90.00 per/hr - per/person
Excavation Additional Hours (After 1st 30 minutes)	\$100.00 per/hr - per/person
Master Electrician Additional Hours (After 1st 30 minutes)	\$220.00 per/hr - per/person
Apprentice Electrician Additional Hours (After 1st 30 minutes)	\$120.00 per/hr - per/person
Drain Cleaning Additional Hours (After 1st 30 minutes)	\$110.00 per/hr - per/person
Bleach per visit - (January, May, & September - See below)	\$2,194.82 per visit or \$6,584.46 yearly

A Advanced Septic and Construction Services has an operations and maintenance agreement with the Canterwood Division 12 STEP Homeowners Association (HOA). As a part of our agreement, we are extending *Special Discounted Pricing* to the Division 12 STEP residents. When contacting our office to schedule services, please let our team know you are a member of the Canterwood Division 12 STEP system, so you can receive the special discounted pricing.

To request services contact us at: 253-435-9999

We look forward to helping you!

## **Division 12 STEP Association**

### **Homeowner System Responsibilities and Best Practices**

#### **Tank Lids**

- Know the location of your 3 lids
- Keep lids visible and accessible
- Ensure lids are intact, not cracked and fasteners in place
  - Rainwater infiltration through lids increases required treatment volume subsequently increasing our operational costs
- Replace cracked lids or missing fasteners when discovered

#### **Tanks**

- Do not flush hygiene products
- Clean filter annually or as needed
- Pump tanks about every 5 years

#### **Controller/Alarm Box**

- Know the location of your controller/alarm box and electrical shut-off switch
- Keep the box accessible, closed, and intact

#### **STEP System Shut-off Valve**

- Know the location of your shut-off valve box
- Keep the shut-off box lid uncovered and accessible
- Open the valve box lid annually to be sure the valve has not been buried by animal activity

#### **Vegetation and Trees**

- Keep vegetation and bark off your lids so they are accessible
- Cut or remove tree roots that can damage your system

#### **STEP Equipment Located On Your Property**

- Know the location of the community equipment
- Report any observed equipment issues or damage to a STEP Board member
- Keep the green cast iron "SEWER" valve lids, or any stand-pipe lids (these look like 24" wide septic tank lids) accessible and uncovered by bark or vegetation

## How to Silence Your Septic Alarm & Shutdown the Pump—Temporarily

When there's a problem with your septic tank pump, the red indicator button on your control box will be lit up and the alarm will be sounding. (See Figure 1.)

1. **Press the lighted red button.** This will temporarily silence the alarm.
2. **Flip the external switch to “Off.”** (Usually that means flipping it from up to down.)

As long as you moderate water usage, you should be fine for a while (a few hours to a day).

### Next Steps

**Before** that next long shower, you need to resolve the issue with your tank pump:

- Has there been a power outage or has STEP been working in the area? You can check each by visiting [www.penlight.org/penlight-outage-map-viewer/](http://www.penlight.org/penlight-outage-map-viewer/) or calling Peninsula Light Co. at 877-853-1388 or calling a STEP Board Member.
- You can also try troubleshooting the issue yourself.



Figure 1 Typical septic tank control box with red indicator button (center) and main power switch (bottom right).

### Troubleshooting an Alarm



Figure 2 Typical pump controls (top) and circuit breakers (bottom) found inside control box.

1. Flip the external switch to “On” (usually up).
2. Open your septic tank control box.
3. Reset the circuit breakers by flipping them to the “Off” position and then back to the “On” position. (See Figure 2.)
4. Wait a minute to see if the alarm sounds again.
5. If the alarm sounds, silence it by pushing the lighted red button on the outside of the box.
6. Find the toggle switch labeled “Auto/Off/Man” or something similar. (See Figure 2.) Switch that to the “Man” position and listen for pumping sounds. This bypasses the tank float and lets you control the pump directly. (**Important: You cannot leave this toggle switch in the “Man” position, as the pump will never shut off. When you are done troubleshooting, it must be put back in the “Auto” or “Off” position.**)
7. Let the pump run for 15-20 minutes. And then switch the toggle to “Auto.” Monitor the situation.
8. If the alarm sounds again, repeat steps 5 through 7 once.
9. If the alarm sounds again, switch the inside toggle to “Off”, switch the external main switch to “Off,” and call for service, or refer to your system documentation for more involved analyses.
10. Try to moderate your water usage in the house until the system is serviced/repaired.