

*Rock Lake North
Homeowners Association*

Special Resident's Meeting

Thursday – March 15, 2012



Rock Lake Sewerage Plant vs. WBCA

We'll take a closer look at the following areas:

- Costs to keep our existing Sewerage Treatment Plant compared to connecting to Western Butler County Authority (WBCA).
- Why now is the right time to make the switch to public sewerage.
- What Rock Lake residents will pay to “tap-in” to the WBCA collection system as opposed to what other Jackson Township residents would pay.
- How this change will affect your monthly association dues.



Infrastructure Costs:

What would it cost to keep our existing Sewerage Treatment Plant compared to connecting with WBCA?

Cost to keep existing Sewerage Plant:

- \$115,000+ to upgrade and install an Equalization Tank.
PADEP requires Rock Lake to install this tank now!
- \$110,000+ to replace the Aeration Tank (main tank) within the next 5-10 years.
- Thousands more to replace other end-of-life components.
- Costs to keep the plant in operation could easily exceed **\$250,000** within the next 5 years!
- \$250 fine every time RLN exceeds PADEP allowed chemical discharge limit levels. **Fines can be imposed each month.**

Cost to connect to WBCA:

- \$87,000+ to install a new pipeline to connect with WBCA.
- \$13,000 (15% of the anticipated pipeline construction cost) paid to WBCA for inspections and other related fees.
- No cost to RLN for a permit to tunnel under both lanes of Interstate 79 and install the new pipeline (paid by WBCA).
- No additional cost to RLN to install a dedicated sewage meter at the community junction point (paid by WBCA).
- Estimated cost to Rock Lake will be approx. **\$100,000**.

Why switch to public sewerage now?

- There is a significant amount of Commercial and Residential development planned for our immediate area. Therefore, the possibility of a public sewerage line coming within the “required distance” to our community is extremely high!
- When a public sewerage line is installed within 300 feet of the Rock Lake community property, we will be required to connect to the public system!

Why switch to public sewerage now?

- If we don't take advantage of the tentative agreement we have with WBCA today, we could easily spend in excess of \$250,000 in infrastructure costs to upgrade our present sewerage treatment plant . . . and then, be forced to abandon the onsite system when a public sewer line is constructed and available to Rock Lake – it's only a matter of time.
- When that time comes, each homeowner in Rock Lake will pay much higher tap-in fees and administrative charges.



Other benefits to public sewerage:

- No onsite Sewerage Treatment Plant? No PADEP!
- ✓ The Association will no longer be subjected to yearly application fees, permit fees, inspection fees, costs to generate and submit evaluation reports, etc.



Other benefits to public sewerage:

- No onsite Sewerage Treatment Plant? No PADEP!
- ✓ The Association will no longer be subjected to significant and continuous costs associated with upgrading and/or improving the sewerage plant in order to remain in compliance with ever-changing PADEP regulations.

Other benefits to public sewerage:

- No onsite Sewerage Treatment Plant? No PADEP!
- ✓ The DEP would no longer be able to impose fines and/or penalties (monthly) for failure to comply with unrealistic chemical discharge limit levels and/or operating deficiencies with our system.



Other benefits to public sewerage:

- Rock Lake will no longer need to subcontract CWM Environmental to maintain our treatment plants saving the Association and its residents thousands of dollars each year in operating and chemical costs.
- Property values within the community will increase.



Fees and Monthly Charges:

What will Rock Lake residents pay to “tap-in” and “use” public sewerage services from WBCA?

One-time WBCA “tap-in” fee:

Rock Lake North residents (each) will pay:

\$1,724 tap-in fee.

This is a special discounted rate for Rock Lake. Also, WBCA is allowing our residents to finance the tap-in fee over a 15 year term at \$12.75/mo (and may be billed quarterly). There is no prepayment penalty to pay this fee in one or two payments. **WBCA has never offered an option to finance their tap-in fees (exclusive to Rock Lake)!**

One-time WBCA “tap-in” fee:

Other Jackson Township residents (each) would pay:

\$4,550 tap-in fee!!!

Again, there is no financing option for any other resident of Butler County! This fee is expected to increase in the near future.

Rock Lake homeowners save \$2,826 in tap-in fees!

Monthly “usage” charge:

- \$7.89/mo – WBCA Administration Charge (flat – normally \$13.10/mo).
- \$18.45/mo – Estimated “Usage” Charge (calculated monthly).

WBCA charges \$5.00 for each 1,000 gallons (this rate is regulated by the PUC). **WBCA has made another special exception for Rock Lake residents - we will have a separate sewage meter and will only be charged for the actual wastewater generated each month. Usage charges for everyone else in Jackson Township is based on their total water usage, which results in a higher sewage bill!**

Each home in Rock Lake generates an estimated average of 3,690 gallons of wastewater per month ($3.69 \times \$5.00 = \18.45)

Total - \$26.34 per month (estimated)



Your Association Dues:

What will Rock Lake residents pay
for Water and Sewage after
connecting to public utilities?



What we pay now:

Our Association Dues are currently broken down into three basic funding categories:

- \$15.32/mo – RLN Water Treatment Plant
- \$16.41/mo – RLN Sewerage Treatment Plant
- \$38.27/mo – General Association Maintenance Costs

Total Monthly Dues - \$70

What should we expect to pay?

Once Rock Lake is connected to public utilities, the new breakdown of costs will change as follows:

- \$28.04/mo – Penn American Water (PAWC)
- \$26.34/mo – W. Butler County Authority (WBCA)
- \$31.48/mo – General Association Maintenance Costs
- \$9.14/mo – To Fund Reserves

Projected Monthly Dues - \$95