

Your news & updates



from the Peninsula Property Owners Association

Lift Stations

A concern at last night's Peninsula Property Owners Association annual presentation involves the financing of our lift stations.

As the community celebrates 30 years, many of those grinder pumps are aging out.

Lift Stations - History

- A total of 105 lift stations have required replacement since 1999 (~5 per year)

Lift Station Age	Number Replaced	Percent
20+ years old	22	21%
15-20 years old	30	29%
10-15 years old	35	33%
Less than 10 years old	18	17%

- In 2021 there were ten (10) lift stations requiring replacement
- The useful life of a lift station is approximately 10-15 years

* Current cost for lift station replacement is \$1700

As PPOA Treasurer Tom Bock relayed to us, those sewage pumps have a 10-15 year lifespan, yet 78% of the 576 lift stations in the Peninsula range from 16-years to over 25-years old! Your PPOA replaced 10 last year at a cost of **\$1,700 per station**.

Lift Stations – Current Situation

- The projected 2021 year-end balance in the lift stations line item is \$429,967
- The cost to replace all lift stations is shown below:

Lift Station Age	Number In Use	Percent	Cost*
25+ years old	183	32%	\$311,100
21-25 years old	190	33%	\$323,000
16-20 years old	70	12%	\$119,000
11-15 years old	67	12%	\$113,900
1-10 years old	66	11%	\$112,200

- In 2021 there were ten (10) lift stations requiring replacement
- The useful life of a lift station is approximately 10-15 years
- **78%** of all lift stations are beyond their useful life with a potential total replacement cost of **\$753,100**, which exceeds the current projected lift station reserve balance by **\$323,133**

* Current cost for lift station replacement is \$1700

Over the years, your board has contributed to a reserve fund of \$429,967 for replacements. We will continue adding to the reserves and paying for replacements



as they fail, but as you can see from the chart, if they all fail at once, we will exceed our balance.

Fortunately, you can help.

If you are one of the 576 homes with a lift station, please help us keep those grinders pumping well past their expiration date.

When you cook with oils, make sure to wipe out the pots, pans and utensils with paper towels before washing. Grease build up can cause the pump motor to wear out prematurely.



Our contractor McCall Brothers also asks:

Never put any of the following materials into sinks, toilets or drains:

Glass, metal, wood, seafood shells, papers, socks, rags or cloth of any kind, plastic, rubber or latex objects (toys, eating utensils, condoms) chemicals, toxic, caustic, or poisonous substance, degreasing solvents, explosive or flammable material, lubricating oil or grease, cooking fat, hair clippings or dental floss, clean up wipes or any non-biodegradable material (including feminine hygiene products), kitty litter or aquarium gravel

When something goes down the drain and ends up under one of these not-so-attractive green covers, it causes a problem at the station resulting in a service call expense. The owner is required to reimburse the association for the cost. In addition to the service call expense, these items cause unusual wear and tear on the station reducing the overall life expectancy of its major parts and components.



[Grinder Pump Information](#)

More Home Owner information

Answers to many questions, including the [Architectural Change request form](#) and a link to contact Hawthorne Management are just a click away.



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