

Septic Summary Report 2024

January - replaced 4 non-functioning heat cables in valve boxes in preparation for extended sub-zero weather.

March - broken wire in system 5 off-float may be causing an imbalanced count in pump cycles; float replaced by PumpTech.

August - test 36 laterals in drain field to ensure they are running clean and flowing with adequate pressure. Fix broken conduit for electric line supplying heat traces in valve boxes.

September - replace old insulation in drain field valve boxes with new mylar insulation sheets; replace broken inspection port lid. Tripped pump circuit breakers for system 5 pumps caused overflow in dosing tank.

October - clean and paint 72 caps in inspection port boxes associated with red, green, blue, purple, yellow, and orange lateral lines in the drain field.

December - reviewed current pumping time schedules for individual homes; noticed timing discrepancies. Additionally, power outages over the years likely have altered the pumping time schedules. Met with Brian Dickey (Chelan-Douglas Health Department) and proposed new pumping schedules which were then approved by Brian. Intend to hire a local septic provider to program each homeowner's control box with the new, approved pumping time schedules.

Maintenance, Repair, and Utilities Expenses

Maintenance & repair: \$429.59

Utilities: \$637.76

Estimated Replacement Costs

The septic system is now 20 years old and eventually components such as pumps, floats, and possible control box components may need to be replaced. Estimated total replacement cost for transport pipes under Highway 28 and Quincy, dosing tanks (pumps, floats, electrical connections), control panels, drain fields (distribution valves, valve boxes, laterals, gravel, sand, fabric) is \$710,589 as of December 2024.

Set-aside and Maintenance Funds

As of December 2024, the septic set-aside account has \$151,815 (to be used for major repairs) and the septic emergency account (used for annual maintenance) has \$6,415.

Septic vs Sewer

Aspen Shores HOA homeowners will pay \$520 in 2025 for septic (maintenance, set-aside fund, and inspection). For reference, homes served by the Eastmont Sewer District will pay \$678 in 2025.

Drainfield Utilization

Each of six drain fields is designed to absorb up to 3,240 gallons of effluent per day. The volume of effluent transported from homes to the drainfield depends on the number of homes connected to a system and varies throughout the year due to vacations and the number of occupants in a home. The 2024 metrics indicate each drain field is utilized well below its capacity.

System 1: 19%

(1 Anchor Lane; 2702, 2705, & 2710 Gracie Lane; 2790 & 2800 Mikayla)

System 2: 25%

(2858, 2864, 2870, 2878, 2888, 2896, 2912, 2938, 2952 Blue Heron)

System 3: 27%

(2800, 2810, 2820, 2830, 2840, 2850 Akamai Way, 2830, 2840, 2850 Blue Heron)

System 4: 5%

(2820, 2830, 2840, 2870, 2890 Mikayla)

System 5: 23%

(2966, 2980, 2988, 2990, 2992, 2994 Blue Heron)

System 6: 24%

(2801, 2825, 2835, 2845, 2855 Aspen Shores Drive, 2870, 2890 Akamai Way)

Many thanks to Larry Morgan, Bill Koster, Dan Bigos, Wes Peters, and Kim Rose for more than 100 hours of volunteer time in support of the septic system in 2024.

