

Pine Mountain Property Owners Association, Inc.

**2885 Pine Mountain Drive
Connelly Springs, NC 28612
828-437-4894**

pinemountainpoa@gmail.com

Dear Pine Mountain Member with water services:

September 15, 2021

We recently received a state inspection of the water systems concerning their physical aspects. The enclosed 'Sanitary Survey' reports the deficiencies found. While we are actively repairing the most critical issues noted, the replacement of consumable parts (3a in the report,) is of great and looming concern to the Board and system operators in keeping water flowing to Pine Mountain's connections.

The Board called a special meeting of the members-in-good standing with water service for the purpose of the following **Agenda**:

- 1.) To review the report and the estimates/costs to obtain the essential parts, and*
- 2.) Vote on a special assessment to procure parts.*

The primary reasons for this meeting is that the Board and system operators want to ensure the most expedient water delivery in the event that the in-service pumps and motors fail prior to the sale of Pine Mountain's water/wastewater facilities. The sale of the systems will not occur prior to March 2022 and could likely be delayed beyond that date.

The pumps and motors in Pine Mountain's system are not 'off the shelf' items nor easily available. In the recent past, it has taken 6+ weeks to receive a pump and motor, for example. Because of longer-than-expected water outages over the last 6-months of repairs; the Board and system operators urge you to participate in the affirmative to ensure the shortest outages as possible by purchasing the most necessary parts.

The assessment requested is \$200.00 per connection (~\$18,800 in total) and will cover 2 pumps, 2 motors, 2 rebuild-kits, 2 seals kits, one motor control unit, shipping, and defray the cost of installation. An account will be created in the Quickbooks system to track the income and expenses related to the special assessment.

While funds are necessary as soon as could be collected, no hardship is intended with this assessment and 2 or 4 payments is acceptable.

The meeting is planned for October 15, 2021 at 6:00PM at the South Mountains Fire & Rescue Station located at 8204 Gus Peeler Rd.

Given the recent Covid spread, masks are mandated.

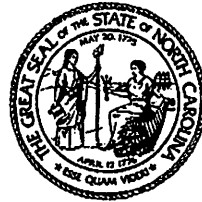
A proxy is included if you can't or prefer not to attend; please be certain to return it to the Pine Mountain office by October 14, 2021 to be counted.

Thank You,
Pine Mountain Board of Directors

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

S. DANIEL SMITH
Director



NORTH CAROLINA
Environmental Quality

August 27, 2021

Pine Mountain POA, Inc.
Attn: Edith Stitt
2885 Pine Mountain Dr
Connelly Springs, NC 28612

RE: Sanitary Survey – CWS
Pine Mountain Lakes S/D
Burke County
PWSID: NC0112133

Dear Ms. Stitt:

This letter is provided to inform you that a Sanitary Survey of the referenced water system was conducted on 08/05/2021 to determine the water system facilities' compliance with the requirements of the NC Rules Governing Public Water Systems (NCAC 15A 18C). A sanitary survey can be broken down into eight major components: source, treatment, distribution, finished water storage, pumping facilities, monitoring and reporting, management and operation, and operator compliance.

During the Sanitary Survey the following items were noted:

1. Source
 - a. Per rule .0402(c): "Sanitary Seal. The upper terminal of a well casing shall be sealed watertight, with the exception of a vent pipe or vent tube having a downward-directed, screened opening." I was unable to identify the vent for Well #1. The physical arrangement of sanitary seal appurtenances was not typical of drinking water wells. This is a significant deficiency and requires urgent attention.
 - b. Per rule .0402(e): "...Threaded hose bibs shall be equipped with anti-siphon devices..." There were several threaded hose bibs in the well/treatment house lacking anti-siphon devices. These devices prevent an accidental cross-connection which could introduce contaminants into the water system. This is a minor deficiency.
 - c. Per rule .0402(g)(6): "A totalizing meter shall be installed in the piping system from each well." The meter for Well #1 is broken, and the volume pumped is being estimated. This is a minor deficiency.
2. Finished water storage
 - a. Tank 1 exterior is showing signs of dirt and rust. The tank should be cleaned and painted. This is a recommendation.
 - b. Internal inspection of all tanks is recommended every five years at a minimum.
3. Pumping facilities
 - a. Only one pump of the parallel arrangement in each station appeared to be operational. Failure of one pump in any station in this situation would effectively shut down the ability to refill storage tanks. It is recommended to have parallel pumping available and



North Carolina Department of Environmental Quality | Division of Water Resources
Asheville Regional Office | 2090 U.S. Highway 70 | Swannanoa, North Carolina 28778
828.296.4500

- to alternate pumps regularly. It is also recommended to have back up pumps on-site in the event of a failure.
- b. Booster pumps appear to be submersible-type, typical of well pumps, installed horizontally into a larger-diameter pipe. This arrangement may be contributing to the short pump life experienced by the water system. It is recommended to have an engineer evaluate the booster situation and submit plans to Plan Review for upgrades.
4. **Management and Operation**
 - a. The water system is operated manually. There is no automatic communication between storage, well pumps, and booster stations. Automated controls are recommended to simplify operation of the water system.
 - b. The financial situation of the water system is concerning. I understand you are actively working to enforce collection of POA dues. We have also been in contact regarding obtaining some assistance through SERCAP.
 5. **Operator Compliance**
 - a. If the water system exceeds 100 service connections, it will require a B-grade distribution operator. As of the sanitary survey, the system had 94 connections.

Item 1a is a significant deficiency and requires urgent attention. Please acknowledge receipt of this letter in writing within 30 days, email is acceptable. Please identify each of the penetrations of the sanitary seal and well casing and add a downward-directed screened vent to the well if not present within 60 days. A labeled photograph will suffice as documentation of the corrective action, which can be submitted via email. Failure to address a significant deficiency within 120 days of this letter's date can result in a treatment technique violation and subsequent penalties.

Items 1b and 1c are minor deficiencies and should be addressed as promptly as is feasible. 1b is low-cost and simple to address. Within 30 days, please provide a timeline to address these deficiencies.

I would like to thank you and Mr. Ron Epperson for your time and assistance during the inspection. As a reminder, you are required to keep sampling plans and records on-site: records of your bacteriological sampling results for at least five years, chemical sampling results for at least ten years, and lead and copper results for at least twelve years.



Pine Mountain Property Owners Association, Inc.
2885 Pine Mountain Drive
Connelly Springs, NC 28612
828-437-4894
pinemountainpoa@gmail.com

~~~~~PROXY~~~~~

I, \_\_\_\_\_,  
(Print Name)

Pine Mountain Property Owners Association, Inc. Member-In-Good-Standing with water services authorize the PMPOA, Inc. Board of Directors to represent my interests, voting rights, and determinations made during the special meeting of Pine Mountain Members with water services at 6:00PM, Friday, October 15, 2021 at the South Mountains Fire & Rescue Station, 8204 Gus Peeler Road, Connelly Springs, NC 28612; or at any subsequent meeting held in order to obtain a quorum to conduct business in compliance with NCGS 55A-7-22 and the PMPOA C&Rs Part One Sections 4 and 5.

I authorize the Board of Directors to use this proxy to complete the agenda of the Special Meeting of Members-In-Good-Standing with water services,

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)