

## Sewer Project Frequently Asked Questions (FAQ)

York County Engineering Department recently completed a Wastewater Collection System Study in the northwestern area of the County. The results of this Study indicate that additional wastewater collection system infrastructure must be constructed in order to continue to provide service to the County's current and future customers. One of the Projects identified is the New Heritage Wastewater Pump Station, Gravity Sewer, and Force Main Project. This Project will allow the County to remove five existing wastewater pump stations from service by constructing one new pump station along Convention Drive near the intersection of Regent Parkway and Starlight Drive. The Project also requires the installation of a new underground sewer to be constructed from the new pump station to the County's existing Steele Creek Wastewater Pump Station located just west of US HWY 21 Bypass near the Knights Baseball Stadium.

### 1. Will the Project Raise my Association Dues?

Answer: No. The sewer project is funded by the county. Any Association expenses related to the project will come from our general budget. We are in negotiations with the county and its arbitrator to get a fair settlement for property and easements and reimbursement of related expenses.

### 2. Will the Project Raise my Taxes?

Answer: The Project will not be funded by property taxes.

### 3. What safeguards will be put in place to prevent line backups?

Answer: The new system will be connected in parallel with the existing system until the Project is completed. The community will not be affected by any switchover. In fact, a majority of the Association currently operates on a separate system. Multiple fail-safes, redundant systems, and active monitoring will ensure the new pump station operates without failure.

### 4. What measures will be put in place to control smell.

Answer: The new pump station will be equipped with odor-control technology. The forced main system is a sealed system which will be buried 10-20' underground.

### 5. What is the projected noise impact--daily and during periods of system testing?

Answer: Normal pump station operation will not be noticed. A generator test will be performed once a week for a brief period of time.

### 6. What is the project timeline?

Answer: The project is tentatively planned to begin early summer of 2011 and could take up to a year. Timelines can be impacted by weather and unforeseen circumstances. Construction will be intermittent during this timeframe.

7. Will traffic be affected during construction?

Answer: Streets will remain passable at all times. Flagmen will be present to direct traffic during times of construction. Steel plates may temporarily be used to cover intersections. Construction along Farmhouse is not to impede school traffic.

8. Will private lots be affected?

Answer: The force main portion of this project will be installed along Association common property. There is one resident lot that will be affected and the county is in negotiations with them.

9. How much is the Association being compensated and how will compensation be expensed?

Answer: Negotiations are still in progress with the Right of Way arbitrators (Telics), the county, and the Association Board of Directors. Compensation will be used to recoup Association expenses and any net funds will go to the Association Reserve account for capital improvements.

10. Do Association Members have a vote on approving Project?

Answer: Once terms of a settlement are agreed upon, it will be presented to all Class Members of the Association to vote upon. Failure to pass the measure will force the county to condemn the property and invoke eminent domain procedures. At which point, the Association will forfeit any negotiations and will only receive minimal market value for any such property.

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Additional documents and information are available on the Kuester community website and will be made available on the upcoming Regal Manor HOA community website.



This photo is an example of what the new pumping station will look like—only it will be smaller. It will be constructed of decorative block and a metal roof. It will be constructed in the

valley behind the existing in-ground pumping station and will be surrounded by a berm with natural screening. Everything is contained in the shelter with the exception of the backup generator.