



Sundance Mt. South Association

2024 Reports

Wells Committee Report



SMSA 2024 WELLS COMMITTEE REPORT

The Wells hotline sent and received over two dozen calls, texts and emails to/from owners on shared wells in 2024 related to maintenance and repair issues. From monitoring the KW usage monthly on all shared wells the Committee had several leaks repaired.



Multiple leaks were fixed on wells R-14, S-37 and S-35. Many of the SMSA waterlines for shared wells are over fifty years old and more leaks than usual were experienced this year. The Committee is working with the Board to determine if it would be cost-effective to have long stretches of some waterlines be replaced. This would be only done upon request, approval and funding of the shared wells owners.

The Committee reported numerous waterline issues that occurred during Shentel's installation of fiber optics cable. When Shentel broke the main waterline in multiple locations, the Board directed them to work with the Association's plumber to locate shut-off valves and replace long stretches of water pipe. Some owners were without water for several days. The Board sent a letter to Shentel requesting them to provide a more coordinated effort if additional cable is to be installed.

Additional work included Well S-37 having a fourteen year old pump being replaced and Wells S-13 and R-14 having to replace the pressure tanks. Well S-35 had most of the electrical wiring changed that was causing the pump and chlorination unit to run excessively. Several wells were shocked for bacteria and all water tests for e-coli and Coliform are now reported as "passed". Well filters and the chlorination unit continue to be serviced every two months, with the exception of Well S-13, which is maintained monthly.

The influx of Short-Term Rentals has increased the number of hot tubs on several shared wells and the Board continues to ask that those owners, as well as owners with above-ground pools, to purchase water and have it delivered, rather than using water from shared wells.

Running water for hot tubs and pools depletes well water, lowers water pressure as water in the pressure tanks is reduced and filters become clogged with sediment. The sediment then surrounds the bacteria-cleaning UV lights and renders them ineffective. All owners may then have no water or very low pressure. Due to running excessively, the life of the well pump is decreased and the cost of replacing a well pump is about \$3000, which is paid by all of the shared well owners.

Additional delivery services will be added as determined and will be made available on the website at <https://www.sundancemtsouth.org/wells.html>

The Committee continues to ask owners to quickly report instances of low water pressure, no water or wet ground areas that could indicate a waterline leak. CONTACTS: Hotline number 540-339-7510.

Email: smsawells@gmail.com or sundancemtsouth@gmail.com

UNPAID WELL EXPENSES FOR REPAIRS AND MAINTENANCE

The monthly electricity for shared wells is paid by the owners' annual \$65 assessments. That assessment does not include expenses for maintenance and repair of wells.

As a convenience to owners and to ensure the plumber's responsiveness to critical well problems, SMSA pays the plumber's invoices on behalf of the shared well owners which must then be reimbursed. SMSA divides the well expenses evenly among the owners of each well and bills them as they are incurred. Plumbing costs may be high and draws money from our checking account, which is used to pay for road maintenance, bookkeeping, insurance and more.

It's important that members reimburse the Association in a timely manner so the checking account funds are not depleted. The chart below shows the current amount of unpaid well bills and the extent of their delinquency.

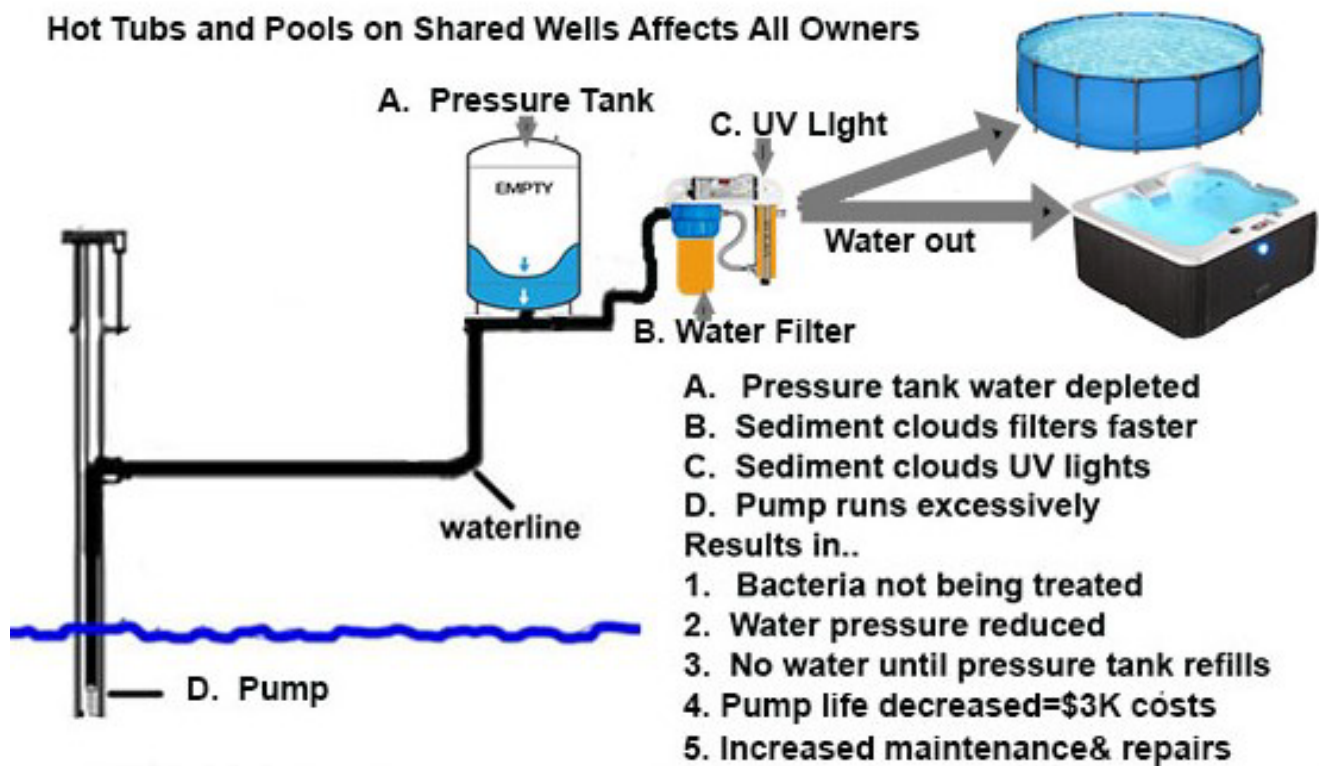
Unpaid Well Bills as of 10/31/2024

Total Unpaid Well Bills:	\$	11,000
under 30 days old		7,400
30-365 days		800
over 365 days (on payment plans)		2,800

This year, several of our wells underwent the replacement of expensive equipment: a well pump (around 3K), two pressure tanks (over 1.2K each), pressure gauges, and electrical work. In addition, our aging waterlines experienced several major leaks.

While we ask owners to pay these bills in 30 days, we provide all owners with the option of making reasonable monthly payments on large bills. We ask owners to contact us if and when they would like to make scheduled payments on a large balance.

Hot Tubs and Pools on Shared Wells Affects All Owners



The following local water delivery resources were provided to all owners:

- Johns - 540.477.2816
- Reedy's- 540.459.5499

Additional delivery services will be added as determined and will be made available on the website at <https://www.sundancemtssouth.org/wells.html>