



Elizabeth Townes

FEBRUARY 2009

ET HOA Board Elected Officers

The following officers were elected on January 20, 2009

President:	LaDonna Walden
Vice-President:	Barbara Gillis
Secretary:	Samantha Corning
Treasurer:	Mary Lennert
Directors:	Ginger Hall Gwen Crawford

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www. Elizabethtownes.com website New and Improved 2009

Going on line to find information about our community is much easier reading. The redesigned site, created by Samantha Corning, has new organization, new color and larger print. It went on line on February 3, 2009.

What Can ET HOA Do With \$4.63 per Month? Coffee Anyone?

Get to know your neighbors

Actually, start out with dues of **\$133.67** per month.

Pay **\$61.01** for contractual expenses per month of Landscape, Insurance, Trash, Management and Pool.

Next, pay **\$68.03** for non-contractual expenses per month for Water/Sewer, Electricity/Gas, Building Repair/Maintenance,

Landscape Extras, Office Expenses, Accounting/Legal, Roof Repair, Pool Extras, Terminex and Reserves.

The amount left is **\$4.63** to contribute to major improvements/repairs for ET HOA. As we said, coffee anyone?

Water, Water, Water Caused \$,\$,\$

As a result of the drought in 2007, the cost of our water usage is still increasing for 2009. Out of all the expenses, the water bill per townhouse on average costs ET HOA almost \$32.00 per month.

Not just because of the increasing cost but also to continue to have quality water, it is in each resident's best interest to conserve water.

Remember, for outside of your townhouse, Mecklenburg County still has water usage days. Residents with odd house number may use water outside on Tuesday and Saturday; residents with even house number on Wednesday and Sunday. Keep run-off at a minimum by

turning off the hose/spigot when you are not actually using the water — for example, when washing your car.

Established trees and plants do not need watering. Surface watering encourages roots of older trees and shrubs to grow up to the surface, which in turn will cause the plants to suffer from high heat and drought. These older trees and plants become stressed and consequently diseased.

The new grass does need some watering in the Spring and perhaps with scorching heat in the Summer. Thirty minutes per area, without run-off, is adequate on the allowable days, either early in the morning or later in the evening.

Infrastructure Issues Being Addressed

The cream colored caps on the 12 columns at the entrance to Elizabeth Townes look like newly sprouting flowers. The wrinkling hardscape and land at a Timothy Court culvert needs major cosmetic surgery. The two detention ponds are knitting scarves out of roots and sliding mud banks in the outflow areas.

Starting back in 2008, the ET HOA Board worked with consultants and then numerous vendors for each of these projects. The final solution regarding each one of the issues will be made and done in 2009, as finances allow.

Lift Station Shut-Down Possible

Please read and keep the attached yellow flyer that explains the lift station that manages sewage at ET, what repair costs are likely to be, and each resident's responsibility to keep sewage out of our houses.

Give Us your Input

On Sunday, February 22, 2009, from 1:00 pm to 2:00 pm at the Rea Road Library, the first of several one-hour-long ET HOA forums for this year will be held for homeowners. The topic of discussion is

“PARKING MATTERS in ELIZABETH TOWNES”

At the forum, each speaker will:

- ◆ Sign in
- ◆ Talk only about the topic of discussion
- ◆ Speak for no more than 3 to 5 minutes

Your Elizabeth Townes Board Has a Goal

To have a community that is harmonious and friendly, efficiently run, both with regard to expense and time, and one of the most desirable developments of its kind for townhouse resales.

The Board cannot do this without you. We need your help, your opinions, your creativity, and your positive outlooks.

Many thanks. We looking forward to seeing you on Sunday, February 22.

What is a Lift Station?

ETHOA owns a wastewater lift station located at the end of Bryant Field Circle. Our lift station is used to do very preliminary processing. It lifts liquid wastewater, both black water (commode) and gray water (all other sources), from our homes to the city sewer lines. It does not clean or filter our waste.

The lifting component is comprised of two pumps and an emergency generator. The pumps operate alternately to insure that one is working at all times. In early 2008, one of the pumps completely broke down and was replaced. This cost \$5,551.54. Then, in late 2008, the other pump began working at extremely minimal capacity. Therefore, only one pump is working at full capacity.

Due to the erratic workings of the lift station, Aqua-Trol, Inc., the company that maintains ETHOA Lift Station, has done an evacuation of sewage and/or other repairs and maintenance at a cost of \$3,176.95 in 2008.

What caused the breakdown of the Lift Station pumps?

The contents in the ETHOA Lift Station contained waste that was not dissolvable. Aqua-Trol, Inc. has removed baby diapers, plastic packaging, pea gravel, terry cloth toweling, etc. Recently, similar debris items damaged the new pump.

What can be flushed or washed into the Lift Station?

Aqua-Trol, Inc. tells us that the following items must not be flushed down the toilet or sent down any drains.

- A. powdered detergents of any kind
- B. FOG = Fat (butter, margarine, animal fat from meat), Oil and Grease
- C. any part of feminine and/or condoms products
- D. extra plush toilet tissue
- E. carpet-cleaning water/floor-washing water
- F. anything that is not water-soluble: baby diapers, rags, hand towels, toys, cigarettes, pasta, rice, coffee grinds, hair, vegetables, kitty litter, grass, leaves, sand, rocks, and so on (Disintegrating is not the same as soluble)

Another way to describe these items: **ONLY** SOLUABLE LIQUIDS MAY BE PUT DOWN ANY DRAINS. ALSO, MINIMIZE THE USE OF THE GARBAGE DISPOSAL AS THE FOOD PARTICLES DON'T DISSOLVE.