

THE ESCAPE PROPERTY OWNERS'
ASSOCIATION, INC.

CAPITAL RESERVE STUDY

Ann Marie Miller
Property Manager

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INTRODUCTION

The Escape Property Owners Association was originally developed in 1972 and placed some of the major assets at 50 years. EPOA's Property Manager Ann Marie Miller, developed this Capital Reserve Study to evaluate the current condition of all assets of The Escape Property Owners Association, Inc. It incorporates information from previous condition assessments by Linder Engineering, Inc. (Water & Sewer Systems - 1996) and KBA Engineering, Inc. (Round House, Marina Building, Sewage Treatment Buildings, Well Houses Common Spaces and Pavement Report updates and assigns a life expectancy for each asset. The narrative is followed with various images of the complex and with a worksheet (Recap Analysis) estimating the replacement cost for each component of each asset and the annual contribution to fund the

replacement. When the Board of Directors accepts this report, it should be addressed during the annual budget process and provide funding of money for these assets as a separate Capital Reserve Expense in your billing to the membership. Capital Reserve monies are separate from Operating funds. However, this study is provided to recognize the cost of replacing these assets and the probability of when the EPOA will have to make those replacements. Through funding of budgeted maintenance to keep these assets in operating condition will ensure meeting their life expectancy. Funding capital replacement reserves will assist in protecting against special assessments to meet unexpected major repairs.

This Capital Reserve Study, also known as the 10 Year Plan, is a guide to maintain and upgrade EPOA assets. If an asset is scheduled for replacement and through regular maintenance the replacement can be prolonged it is acceptable practice during the budget process to delay replacement.

The data provided in the following Asset Life Expectancy chart was used as a baseline to determine repair/replacements costs and forecasting.

LIFE CYCLE DATA

ASSET LIFE EXPECTANCY
LANDSCAPING / DRAINAGE / SEPTIC or SEWER SYSTEM
Concrete culverts have a life expectancy of 34 years.
Steel culverts have a life expectancy of 14 years.
Landscaping, decorative shrubs, trees, etc. have a life expectancy of 10 years.
Permanent outdoor furnishings have a life expectancy of 5 years.
Underground sewer, water lines, wells have a life expectancy of 25 years.
SIDEWALKS / DRIVEWAYS / PATIOS
Concrete bulkheads have a life expectancy of 34 years.
Steel bulkheads have a life expectancy of 29 years.
Wood bulkheads have a life expectancy of 24 years.
Curbing has a life expectancy of 19 years.
Parking lot and docks, bumpers and gates have a life expectancy of 4 years.
Parking lot guard rails have a life expectancy of 9 years.

Parking lot striping has a life expectancy of 2 years.
Asphalt paving has a life expectancy of 8 years.
Asphalt paving sealers have a life expectancy of 5 years.
Reinforced concrete/brick has a life expectancy of 13 years.
Non-reinforced concrete has a life expectancy of 11 years.
Flagstone has a life expectancy of 30 years.
Gravel has a life expectancy of 5 years.
Granites have a life expectancy of 65 years.
Snow melting systems have a life expectancy of 10 years.
SHEDS / OUTBUILDINGS / FENCING
Chain link fencing has a life expectancy of 15 years.
Vinyl Fencing has a life expectancy of 14 years.
Wood Fencing has a life expectancy of 8 years.
Wind Screens have a life expectancy of 5 years.
Masonry Walls have a life expectancy of 25 years.
Flag Poles have a life expectancy of 20 years.
Signs have a life expectancy of 10 years.
Tennis Courts have a life expectancy of 20 years.
Tennis court asphalt / colored concrete resurfacing has a life expectancy of 4 years.
Tennis court nets have a life expectancy of 2 years.
DECKS / PORCHES / BALCONIES
Canopies & patio covers have a life expectancy of 14 years.
Vinyl deck coating has a life expectancy of 15 years.
Wood stairways and decks have a life expectancy of 10 years.
Cement composition stairways and decks have a life expectancy of 16 years.
EXTERIOR WALLS / WINDOWS / DOORS
Awnings and window screens have a life expectancy of 5 years.
Exterior paint on masonry and metal has a life expectancy of 4 years.
Exterior paint on wood has a life expectancy of 4 years.
Exterior sealers and silicones have a life expectancy of 2 years.
Exterior waterproofing and bituminous coatings have a life expectancy of 10 years.
Masonry fireplaces and chimneys have a life expectancy of 40 years.
Metal fireplaces and chimneys have a life expectancy of 25 years.
Shutters have a life expectancy of 4 years.
Storm windows have a life expectancy of 10 years.
ROOFING / FLASHING / SKYLIGHTS / CHIMNEYS
Built up tar and gravel roofing have a life expectancy of 13 years.
Composition rolls and mineral surface roofing have a life expectancy of 10 years.
Composite shingles have a life expectancy of 16 years.
Laminated shingles have a live expectancy of 30 years.

Elastomeric roofing has a life expectancy of 15 years.
Metal roofing has a life expectancy of 20 years.
Slate or copper roofing has all life expectancy of 50 years.
Tile, concrete, or clay has a life expectancy of 36 years.
Wood shakes have a life expectancy of 24 years.
Wood shingles have a life expectancy of 20 years.
KITCHENS
Kitchen cabinets made of particleboard and laminates have a life expectancy of 18 years.
Kitchen cabinets made of wood have a life expectancy of 25 years.
Countertops made of laminates have a life expectancy of 15 years.
Countertops made of solid materials have a life expectancy of 25 years.
Countertops made of stone materials have a life expectancy of 45 years.
Hollow core doors have a life expectancy of 20 years.
Solid core doors have a life expectancy of 32 years
Elevators, escalators, and chairlifts have a life expectancy of 20 years.
Major residential appliances have a life expectancy of 12 years.
Garbage disposals have a life expectancy of 8 years
Home electronic systems have a life expectancy of 7 years.
Radio intercom and paging systems have a life expectancy of 15 years.
Telephone, antenna, and dish systems have a life expectancy of 10 years.
Vacuum cleaning systems have a life expectancy of 13 years.

RESTROOMS

Rest cabinets made of particleboard and laminates have a life expectancy of 18 years.

Restroom cabinets made of wood have a life expectancy of 25 years.

Countertops made of laminates have a life expectancy of 15 years.

Countertops made of solid materials have a life expectancy of 25 years.

Countertops made of stone materials have a life expectancy of 45 years.

Hollow core doors have a life expectancy of 20 years.

Solid core doors have a life expectancy of 32 years

Major residential appliances have a life expectancy of 12 years.

INTERIOR CEILINGS / WALLS / FLOORS / DOORS / STAIRS

Carpet and pad have a life expectancy of 5 years.

Carpet tiles have a life expectancy of 6 years.

Ceramic, quarry, and terrazzo tile have a life expectancy of 30 years.

Floor sealer has a life expectancy of 3 years.

Indoor/outdoor carpet has a life expectancy of 5 years.

Laminates have a life expectancy of 19 years.

Linoleum has a life expectancy of 13 years.

Rubber mats have a life expectancy of 4 years.

Stone, slate, marble, and granite have a life expectancy of 45 years.

Terrazzo has a life expectancy of 32 years.

Vinyl composite tile or sheet has a life expectancy of 10 years.

Vinyl and rubber tile or sheet has a life expectancy of 15 years.

Hardwood flooring has a life expectancy of 40 years.

Softwood flooring has a life expectancy of 25 years.

Acoustic ceiling tiles or panels have a life expectancy of 10 years.

Built in cabinetry and millwork has a life expectancy of 25 years.

Hollow core doors have a life expectancy of 20 years.

Solid core doors have a life expectancy of 32 years

Elevators, escalators, and chairlifts have a life expectancy of 20 years.

Major residential appliances have a life expectancy of 12 years.

Garbage disposals have a life expectancy of 8 years

Home electronic systems have a life expectancy of 7 years.

Radio intercom and paging systems have a life expectancy of 15 years.

Telephone, antenna, and dish systems have a life expectancy of 10 years.

Vacuum cleaning systems have a life expectancy of 13 years.

Drapery has a life expectancy of 8 years.

Framing partitions have a life expectancy of 25 years.

Interior paint has a life expectancy of 5 years.

Glazing has a life expectancy of 25 years.

Vertical blinds have a life expectancy of 7 years.

Mini blinds have a life expectancy of 5 years.
Wallpaper and wall coverings have a life expectancy of 10 years.
Shutters have a life expectancy of 4 years.
HVAC (HEATING, VENTILATION, AIR CONDITIONING)
Radiant electric heaters have a life expectancy of 11 years.
Baseboard electric have a life expectancy of 16 years.
Forced air heating and heat pumps have a life expectancy of 12 years.
Hot water and steam heating have a life expectancy of 21 years.
Combined heating and cooling plants have a life expectancy of 15 years.
Packaged heating and cooling plants have a life expectancy of 8 years.
Central refrigerated air conditioning has a life expectancy of 13 years
Packaged refrigeration units have a life expectancy of 7 years.
Window refrigerating units have a life expectancy of 9 years.
Solar heating systems have a life expectancy of 7 years
Unit heaters or through the wall units have a life expectancy of 10 years.
Wall or floor furnaces have a life expectancy of 13 years.
Evaporative coolers have a life expectancy of 6 years.
Exhaust and ventilating fans have a life expectancy of 9 years.
Galvanized steel air ducts have a life expectancy of 20 years.
Aluminum air ducts have a life expectancy of 19 years.
Fiberglass air ducts have a life expectancy of 17 years.
Duct insulation has a life expectancy of 15 years.
Electric or electronic controls have a life expectancy of 11 years.
Pneumatic controls have a life expectancy of 16 years
Fans and motors have a life expectancy of 16 years.
Heating and cooling coils have a life expectancy of 12 years.
Humidifiers and air washers have a life expectancy of 13 years.
Boilers have a life expectancy of 17 years.
Steel oil storage tanks have a life expectancy of 27 years.
Water evaporative condensers have a life expectancy of 12 years.
PLUMBING / HOT WATER HEATERS / SUMP & WELL PUMPS
Residential composite fixtures and pipes have a life expectancy of 17 years.
Porcelain plumbing fixtures have a life expectancy of 20 years.
Enameled steel plumbing fixtures and water fountains have a life expectancy of 7 years.
Fiberglass plumbing fixtures have a life expectancy of 13 years.
Faucets, valves, softeners, and purifiers have a life expectancy of 10 years.
Residential water heaters have a life expectancy of 5 years.
Commercial water heaters have a life expectancy of 11 years.
Sump and well pumps have a life expectancy of 10 years.
Septic systems have a life expectancy of 15 years.

Galvanized piping has a life expectancy of 16 years.
Copper piping has a life expectancy of 25 years.
Plastic piping has a life expectancy of 20 years.
Sprinkler and fire protection systems have a life expectancy of 23 years.
Residential smoke detectors have a life expectancy of 12 years.
Smoke and heat detectors have all life expectancy of 15 years.
Fire hose and miscellaneous equipment have a life expectancy of 9 years.
Miscellaneous pumps, motors, and controls have a life expectancy of 4 years.
ELECTRICAL SYSTEMS
Composite fixtures and wire have a life expectancy of 28 years.
Emergency generators have a life expectancy of 25 years.
Residential light fixtures have a life expectancy of 20 years.
Commercial grade light fixtures and ceiling fans have a live expectancy of 10 years.
Residential service wiring has a life expectancy of 30 years.
Power wiring has a life expectancy of 23 years.
Security alarm systems have a life expectancy of 12 years.
Major residential appliances have a life expectancy of 12 years.
Garbage disposers and washing machines have a life expectancy of 8 years.
Home electronics have a life expectancy of 7 years.
Radio-intercom and paging systems have a life expectancy of 15 years.
Telephone, antenna, and dish systems have a life expectancy of 10 years.
Vacuum cleaning systems have a life expectancy of 13 years.
FIRE & OTHER PROTECTION
Composite fixtures and wire have a life expectancy of 28 years.
Emergency generators have a life expectancy of 25 years.
Residential service wiring has a life expectancy of 30 years.
Power wiring has a life expectancy of 23 years.
Security alarm systems have a life expectancy of 12 years.
Home electronics have a life expectancy of 7 years.
Radio-intercom and paging systems have a life expectancy of 15 years.
Telephone, antenna, and dish systems have a life expectancy of 10 years.

FRONT ENTRANCE

This element was constructed of landscaping stone and contained various plantings, signage and flagpoles and functioned as the cornerstone into the Escape's main entrance. In August of 2015, this feature was demolished and removed from the front entrance planter and replaced signage. Installation consisted of an 8'x16'x3' block planter box with caps. New topsoil and plantings are installed to go with the landscape. Mulch entire bed, brown color. New Escape sign, back and front, installed along with new poles and lights.

August of 2021 right rear facing landscape blocks were replaced. Damage was caused by a commercial vehicle. To be repaired in 2026.

As of this date there are no plans to replace/improve this area and will only require routine maintenance and seasonal plantings.

ROUNDHOUSE

The building is a two-story circular wood frame construction. In 1984 it served as a sales office for the developer. In 1998 The Escape Property Owners Association purchased the building. Administration operations were moved into the Roundhouse in 1999 after the Marina Building was destroyed by fire.

ROOF

The roof was replaced in 2006 by complete removal of the existing shingles down to the plywood that was deemed in excellent condition. The roof is at 4:12 pitch. The ceiling on the second floor is vaulted. There are no vent peaks and no soffit venting.

DECKING

The upper decking was replaced in 2025. It is supported by 2 x 10 pressure treated lumber. The railing height is thirty-seven inches above the deck. 2 x 6 railing. The lower deck was replaced in 2020. The prior deck showed signs of aging. The lower deck, railing, and ramp were replaced with composite materials.

SIDING

The wood tongue and groove siding are in good condition. It was last stained and waterproofed in the summer of 2018. The building exterior was renovated in 2025 with vinyl siding and trim.

WINDOWS

All windows were replaced with energy efficient Viwinco windows in 2025.

CRAWL SPACE

In 2020 maintenance repaired and added sump pumps.

HEATING

The office has electric heat. It was changed from energy storage to baseboard in 2010. Alternative heat sources will be evaluated to improve overall comfort.

WATER SYSTEM

Water is provided by a well originally drilled when the site was formerly a mobile home owned by John Nicholson. The well is located to the east of the building and there is no documentation of the depth. The pump is ½ hp.

ON SITE SEPTIC SYSTEM

There is a standard system consisting of a concrete tank at the northwestern edge of the parking lot.

PARKING LOT

This originally consisted of a stone base with applications of tar and chip. A bituminous paving as applied in 2008 at a cost of \$25,000. July of 2022 the parking lot area was expanded to include additional parking spaces, and the entire flat surface area was repaved and stripped at a cost of 16,000.

Line painting performed each year or as needed.

CAMERA SYSTEM

Cameras were installed in 2011. Cameras were updated in 2018 with the addition of a license plate camera. Cameras were upgraded in 2025 with Ubiquiti cameras with night vision. The office has 6 cameras.

TENNIS COURTS/MAILBOX AREA

Tennis courts were installed in 1984. Tennis Courts were part of the assessment in 2016 and were repaired in 2017.

Cinder Court was the former site of an outdoor swimming pool. That was decommissioned in the early 1990's. The pool was filled in since deemed too expensive to repair/upgrade.

In 2015 the building was used for storage. The outside was used for equipment and cinders. In November of 2021, an open bay storage pavilion was erected to store winter aggregate and salt.

New fence to be installed in 2026. Prices for new fencing are being addressed. The board is discussing what to do with the building as well as expanding the maintenance capabilities.

Mailbox clusters are the property of the United States Postal Service who maintains them. An additional set has been installed in 2025. This area was part of the 2016 assessment and was paved in 2017.

Future projects will consist of relocating the modular garage near the Treatment Plant used for dock construction to this area and adding additional bays for vehicle storage and repairs.

This area has four cameras. These were installed in 2012 and repaired in 2018. Camera upgrades are being done by 2025/2026.

SOUTHERTON POOL/BUILDING/PLAYGROUND

Pool and related buildings were built in 1984. The cinder block and frame buildings house a basic toilet/sink/dressing room. Regular maintenance should provide any improvements necessary. The Mechanical Room contains the Hayward Filter and Pumps and pool heater. In the summer of 2022, these facilities received complete upgrades, and the exterior was resided in 2024.

Filter System: Hayward; sand (100lbs) replaced in 2010 with the next replacement in 2013 as a maintenance item; filter installed about 10 years ago with a life expectancy of an additional 10 years at a replacement cost of \$4,800.00. Chemical System: chlorine tablets; put into filtered water prior to going back to pool.

Pumps: one pump; 1-1/2 hp Hayward; replaced in July of 2012; \$500.00 replacement cost every 5 years funded out of annual maintenance.

Shell/bottom of pool: installed in 1984; fiberglass walls with cement flooring; no lights. Electrical Inspection is required every 3 years.

Decking: concrete in particularly good condition; built as an outdoor pool with wire reinforcement and expansion joints; replacement in 10 years at a cost of \$12,000.00.

Ladders: two ladders in good condition, maintain as regular maintenance item, steps in shallow end.

Fencing four feet high as required by required by Greene Township; particularly good condition with required self-closing gates installed in 2012; 15 more years life expectancy; replacement cost of \$12,000.00.

Basketball Court and playground - court constructed in 2006; it is not a full-size court; base is graded modified with bituminous surface; resurface and paint in 2020 at cost of \$5,000.00. The playground has been in existence since the complex was originally developed; can be maintained through an annual budget. New playground apparatus to be installed in 2026. Ballfield was initially used as a model home display area by the developer; developed into a ballfield/soccer field over time; needs only regular maintenance. Fencing around these areas have been replaced in summer of 2022.

MARINA COMPLEX

This Common area consists of the Marina Building/Clubhouse, Outdoor Pool, Playground area, and Parking spots. The area also contains Docks and Slips, Swim area, and storage racks for non-powered personal watercrafts.

Surveillance cameras were replaced in 2023 to include updated technology that incorporates high resolution and night vision applications for \$20,000.

BUILDING

The original Marina Building/Clubhouse was destroyed by fire in 1999. The original pool was designed by Quality Pool's Dick Mackey in 1984 when the previous clubhouse was built by the developer, John Hauser. The pool building collapsed in 1998 caused by a windstorm reaching 50mph and a foot of snow. Additionally, the 2 x 4 pine framing was rotting at the base. The pool building enclosure was removed and not replaced.

The new clubhouse was built by Pioneer Pole Builders in 2000.

In 2019 the water lines froze, and the building had complete water damage. In March of 2019, the building was completely renovated. The kitchen pipes were boxed-in above the ceiling. New countertops were installed as well as new vinyl plank flooring. Walls were repaired and painted. The outside of the building was repainted in 2019. Appliances consist of two gas stoves: and a double door refrigerator with the bottom freezer.

The main meeting room requires all piping to be replaced. Damage to walls was repaired and painted. A new wall separating the main room and bathrooms was installed. New vinyl plank flooring was installed. An emergency generator with Briggs and Stratton engine was installed. The bathrooms were completely renovated. The outside of the Marina building was repaired and painted in 2019. Color blue. Metal roof is scheduled for 2026.

MARINA POOL

Filter System: Haywood; sand (100lbs) replaced in 2011 (should be replaced every third year as a regular maintenance expense); filter installed about 5 years ago; replacement of filter might be considered in 10 years to provide newer technology or when the Board decides to replace the entire pool.

Heater - McLain-Wyler pool heater installed 10 years ago; never used until 2010; fifteen additional years life. Heater was replaced in 2022 at a cost of \$6,000. Chemical System: chlorine tablets; put into filtered water prior to going back to pool.

Pumps: one pump; 2hp Haywood.

Shell/bottom of pool: installed in 1986; fiberglass walls with cement flooring; large hole in area of three feet by the ladder when clubhouse collapsed; patched by company 24/7 who specializes in fiberglass repair primarily for boats; tiles were originally installed at top edge; tiles have not been on pool for about 10years. Note the pool was originally designed as an indoor swimming pool and not designed to weather the elements. Nonetheless the pool has not experienced major failures, however, in the spring of 2025 select plumbing and strainer baskets were replaced as part of the decking repair. Due to the pools age options are being considered, including a complete replacement.

Pool lights: one pool light at deep end center wall of pool; disconnected for safety concerns.

Electrical Inspection: 2011; required every third year.

Decking: the poured concrete flat surface was expanded in 2021 to allow greater usable areas. Rubber decking around pool was replaced with concrete in 2025.

Ladders/steps: six new ladder support brackets (2 for each ladder) added before opening for 2012 season.

Fencing: eight foot high; installed when Marina building collapsed in 2010; it was in good condition but required replacement once the flat surface area was enlarged.

Shed: built shed when building collapsed over the existing indoor filter and plumbing; regular maintenance can extend life for 20 years.

DOCKS

There are currently seven docks with ninety-eight dock slips and twenty-three jet ski slips. The Escape's Marina is different than other communities; The ownership of the privilege of utilizing the dock/finger space was sold by the original developer to individuals. Some dock owners have resold their dock/finger space along with the sale of their home. The only requirement is that the owner be a member in good standing.

In 2016 to present the maintenance team-built kayak racks for homeowners to rent annually. Currently there are eight sets of racks with six spots on each. In 2018 there was a \$300.00 x 6-year dock assessment applied to all dock owners. This assessment will allow the maintenance team to build a new dock every year.

In 2019 dock # 1 was rebuilt

In 2021 dock # 2 was rebuilt

In 2022 dock # 3 was rebuilt

In 2023 dock #4 was rebuilt

In 2024 dock #5 was rebuilt

In 2025 dock # 6 was rebuilt

In 2026 dock # 7 will be replaced in 2026

Average cost of replacement \$45,000.

In 2021 the property along the lake was surveyed. It was revealed that EPOA property extends to an adjacent home in the neighboring community and to the end of the driveway of the 199 Marina Way Lot # M1. It was discussed that the Escape would apply for an eighth dock to the left and enlarge the swim platform and the shore area to the right. With the help of KBA Engineering the application was submitted in 2022.

Upon approval the Board of Directors will discuss the process of how the new slips will be offered to the community. EPOA maintenance resources will build dock #8.

MARINA AREA CAMERA SYSTEM

The Marina building, parking lots, building and pools have a total of sixteen cameras. The Marina area by the docks has three cameras. As mentioned, cameras were replaced in 2023 (\$20,000) to include night vision technology.

MARINA ENTRANCE SIGN

This structure consists of pressure treated timbers stacked five feet high with a planting area. This feature provides billboard space for notifications as well as acting as barrier to prevent vehicles from accidentally sliding down the embankment. The structure was removed and replaced with paver stone construction in 2022.

DOCK GARAGE

In November of 2018, a dock garage was purchased and placed at Lookout Circle, a property the Escape purchased in 2015 for a maintenance area. The garage is 12" on the center floor to accommodate the weight. 14' x 30', 9' x 7' garage roll up door with side door and two windows.

The garage was purchased for Maintenance to build the new docks and refurbish existing during the winter months. It is a temporary structure so it could be moved when the new sewer plant and pole barn are installed. The placement of the dock garage is to be determined.

SEWAGE TREATMENT SYSTEM

The sanitary sewer system has two major components: the collection system and the treatment plant. The collection system consists of gravity mains which collect the sewage by gravity and route it to four pumping stations which then pump the sewage to locations where it can flow by gravity to the Sewer Treatment Plant (STP). All sewage is collected at the STP where it is treated, chlorinated and the effluent discharged by gravity to a tributary (unnamed) leading to Lake Wallenpaupack.

When Escape ownership transitioned to the Property Owners Association from the developers in 1994 all alternating pumps were either replaced or rebuilt, all air lines were replaced, blades and diffusers (6 rods containing six diffusers each) were replaced. Since then, pumps and associated apparatus are replaced as part of the normal maintenance cycle or upon failure. Costs are considered acceptable maintenance expenses.

The gravity collection system consists of 8-inch diameter PVC piping and pre-cast concrete utility access holes. Sewage cannot be pumped in a bend therefore when the direction of the flow is changed there must be an access point to accomplish this. There are approximately 50 access points throughout the community. Most laterals flow into the sewer mains by gravity.

The four pumping stations include:

- 1) Dogwood Pumping Station - near Lot 629; rebuilt pumps in 2010 should last 10 years; replacement pumps and installation expense estimated at \$12,000; this station pumps from cul-de-sac to Spruce Street; it accepts raw sewage by gravity from those higher elevated lots dumping down to Spruce and then out to Southerton. New grinder pump, rail assembly, steel float bracket, and float switches in 2022 \$18,779.00
- 2) Fox Circle Pumping - near lot 491 pumps raw sewage from this cul- de-sac up a short bump to Forest and then travel by gravity to the Forrest Pumping station.
- 3) Forrest Pumping - near Lot 227; accepts flow from Fox Circle and Forrest and pumps the short distance to Marina where it travels by gravity to the sewer plant.
- 4) Marina Pumping - across from Lot M139; accepts raw sewage from all the "M" Section Collector that comes from the catch basin located at the rear of Lot M31; this sewage goes into the Marina station that also receives raw sewage from the clubhouse and pumps it right back up the hill to Marina Way where it travels to Marina & Lookout Circle and then to the STP.

The pumping stations each contain two 3-phase alternating pumps (less expensive, longer lasting, and more powerful than single phase); pumps are not uniform and are engineered for the specific pumping station. Replacing a pump requires a service to "pull" it from the station. For pulling, rebuilding, or

replacing each pump and associated apparatus cost upwards of \$20,000. The Dogwood Pumping Station pumps were rebuilt in 2010 and in 2022 to include the control panel and structural rails at a cost of \$18,000.

Sewage Treatment Plant consists of two existing primary treatment units (clarifiers). Unit 1's permitted capacity is 50,000 gpd and unit 2's permitted capacity is 48,000 gpd. There is a single tertiary treatment unit.

Average daily flow for peak occupancy months is calculated to be 45,000 gpd. It is doubtful that there will be total build-out. It is reasonable to estimate based on the past twenty years of which the first fifteen saw tremendous home building in this area that The Escape may peak at 450 homes.

The flow schematic of the STP is as follows:

- All raw sewage is collected to one common location just above the STP.
 - The flow is routed through the comminutor/influent box where large solids are screened from the flow and other solids are ground into smaller particle sizes; the comminutor is just outside the fencing closest to tank 1 & 2; the comminutor has a new grinder pump that should last 5 years; the bar screen is new and allows proper sized raw sewage to continue after the splitter box into either tank 1 or tank 2; this bar screen prevents accidental exposure to cutting blades; it was decided in the past that this device need not be enclosed by fencing since the heavy grates provide limited access.
 - The flow is then routed to one of the two primary treatment units. Both units consist of open to atmosphere, round tanks thirty-five feet in diameter. This is where the primary treatment of the effluent takes place.
- The effluent from the primary treatment tanks is then routed to a common utility access hole located prior to the control building. All effluent from the primary treatment tanks is recombined into a specific location.
- The effluent is then routed into the control building where tertiary or secondary treatment takes place. The tertiary treatment consists of a sand filter to remove smaller suspended particles. Aluminum sulfates and soda ash are added as part of the treatment process.
- The effluent is then routed from the tertiary treatment unit to the chlorine

contact chambers where the effluent is chlorinated and detained prior to discharge; the ancient control panel is in this building; currently there is no recommendation on replacement and contractors keep a supply of various fuses. The final treated effluent from the chlorine contact chambers is then discharged to a tributary to Lake Wallenpaupack located between lots M19 and M18; the final utility access hole inside the fencing is where samples are taken (10 feet down) for DEP requirements the treated effluent enters the tributary by gravity (tremendous depth for gravity line).

NOTE:

The EPOA has been working in concert with various authorities including the Pennsylvania DEP and the USDA to secure funding to replace the existing Waste Treatment system. Preliminary project estimate is \$2,750,000 with anticipated installation in 2023. Existing mechanical apparatus will be selectively decommissioned and replaced with a contemporary above ground self-contained package system. Once the EPOA received initial approval to fund the project by the USDA in January 2023, the anticipated cost was increased to \$3,078,000. The project received approval from the PA Department of Environmental Protection in the fall of 2025. However, the initial loan commitment from the USDA had a 3-year obligation. In January 2026 it became necessary to request an extension which is currently under review by the USDA.

The existing mechanical and structural components of STP will continue to be maintained and repaired until then. These items range in price and include Grinder pump, chemical feeders, skimmer assemblies, aeration pumps, airlines, recirculating pumps, filter media, gratings, etc.

WATER SYSTEM

The water system consists of the distribution system which is PVC water mains primarily four inches in diameter and the water source or wells. There are a few sections (i.e., around Oak well) that are 2-1/2 inches. Even in periods of power outages gravity maintains some water available to those homes located close to a downhill well house. Power outages would result in chemical pumps not treating the water but water during power outages

comes from either the towers or hydro-pneumatic tanks that contain already treated water. The EPOA distribution system is unique in comparison with area communities of similar age in that you have a total PVC system that exempts you from testing for asbestos with DEP. Your main distribution occasionally experiences leakage. Most leaks involve laterals owned by property owners. When lateral leaks are discovered, management turns off the water at the main, so it does not affect the pressure of the system.

To ensure consistent availability of potable water, emergency generators were installed in 2016 at each well location.

There are four functioning groundwater wells: Long Court, Walnut, Hilltop, and Oak. Water is pumped from each well into adjacent well houses where it is disinfected and treated with sodium hypochlorite. Chemical feeders to remove heavy earth metals such as manganese are at Walnut and Hilltop wells. Long Court has been permitted and will have a chemical feeder added to also treat earth metals. The area for attaching this new chemical feeder is already present. It will be an easy addition.

Hilltop and Oak wells store treated water in 2,500 gallons hydro-pneumatic pressure tanks, one at each location. The tanks are two-thirds water and one-third air that provides the pressure to push water through the lines.

Oak Well is equipped with a sump pump that automatically pumps during heavy storms. This pump is relatively inexpensive and is funded out of regular maintenance repairs. The hydro-pneumatic tanks have routine maintenance that prolong their life indefinitely. A new submersible pump, motor, stainless steel pipe, and surge protection to be installed in 2026.

Long Court and Walnut have water towers that hold the treated water and provide pressure for distribution.

Long Court Tower was built in 2004; it was originally drilled by the developer but was never placed into service until the need for storage in water towers was necessary. New pumps, motor, stainless steel piping, and surge protection were completed in 2025.

Walnut was originally constructed in 2003. Over the years the well became ineffective and unable to meet the demand. In the year 2025 a New Walnut

was drilled, plumbed, and connected to the existing infrastructure. All new indoor piping and booster pumps are to be installed in 2026. The towers have received digital meters in the tower to record gallons of water from the wells.

Chemical feeders provide both chlorination and treatment for manganese. Pulsatron feeders are in place with spares for emergencies although their cost is only approximately \$650 and can be funded through regular maintenance expenses. Although the entire distribution system is interconnected, it is currently operated as four independent systems with each well supplying a designated service area. Water can be transferred between independent service areas by opening and closing various valves therefore allowing the operator to supply each area with multiple sources. However, the substantial elevation difference across the entire community and the limitations of the well yields restrict the possible area of service of each well.

Major mechanical and structural components need to be maintained/repared to extend the life of the distribution system as well as the water sources. These include valve and main repair that is budgeted annually and the hydro-pneumatic tanks. It is suggested that at least \$10,000.00 be set aside in the capital reserve fund to address replacement of major equipment such as these tanks rather than affix an arbitrary life term. There is a 3,000-gallon hydro-pneumatic tank at the Walnut Wellhouse that is in excellent condition that could be used at either Oak or Hilltop should that need arise.

LEDGEDALE ENTRANCE

In August of 2018, the Ledgesdale entrance was renovated with landscape brick that was donated. The sign was replaced with a new double-sided sign. A new camera was installed and placed inside a weatherproof box. Camera upgrades and a new entrance wall replacement are scheduled for 2026.

ROADS

There are approximately eight (8) miles of road surfaces. Over the past years all roadbeds except Lookout Circle (part of the new Waste Treatment Plant project) have been resurfaced. As sections of roadbeds become distressed, corrective action to repair will be scheduled.

ASSET REGISTERS

EPOA Asset Register

Asset Type:	<input type="text" value="Water System"/>	<input type="text" value="December 13, 2022"/>
Component :	<input type="text" value="Plumbing"/>	Building : <input type="text"/>
Other:	<input type="text"/>	Room: <input type="text"/>
Description :	<input type="text" value="Longcourt well house and storage tank."/>	
Condition :	<input type="text" value="Fair"/>	
Findings/ Comments :	<input type="text" value="Storage tank is over 30 years old. Well house equipment received upgrades to comply with DEP standards. Emergency generator installed in 2014. Tank will need to recondition or replaced."/>	
Image:		Service Required : <input type="text" value="36 Months"/>
		Criticality : <input type="text" value="Primary"/>
		Capital Expense: <input type="text" value="\$50,000"/>

EPOA Asset Register

22 January 2026

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

12 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

12 December 2022

Asset Type:

Component :

Building :

Other:

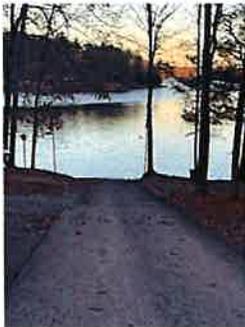
Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Service Required :

Image:



Criticality :

Capital Expense:

EPOA Asset Register

01 September 2025

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Service Required :



Criticality :

Capital Expense:

EPOA Asset Register

13 December 2022

Asset Type:

Component :

Building :

Other:

Room:

Description :

Condition :

Findings/
Comments :

Image:



Service Required :

Criticality :

Capital Expense:

ASSET RECAP ANALYSIS

COMPONENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	REPLACEMENT
ROUNDHOUSE												
HVAC	\$0	\$0	\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
FLOORING	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
ROOF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$15,000
SIDING,WINDOWS & DOORS	\$15,000	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
PLUMBING UPGRADE	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$1,250	\$0	\$2,750
DECKING	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
PARKING LOT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$12,000
CAMERA SYSTEM	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$2,500	\$0	\$0	\$4,000
SEWAGE TREATMENT SYSTEM	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000
WELL (pump)	\$0	\$0	\$1,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
SUBTOTAL:	\$15,000	\$0	\$4,300	\$13,000	\$1,500	\$6,500	\$5,000	\$0	\$17,500	\$1,250	\$12,000	\$76,050
MARINA CLUBHOUSE												
HVAC	\$0	\$0	\$3,600	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$9,600
ROOF	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
SIDING (Paint)	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$10,000
APPLIANCES	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
FLOORING	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
SUBPUMP SYSTEM	\$0	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$800
PARKING LOT	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$50,000
SECURITY CAMERAS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$5,000
SUBTOTAL:	\$0	\$25,000	\$28,600	\$400	\$0	\$5,500	\$6,400	\$30,000	\$5,000	\$0	\$0	\$100,900
MARINA POOL												
HEATER	\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DECKING	\$35,000	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$60,000
POOL REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$75,000
SUBTOTAL:	\$35,000	\$0	\$0	\$0	\$7,500	\$100,000	\$0	\$0	\$0	\$0	\$0	\$142,500
MARINA												
MAIN DOCKS & FINGERS	\$52,400	\$52,000	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$1,200	\$1,200	\$136,800
SWIM DOCK	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
SUBTOTAL:	\$52,400	\$52,000	\$0	\$5,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$1,200	\$1,200	\$137,300
SOUTHERTON POOL/REC AREA												
BATHHOUSE ROOF	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
B.H. PLUMBING	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FILTRATION SYSTEM	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
PUMPS	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
POOL REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$75,000
DECKING	\$1,500	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$13,500
SUBTOTAL:	\$3,000	\$0	\$4,700	\$5,000	\$0	\$87,000	\$0	\$0	\$0	\$0	\$0	\$99,700
OTHER												
SEWAGE TREATMENT SYSTEM	\$20,000	\$1,500	\$1,500	\$2,500	\$20,000	\$1,500	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$72,000
WATER SYSTEM	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$8,761	\$96,374
ROADS	\$25,000	\$75,000	\$5,000	\$5,000	\$5,000	\$150,000	\$5,000	\$5,000	\$5,000	\$5,000	\$150,000	\$435,000
SUBTOTAL:	\$53,761	\$85,261	\$15,261	\$16,261	\$33,761	\$160,261	\$18,761	\$18,761	\$18,761	\$18,761	\$163,761	\$603,374
TOTAL	\$159,161	\$162,261	\$52,861	\$40,161	\$47,761	\$364,261	\$35,161	\$53,761	\$46,261	\$21,211	\$176,961	\$1,159,824