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| Spruce Hills Condominium Association |
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# Memorandum

**To:** Spruce Hills Condominium Association Owners

**From:** Board of Trustees

**CC:** Property Manager

**Re:** Spruce Hills report for September

## Due to the sad passing of Jerry Ford and other board issues, we will not be holding a community meeting in September as we will not meet the quorum. So, this report is to advise you on the work done, and work to be done soon.

## **Construction Work**

## Work on the siding, decks, and balconettes and any underlying structural damage on buildings 1, 3, 4, and 5 has been completed this year. Due to the unexpected collapse of tank #6 in the septic system, repair of this work must be completed immediately.

**Septic System update**

As you are aware, Tank #6 of the 6 tanks in the series of tanks where the effluent from the condos enters the septic system collapsed a few months ago. We were fortunate that the effluent continued to flow to the pumps, so the system continued to operate. However, Cedar Ridge installed a temporary pipe from tank #4 to the pump chamber, and this is operating today. But it is imperative that the system be brought up to today’s standards and to meet today’s codes. CP, our engineer, designed the new system and sent out RFPs to four qualified contractors. Along with CP, we met with the two lowest bidders to review their bids, made some changes, and are awaiting their final designs and pricing. We expect to receive those this week and will quickly select a contractor. The projected cost is estimated to be about $350,000.00. Once a contractor is selected, work will begin immediately and should be completed within 10 weeks. This work will likely take up all the funds in our capital reserve.

There are some individual units where repairs are necessary currently, and we plan to accomplish that this year. Our two concerns are to get the necessary work done, while staying within our budget. The unexpected collapse of #6 tank has put a strain on our funds, and that must be taken into consideration but fixing the septic system is our first priority.

We are now down to three (3) board members and would appreciate anyone who has the interest and the time to help restore our community to what it should be. Please contact Terri if you are willing to consider it.