UNPLANNED SEPTIC EXPENSES = DEPLETING OUR RESERVES

We’ve already spent an unplanned $504 per lot in 2025

We know that the future septic bill will be LARGE

Prepayment helps you plan your finances and helps our reserve stay healthy.

We know that we will continue to have unplanned expenses to keep our current system running until the redesign and rebuild is complete

This “loan” that we’re taking from our own reserves is shared equally by all.

CAN WE PROJECT THE TIMELINE FOR THE FINAL SEPTIC BILL?

Challenges in Estimating Timelines

Varying repair, redesign, testing AND rebuild durations make it impossible to predict when final costs will be available.

We will have ongoing expenses to maintain the system in its current state while we accomplish the redesign/replacement.

Is there a reasonable guess?

IT'S UNKNOWN. It could be the end of 2026 and possibly longer.

HOW CAN INDIVIDUALS SUPPORT OUR COLLECTIVE FINANCIAL SAFETY?

Pre-pay to Reserve Fund

Unplanned septic expenses will continue making our debt to our Reserve Fund an increasing unknown.

What can we control?

By pre-paying the reserve, individuals can decide how much to pay each month.

Once the final septic bill is tallied, there will be a Special Assessment which will have specific repayment options (all at once or over a defined term).

UNDERSTANDING PREPAYMENT

Prepayment is individual choice

Any money you earmark for prepayment to the reserves is in your “prepayment account” and will be applied to the special assessment you will eventually owe. You decide the amount you want to spend each month on prepayment.

Prepayment will be held in an interest-bearing account

The interest earned will increase the strength of our reserves.

What if I overpay?

The excess will be returned to you.