

The Escape Property Owners Association, Inc.

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Planned Water and Sewer Projects at The Escape

The Escape has two main assets, the water system and sewer system, that all residents depend upon. These systems are over 40 years old, and the board and property manager are working to modernize these systems.

Water System

1. Upgrades to the water system began in 2016 with the addition of generators to assure water is available during power outages.
2. This May, we have an engineering firm Uni-tech completing flow tests on each well. These tests will tell us if each well can supply the peak demand of the community.
3. The engineering work is funded through a grant
4. Actions from the flow tests could require the replacement of pumps, tanks and or controls and we would have to look for funding and prioritize these changes
5. Pressure regulars and back flow preventers are being inspected so that everyone can receive pressure and assure that water does not drain from their house during abnormal conditions

Sewer System

6. We have engaged KBA engineering from Jermyn, PA to help us with a study to rebuild or replace the sewer plant.
7. KBA has been working with The Escape for several years. They have been working on the sewer plant project since October of 2016 to establish preliminary quotations at no cost to The Escape
8. To move forward, the next step is to gain sound quotations for both approaches. Because the sewer plant is over 40 years old, the main tanks in the ground which are metal may be unusable.
9. KBA has submitted a quotation of \$19,500 to provide a project plan and firm quotations. This can be completed in 2017. They will meet with at least four suppliers to develop costs and work with the DEP to assure the plan achieves our discharge permit requirements
10. Preliminary estimates range from \$600,000 to \$1,000,000
11. KBA will evaluate funding sources. A long term 20- or 25-year loan could be available for a project of this size at 2% interest rate. There are no grants available.
12. As an initial estimate, it would require each property to pay about \$8 to \$12 a month. We are looking to use part of the 2017 budget increase to cover this cost so that there does not need to be another special assessment. In the 2017 budget letter to our members, we explained that part of the \$20 monthly increase would go towards long term capital projects like the sewer plant.