



Edelweiss Maintenance Commission – Information Bulletin – Nov. 05, 2019

Summary of 2019 Water System Capital Project

The following information is provided by the Board of Directors and EMC Management in order to keep our community informed on what progress was made on our community's capital project and what can be anticipated regarding continuation of this project in the coming year.

Q. Where did the 2019 project begin and end?

A. The project began at the intersection of Crab Apple and Highland Roads. It continued north on Highland to "No Name" road, then across to Quaking Aspen, turning north again to the intersection with Highland Road, approx. ½ mile. Only some of this length involved OCEC power line replacement.

Q. Did the project come in on budget?

A. Yes and no. The initial estimate of the project cost was \$118,000, but fortunately the project came in lower than that at \$99,620. As the 2019 Water Line Special assessment brought in only \$88,800, additional funds to pay for this year's project had to come from the 2019 Reserve Fund Assessment.

Q. What was behind the higher costs?

A. The main reason was the 6-inch size of the water pipe in this section of the system. A 6-inch line extends from the main water tanks across the Upper Meadow to the intersection of Crab Apple and Highland, connecting there to 4-inch lines. This year's project extended the 6-inch line all the way over to the pump station at the intersection of Highland and Trillium, which greatly improved water supply to the upper parts of Edelweiss. Only some of these lengths of roadway also carried OCEC power lines, so EMC bore 100 % of the costs for a large portion of the project. Thus, the net cost of water line replacement in 2019 totaled \$99,620.

Q. What is the plan for 2020?

A. In 2020, we plan to fully partner again with OCEC as they continue to replace very old powerlines that were simply dropped into shallow trenches without any protective conduit 40 – 50 years ago.

Q. Where will next year's work be conducted?

A. The 2020 plan is to pick up where this year's project left off on Quaking Aspen and continue south to the intersection of Homestead Road, then over to Cassal Road, again a distance of about ½ mile. All the 2020 project will involve replacing the existing and very old 4-inch water lines.

Q. Do we anticipate 2020 expenses to be like 2019?

A. No. There will be no repeat of the higher costs associated with installing 6-inch lines and the entire portion of the route contains power lines, so we'll be cost-sharing with OCEC as in 2018.

Q. What are the projected costs for the 2020 Capital Water project?

A. It is predicted that costs next year will be more in line with 2018. The 2020 assessment will bring in approximately \$91,464, which we hope will cover all the costs of the project.

You may have additional questions that have not been addressed in this or other bulletins. Questions and comments can be submitted in person or by email to the address below.

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