

Current Status of the CBHA Water System

For the past few weeks, many of you have noticed discolored, weird tasting, slightly smelly water. This old water system is experiencing a few problems all at the same time.

Telemetry: This is the communication system between the water tower and the wells. It is currently not working and the possible solutions to making it work have not been successful. The Board was made aware a year ago that the telemetry was becoming obsolete. Because of this, on the annual meeting ballot, the capital budget included funds to replace this system. Currently, our manager, Steve, is attempting to get replacement estimates from three vendors as our bylaws require. It is taking more than a week just to get information from vendors. Then the Board will need to approve the purchase and schedule the installation. In the meantime, our staff is manually turning the wells on and off multiple times a day to keep the water tower filled. This has required a staff member to go out at 10 or 11pm to manage the wells.

Discolored water: Because the water tower is being filled manually, the water pressure coming out of the tower has been inconsistent. This is causing the buildup of sediment in the pipes to get flushed through the system. The staff is opening the flush out valves throughout the neighborhood periodically to attempt to resolve this issue. To get a current reading of manganese or other metals in the water, samples of water from various locations are taken to a lab in Tacoma. Results of these tests will be shared as soon as available.

Well #1: This well is not pumping to capacity. Three well-drilling companies are being consulted to get an estimate on fixing the well. Unfortunately, this takes more time than we would like. Some companies say they will be available in about 2 months.

Water meters: Our water system is out of compliance with federal and state regulations because we do not yet have a meter on every house. We are not able to measure leakage. To bring the system to current standards in a reasonable amount of time will require hiring a contractor. Our staff cannot get this done while also addressing urgent issues like leaks in water mains that happen regularly.

Water hookups for vacant lots: The water capacity study was completed and sent to the Department of Health for evaluation. Additional information was requested by that agency. The water engineer/consultant is addressing this. Unfortunately, we can not offer a timeline for approval for the additional hookups. Everything takes longer than we would like.

Thank you for your patience as these issues are resolved. The neighborhood will be kept informed through the Board meeting minutes and information on the CBHA website.