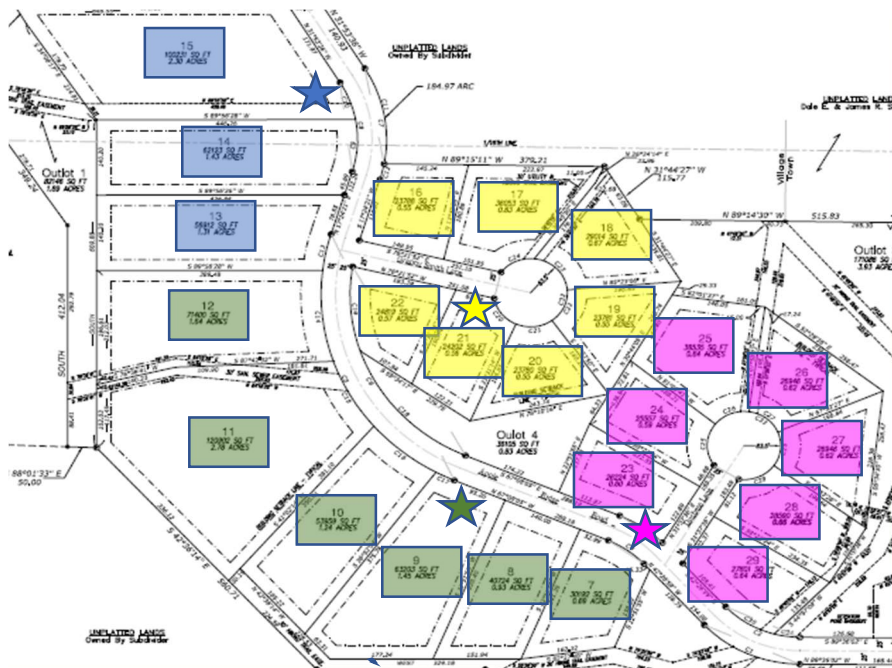




# Apple Ridge Eames Farm (AREF) Phase I Shared Well Document



From AREF- Phase I Lateral Plan: 2/4/2004, Job 13762

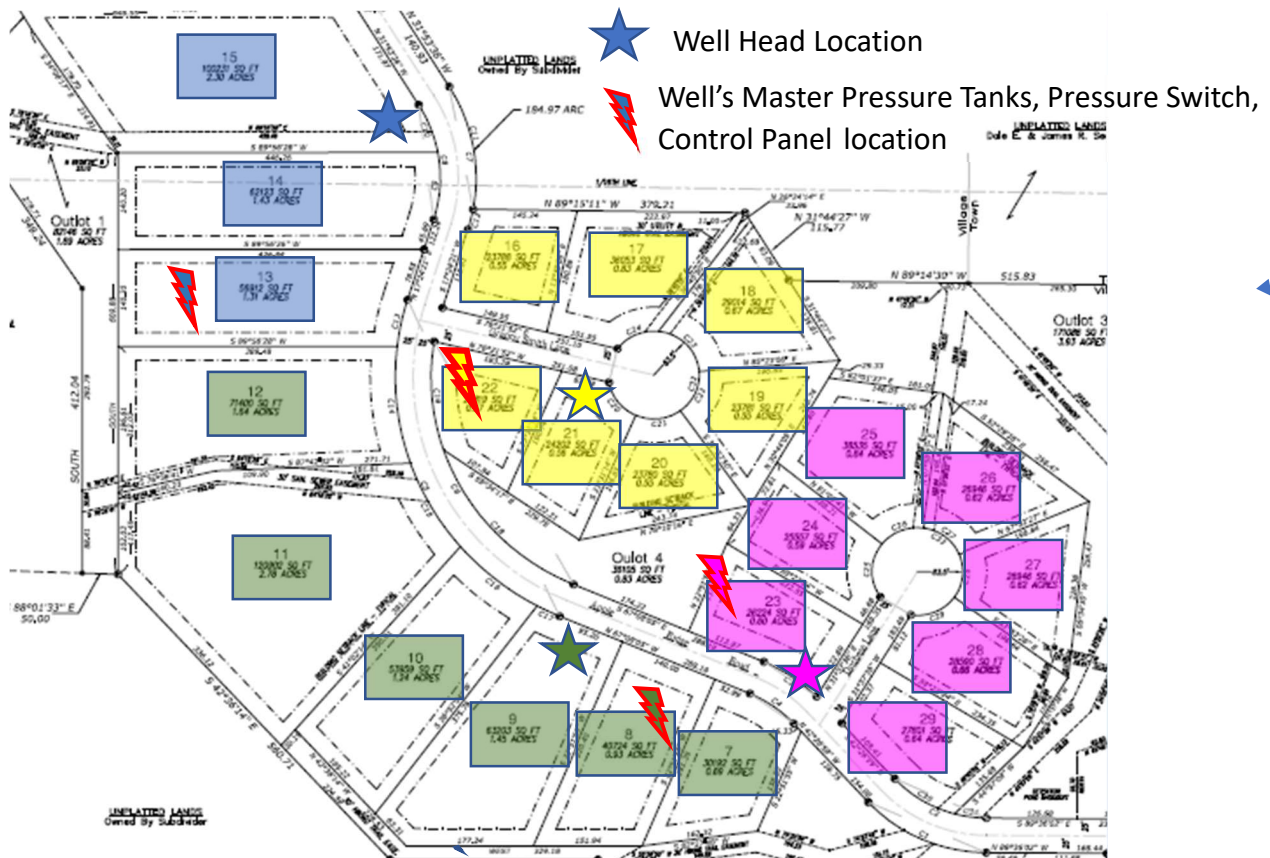
Version: FINAL  
10/5/2020

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# General Description and Overview of AREF Shared Well System



The AREF Phase I Shared Well System is a private water system serving AR Lots 7-29. All water available for these Phase I Lots is obtained from a series of wells that service individual cluster of lots. There are four wells located in AR Phase I supplying water between three to seven lots each. (see above) Well Control System (Master Pressure Tank, Pressure Switch, Control Panel) is located in one of the residences contained within each cluster.

Each well's common distribution system was installed to typical municipal standards with water-grade pipe. These distribution systems are installed mostly in Village's Road Right of Way. Shutoff valves are stubbed from the well's common distribution system to just inside the lot line of each lot. The as-built Shared Well System Plans are filed with the Office of the Village of Egg Harbor. As a private well system, The Village of Egg Harbor carries no responsibility for operation or maintenance.

ARHOA is responsible for the operation, maintenance, and repair of the four shared wells including Electricity, Well Pump, Master Pressure Tank and Switch, Well Control Panel, and Common Water Distribution Line up to the lot line of each supported lot. The annual expense, repair reserve, and insurance costs are considered shared ARHOA expenses for Phase I Lots only.

Lot owners are responsible for installation, maintenance, and repair of the water system from the distribution shutoff valve (at lot line) to and within their residence. (See Note on PG 8)

Water Quality for each well is checked annually by ARHOA and reported at its annual Members' Meeting.

## AREF Shared Well System

### WELL 1 - Apple Ridge Road, South



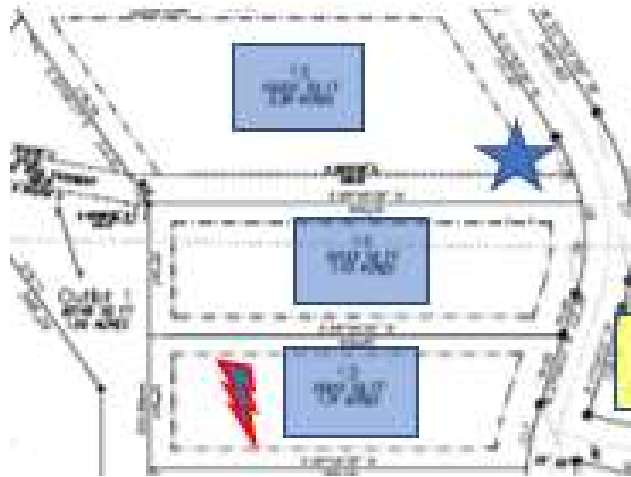
- Located: Lot 9
- Master Tank / Pressure Switch / Control Panel: Lot 8 (Skarpiak)
- Services: Lots: 7, 8, 9, 10, 11, 12 (6 Homes)
- Well Depth: 300ft
- Pump Depth: 250ft
- Last Service Date: 2013



## WELL 2 - Apple Ridge Road - North



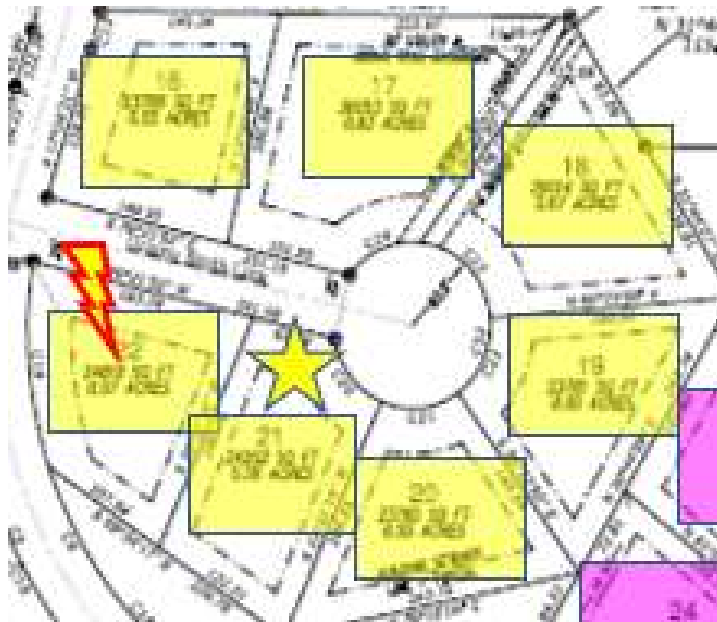
- Located: Lot 15
- Master Tank / Pressure Switch / Control Panel: Lot 13 (McCoy)
- Services: Lots: 13,14,15 (3 Homes)
- Well Depth: TBD
- Pump Depth: TBD
- Last Service Date: ORIGINAL



## WELL 3 - Braeburn CT



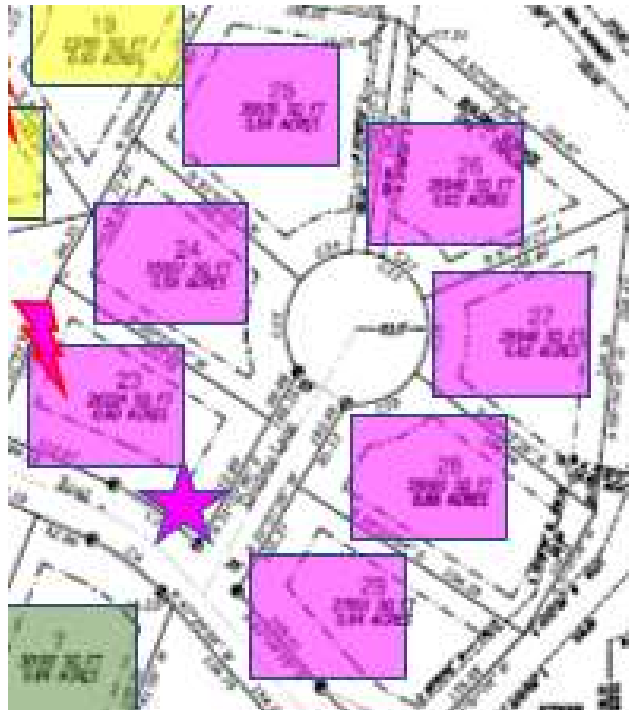
- Location - Lot 21
- Master Tank / Pressure Switch / Control Panel: Lot 22 (Ossyra)
- Services: Lots: 16,17,18,19,20,21,22 (7 Homes)
- Well Depth: TBD
- Pump Depth: TBD
- Last Service Date: ORIGINAL



## WELL 4 - Duchess Lane



- Located: Lot 23
- Master Tank / Pressure Switch / Control Panel: Lot 23(Thannert)
- Services: Lots: 23, 24, 25, 26, 27, 28, 29 (7 Homes)
- Well Depth: TBD
- Pump Depth: TBD
- Last Service Date: ORIGINAL



# Well Failure Response Plan for AREF Phase I Homeowners

AR's Shared Well System is an important health and safety asset for AREF Phase I Homeowners. As ARHOA is responsible for the operation, maintenance, and repair of this shared well system, quick response to a well failure or potential failure is of utmost importance.

Should a homeowner experience no water pressure or extremely low pressure, they should contact one of the Board Members (list below) and alert them of the problem. If no answer, homeowner should then leave a voice mail, text, or email stating home address, extent of the problem and finally, their contact phone number. Homeowner should then attempt to contact an additional Board Member from the list below.

Once the ARHOA Board is alerted to the problem, the following steps are taken by a Board Member:

- Contact the additional homeowners within the affected well's cluster. Advise them of problem and confirm whether problem exists at their home.
- Contact Reinhard Plumbing (well maintenance provider) alert to problem and set preliminary time for emergency repair visit. If Reinhard Plumbing is not available, a second company will be contacted.
- Contact homeowner where affected Well Control System is located and arrange repair visit time. If no answer, Board Member will leave a message. Three attempts will be made to contact homeowner before further actions to obtain access well control system is required.
- Confirm with Reinhard (or other) emergency repair visit time
- One Board Member will be present at all time during the emergency repair visit.
- One Board Member will provide repair update to each of the affected homeowners by phone or email.

**NOTE:** Homeowners are responsible for installation, maintenance, and repair costs of their water system from the distribution shutoff valve (at lot line) to and within their residence. This includes any satellite pressure tank and/or pressure gauge which is in their residence. If a system problem is identified within a residence, timely repair or replacement of defective item(s) and the associated repair costs are the responsibility of the individual homeowner.

For Well Control Master Sites (Lots 8, 13, 22, and 23), repair and replacement costs of the Master Pressure Tank and Switch, Well Control Panel, and all water lines feeding the Master Pressure Tank is the responsibility of ARHOA.

## Contact Information

- Board Member 1 - Craig Skarpiak - 708-254-7114 – cskarpiak@gmail.com
- Board Member 2 - Larry Lutzow - 262-679-3727 - llutzow@icloud.com
- Board Member 3 – Ed Conlon – 574-286- 4734 - econlon51@gmail.com



# Emergency Residence Access - Well Control Systems

## **Affected Residence (Owners as of 5/15/2020)**

- Skarpiak (Lot 8)
- McCoy (Lot 13)
- Ossyra (Lot 22)
- Thannert (Lot 23)

During an emergency well repair or maintenance visit, access to the four Well Control Master Sites may be required. Only when the need arise, ARHOA asks permission of the homeowner to access the Well Control Master Systems located in the above residences.

In the case of an emergency well failure, an ARHOA Board Member will immediately contact the affected well control system homeowner. At least three attempts will be made to contact the homeowner before proceeding to an emergency access.

In the case of a non-emergency maintenance visit, coordination with affected homeowner will be made well in advance and at the homeowner convenience.

**At least one ARHOA Board Member will always be present during any emergency and maintenance visits to a Master Site.**

ARHOA ask each affected residence to provide to the Board President a 'method to access' (keys or access code) to be used ONLY in the case of a well emergency and ONLY after the three attempts to contact the homeowner have failed.

# Symptoms of Potential Well System Problem

## • Warning Signs

Well pumps and their control system are robust and designed to offer long service life. Well failures are rare and often happen without any indication or pre-warning. Pump failure will lead to an emergency with no or extremely low water pressure at the serviced residences.

By observing changes in water system performance over time, there are some warning signs which could possibly alert homeowners to a potential well problem and help avert a well system emergency.

If a homeowner experiences any of these observations, please contact a Board Member as listed on PG 8.

- Over time, a concerning decrease in normal water pressure.
- Over time, a significant change in normal water pressure fluctuation with faucet open.
- Rapidly changing water pressure with faucet open
- At Master Control Locations, a noticeable difference in well's on/off relay sounds.

A Board Member will contact a local plumber to schedule a **NON-EMERGENCY** service visit. Coordination with the well's Master Location may be required. As a **NON-EMERGENCY** event, service visit may take several weeks to schedule.

**NOTE:** Homeowners are responsible for installation, maintenance, and repair costs of their water system from the distribution shutoff valve (at lot line) to and within their residence. This includes any satellite pressure tank and/or pressure gauge which is in their residence. If a system problem is identified within a residence, timely repair or replacement of defective item(s) and the associated repair costs are the responsibility of the individual homeowner.

## **LOCAL PLUMBERS\***

**For Emergency Well System Repair, ARHOA Board will use.**

### **Reinhard Plumbing**

3279 County F, Fish Creek, WI 54212

(920) 839-2148

### **Anschutz Plumbing & Heating**

7537 WI-57, Baileys Harbor, WI 54202

(920) 839-2211

### **Summit Plumbing**

2615 Summit Rd, Baileys Harbor, WI 54202

(920) 839-1413

### **Cater Plumbing LLC**

5739 WI-42, Sturgeon Bay, WI 54235

(920) 746-4400

\* This list of local plumbers is provided only as a convenience to AR homeowners. ARHOA does not make any recommendation as to a provider.