

Harbor Pointe Homeowners Association
Private Sewer Lateral (PSL) Fact Sheet
Updated May 2020

Your Harbor Pointe Board of Directors continues to work through the challenging issues related to compliance with the East Bay Municipal Utility District (EBMUD) Regional Private Sewer Lateral Ordinance. To date, we have complied with every requirement and have met all deadlines. Our PSL system is greater than 1000 feet in length and, therefore, must follow the requirements listed here:

<http://www.eastbaypsl.com/eastbaypsl/doc/PSLParcel1000FeetGuidelines.pdf>

Association Requirements:

- Submit Statement of Responsibility to EBMUD – Harbor Pointe has stated that the association (not individual homeowners) is responsible for the PSL system. (DONE)
- Submit Condition Assessment Plan to EBMUD (DONE)
- Inspect and document condition of the Harbor Pointe PSL system (DONE)
- Submit Corrective Action Work Plan to EBMUD (no later than July 12, 2021)
- Complete all repairs/replacement and obtain all required compliance certificates (no later than July 12, 2026 or July 12, 2029. *Note: EBMUD may allow 3 additional years if more than 50% of the PSL system is being replaced.*)

Homeowner Requirements – Since we are a common interest development wherein our association has responsibility to maintain the PSL system, **homeowners are NOT required to take any action** related to our sewer system. Harbor Pointe homes may be sold without the need for inspection or repairs to the PSL system.

Preliminary Cost Estimate – \$1 Million to 1.5 Million (\$21,000 to \$32,000 Per Home)

Video inspections of our entire sewer system identified several areas of our mostly clay pipe system that need replacement. Our single cost estimate ranges from \$1 million to \$1.5 million, which would amount to something between \$21,000 and \$32,000 per home. This cost estimate is preliminary and is subject to change as more information, including additional bids to repair our system, becomes available.

Financing Options – Since repairing/replacing nearly all of our sewer pipes is not a normally anticipated, on-going maintenance or repair expense, a one-time, special assessment may be the most appropriate way to pay for this project. The Board is looking into bank financing options for our association and/or for individual homeowners. Our goal is to have as many options available to us as possible. Major expenditures, such as those anticipated to address our sewer system, will need your approval, by vote.

Latest Actions

- The President of our Harbor Pointe Board of Directors is leading a 5-association PSL Working Group that seeks to leverage resources (lawyer, civil engineer, etc.) in an effort to increase scale and efficiency and reduce costs.
- Harbor Pointe (and the other PSL working group member associations) have hired an HOA attorney to assist with contracting a civil engineering firm to manage the PSL projects.
- Requests for Proposal were sent to 11 civil engineering firms in April; 7 firms responded.
- The Harbor Pointe Maintenance Committee and the PSL Working Group members are evaluating all proposals and will, hopefully, identify a single firm to manage the PSL projects at all 5 association properties.