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June 11, 2022

Dear Edenton HOA Townhome Owner,

Because of the increased cost and incidents of failures in the main sprinkler supply lines the HOA board began discussing at its February board meeting what we should do to ensure the future of the system. The main supply lines are more than thirty years old. Not only have the lines deteriorated over the years, but tree roots have begun growing into and breaching the lines. The Directors decided to contact Judson's Irrigation, who service our system, and get an estimate of what it would cost to replace the main distribution lines in the three areas of service.

This does not include the individual town home systems that belong to the individual owners of the town homes. When the town homes were built, the builder installed and paid for the irrigation lines and sprinklers heads to water the grass area for each town home. That cost was included in the selling price of the home, and ownership passed to the original purchaser, and each successor owner, of each home. The Association over the years has taken care of sprinkler heads and minor problems; however, any change or movement of the town home system is at the expense of owners.

The Association installed the well and the three main supply lines. The Association has accumulated funds to replace the well should it fail, which has been a concern.

Prior to the March Association meeting several board members met with Judson's to receive their estimated cost to replace the motor on the well and the three main supply lines. The total cost estimate was \$273,874. This very considerable cost was a bit of a surprise and generated much discussion at the March board meeting. The cost was broken into four parts.

Replace the well pump with a variable frequency drive (VFD) computerized pump control system which reduces energy consumption, reduction of water overflow and reduces the stress on the system by providing constant pressure. Because this was something that could help increase the life of the system and was the least expensive alternative (\$10,750), the Board decided at its March meeting to proceed with the replacement so it could be completed prior to the irrigation season.

Judson's estimate to replace the valves, controllers, quick couplers, and poly vinyl chloride (PVC) piping South of Edenton Road is \$67,870.

Judson's estimate for the same work north of the drainage waterway for Edenton Road is \$105,484.

Finally, their estimate for the same work in Thies Cove is of \$89,790.

The total cost to replace the valves, controllers, quick couplers, and PVC piping would be \$263,144. That is in addition to the \$10,750 cost of the new pump, which the Board voted to pay from the Associations existing reserves.

The Board's discussion centered on how or if we could undertake such an expensive upgrade to the system. That discussion continues and as part of that discussion and decision process the Board wants to involve the seventy-two town homeowners through providing this information now to inform a discussion at the homeowners' annual meeting on **June 20 at 7:00 p.m. at the Edenton Christian Church.**

Just for reference, if the total amount were divided between the seventy-two owners it would cost each of us \$3,655. We also discussed how we could reduce the impact of this. For example, if we could use roughly \$100,000 of the reserve, we would reduce the total cost to \$2416 for each of us. Please keep in mind the \$100,000 is maybe more than we can use. The figure is used to illustrate the kind of costs we are facing. For example, the work and the cost could be phased in over three years at \$756 per year, or perhaps by adding \$63 to monthly dues. Please understand this is just to illustrate the issue and is not a proposal by the board. We hope it can guide discussion and decision making.

The members of the Board believe that the community irrigation system has resulted in the uniformity and attractive appearance of our community that is valued by the homeowners.

The board fully understand and appreciate this is a considerable cost. We also understand there is a full range of possibilities from a full replacement, or a phased replacement, to doing nothing other than replacing the pump and making patches to the main lines until they become inoperable. We do not know how long that might be, but keep in mind the lines are already over thirty years old. If the system becomes inoperable and the Association could no longer provide the well water, then individual homeowners are likely to need to assume responsibility for their own irrigation, whether by watering with a hose or connecting their individually owned systems to city water at their expense.

Again, this is not a proposal. It is simply to provide information to help us all reach an informed decision for how the homeowners as a group wish to proceed. We asked Judson Irrigation for these estimates because they are familiar with our system.

Sincerely,

Louis Lemon  
President, Edenton HOA