

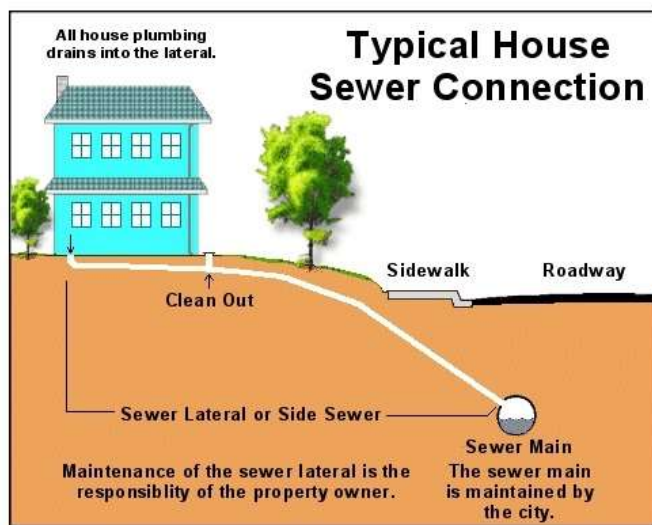


## PLUMBING AND SEWER – WOODSMILL POINTE

Jan 1, 2019

### CLOGGED DRAINS AND SEWER CONNECTIONS

Our condominium association offers maintenance of common elements used by all residents but do not cover costs of items that are dedicated to a specific homeowner. Examples of this are appliances, doors and windows and includes drain clogging issues. Each of us has drain lines from sinks, toilets etc that flow to a pipe called a sewer lateral. The lateral is connected to the main collection line in the driveway or in the street.



Any clogs or blockage that occurs in your home or in your lateral are the responsibility of the homeowner not the association. If you live in a garden unit you may share the lateral with others in your building. Don't put grease, coffee grounds, cloth wipes, paper towels, sanitary items, etc. down the drain. The association annually cleans the common collection pipes so that the laterals have unobstructed flow to the sewer system. The association uses the services of Sure Fix Plumbing to clean the main collection pipes annually. All of our sewer laterals were power flushed and surveyed by camera in 2018. No broken pipes or tree root incursions were found. Sure Fix is familiar with our complex and can help you with your clogged drains.

In the event that a lateral connection needs repair – it is the responsibility of the homeowner to make those repairs. The City of Chesterfield offers a "Sewer Lateral Repair Program" that applies only to our townhouse owners. Owners of garden units are not covered by Chesterfield's program. See the details below.



On April 4, 2000, a majority of the registered voters of the City of Chesterfield voted their approval for an annual fee of \$28 to pay the cost of certain repairs of defective sewer laterals for all residential buildings having six (6) or less units. The \$28 fee is included on your Real Estate Tax Bill, collected by St. Louis County, for all property assessed as residential. The repair program took effect on January 1, 2001.

The program will cover the cost of certain repairs up to a maximum of \$15,000. Any costs in excess of this amount will be the responsibility of the property owner. A non-refundable application fee of \$100 shall apply to the cost of any repair undertaken in conjunction with this program.

If a property owner is experiencing a problem with their lateral sewer service line, the owner must first contact a licensed plumbing company or a licensed drainlayer to have the line cabled. (Sometimes the problem is not with the line itself, but may have become clogged by materials in the line.) As a common home maintenance expense, the cost of this cabling is not reimbursable by the City. If the problem is not resolved by cabling of the line, the owner can obtain a Residential Sanitary Sewer Lateral Repair Program Application at the Chesterfield City Hall located at 690 Chesterfield Parkway West between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

Per Missouri law, the program does not apply to those residential buildings with more than (6) units. Therefore, starting with the 2008 tax year, St. Louis County will not include the \$28 fee on the Real Estate Tax Bill for such units. \*

If you have any questions regarding the Residential Sanitary Sewer Lateral Repair Program, please contact the Department of Public Works at (636) 537-4762.

\*Woodsmill Pointe garden units fall into this category.