

IMPORTANT INFORMATION

2/25/2014

DUES:

- \$500.00 Annually
- Invoices are mailed out in December and are due by February 15. Dues payments postmarked on or after February 15 will be assessed a \$50 late fee. Any lot owner with an outstanding dues balance on March 1 will have a lien filed against their property. To release the lien, the HOA will need to receive \$700 (\$500 for dues, \$50 for late fee, and \$150 for costs associated with lien filing) plus any accrued interest.
- Checks should be **postmarked by February 15** and payable to:
West Shores HOA
PO Box 97
Waterloo, NE 68069

LAWN CARE:

- When fertilizing your lawn, you must use a fertilizer that does not contain phosphates. Phosphates do not break down and will eventually leach into the lake and promote algae blooms. On a typical bag of fertilizer there are three separate numbers. The middle number is the amount of phosphate and should read "0". If you use a lawn service be sure they are aware of the "no phosphate" requirement and follow it.
- The recommended best grass to use in our sandy soil is RTF fescue.

GAS PUMP:

- The gas pump in the Marina is managed by the HOA. All operating expenses are paid by your HOA. The more gas sold the less expense to the HOA. Only Premium gas is sold.
- The gas pump operates through a credit card reader. There is a maximum limit charge per transaction of \$150. If you require more fuel than that, you will need to swipe your credit card or debit card again.
- Bank rules are such that each transactional swipe with a debit card will be for \$150, regardless of the actual amount sold. This transaction will be changed to the correct amount within 48 hours by your bank.

GRINDER PUMP:

General Information - In order to provide you with suitable wastewater disposal, your home is served by a low pressure sewer system. The key element in this system is the grinder pump. The tank collects all solid materials and effluent from the house. The solid materials are then ground to a small size suitable for pumping with the effluent water. The grinder pump generates sufficient pressure to pump the effluent from your home to the sewer force main which then flows to a sewage lift station located within the development.

Grinder Care and Use of your Pump - The grinder pump is capable of accepting and pumping a wide range of materials. It is advisable to use the rule of thumb "only human waste and toilet paper should be flushed". Regulatory agencies advise that the following items should not be introduced into any sewer, either directly or through a kitchen waste disposal unit:

- Glass or Metal
- Aquarium Stone or Rocks

- Seafood Shells
 - Plastic Objects (toys, utensils, etc.)
 - Sanitary Napkins, Tampons or Applicators, Condoms
 - Diapers, Socks, Rags or Cloth, Q-Tips
 - Kitty Litter
 - Wet Wipes, Cleaning Cloths or Disks
- In addition, you must never introduce into any sewer:*
- Explosives
 - Flammable Material
 - Strong Chemicals
 - Gasoline
 - Lubricating Oil and/or Grease

Periods of Disuse - If your home is going to be left unoccupied for longer than a couple of weeks it is recommended to purge the system with clean water until the pump activates. Immediately turn off the water and allow the grinder pump to run until it shuts off automatically.

Caution: Do not turn off or disconnect power to the unit.

Power Failure - Your grinder pump cannot dispose of the tank contents without electrical power. If electrical power is interrupted, care must be taken to avoid discharging wastewater to the system when the grinder pump is not operational due to a power outage. Wastewater backup into the house's lowest level may result from such a situation. **(Minimize flushing and water use until the power is restored).**

Pump Failure Alarm - Your grinder pump has been manufactured to produce an alarm signal in the event of a high or low water level in the basin. During the interim prior to the arrival of an authorized service technician, water usage must be limited.

For questions or problems call Urban Utilities, Inc. at 402-296-5206 or pager 402-271-1908.

