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## Information on utility line ownership

3 messages

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**Marcia Nichols** <mmn3155@gmail.com>

13 April 2023 at 14:42

To: Doug Anderson <director4.vop@gmail.com>, Susan Cuddeback <vicepresident2.vop@gmail.com>, Anne Weiss <see1saw9@gmail.com>, Roger Horrigan Board <treasurer.vop@gmail.com>, Linda Heming <laheming@msn.com>, Rich Hamer <rhamerhome@gmail.com>, Anne Albertson <president1.vop@gmail.com>

Dear Board Members,

A great deal has happened regarding reserve study components since we met last Wednesday. I know there is a lot of information here, and it may be hard to digest it all, but I want to be forthcoming with all that has transpired.

As you know, the question of ownership of the water/wastewater lines has been in question and it came up again at the Board meeting on the 13th. It was the SPC's understanding, after receiving an email from Tara McGowan at CSU, that the water, wastewater, electric and gas main lines are owned and maintained by CSU, not by the Village, as previously thought. The news was good news, as that meant that the \$30K being reserved for repair of those lines could be reassigned to other assets. I had full faith in Tara and believed the information she provided was correct.

At the meeting, Roger mentioned that years ago, when the Village was considering turning the streets over to the city, it was determined that the utility lines under our private streets were owned by the Village which meant that the \$30K could NOT be reassigned. Roger later provided a letter from CSU, dated 2007 (attached), outlining how the Village would go about turning over streets and utility lines to CSU. The cost at that time was prohibitive, and that was not done. Clearly, we needed to dig deeper into this conflicting information. This prompted me to go back to Ms. McGowan, asking her to verify the information she gave us regarding ownership, as the information we had was conflicting.

Tara replied that she had been mistaken and the water main was privately owned. So, with that information, the \$30K reserved for water/sewer canNOT be reassigned. She also shared that approximately 10 years ago, CSU began disallowing developers to request privately owned utility lines and there is a process to convert private to public ownership. She provided a CSU contact name to get more information on what the conversion would entail.

***But wait! There's more.***

Susan Bowman then contacted Bryan Farley from Association Reserves, the vendor selected to provide the reserve study to get some insight. Questions posed to him were 1) should utility lines be included in the reserve study, and 2) if so, will adding the water/wastewater lines to the survey increase the bid cost to do the survey? Bryan told her that utility lines do not meet the criteria defined in National Reserve Study Standards for inclusion in a Reserve Study.

Susan Bowman, Len, and I met with Susan Cuddeback last week to talk about this. Based on Bryan's experience and input, while utility lines do not meet the criteria for inclusion in the reserve study, setting funds aside, apart from reserves to help cover the cost of such a malfunction would be prudent and will be discussed further at a Board meeting.

Many thanks to Roger for bringing this letter from CSU to our attention.

***But wait! Still more....***

In an effort to get to the bottom of this, Susan Cuddeback asked me to run down the As-Built underground utility lines drawings. I spoke to a woman in CSU Asset Management who guided me through the *public* CSU GIS Mapping system

on the CSU website that shows all underground utility main lines, valves, hydrants, manhole covers, etc. in the CSU system. Bingo! Not only does it show the lines, but it also shows *ownership of the lines*. From this information, **the ONLY private main line in the Village is the main water line**. Wastewater, Electric, and Gas lines are all currently owned and maintained by CSU.

To reiterate, the only line that we own and are responsible for is the main water line. All other utility lines in the Village are owned by CSU. Further discussion will take place as to whether or not funds should be set aside OUTSIDE of the reserve account to cover a malfunctioning water line.


Susan Cuddeback is working on getting updated information on how to convert the water line from private to public now.


If you have questions on this topic, they may be addressed at the Board meeting on the 19th.

Thank you,  
Marcia Nichols

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## 2 attachments

 **Water Main CSU TakeOver Study Pricing and scope 2008.pdf**  
4257K

 **Water Main CSU TakeOver Study Pricing and scope 2008.pdf**  
4257K

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**Anne Albertson** <vicepresident2.vop@gmail.com>

13 April 2023 at 20:31

To: Marcia Nichols <mmn3155@gmail.com>

Cc: Doug Anderson <director4.vop@gmail.com>, Anne Weiss <see1saw9@gmail.com>, Roger Horrigan Board <treasurer.vop@gmail.com>, Linda Heming <laheming@msn.com>, Rich Hamer <rhamerhome@gmail.com>, Anne Albertson <president1.vop@gmail.com>

Thank you so much, Marcia, for putting together all of this information and sending it out! You and the entire committee are providing an invaluable service to the Board and the entire Association, and as both a Board member and an owner I am incredibly grateful.

Anne A.

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**Doug Anderson** <director4.vop@gmail.com>

13 April 2023 at 21:17

To: Marcia Nichols <mmn3155@gmail.com>

Cc: Anne Albertson <president1.vop@gmail.com>, Anne Weiss <see1saw9@gmail.com>, Linda Heming <laheming@msn.com>, Rich Hamer <rhamerhome@gmail.com>, Roger Horrigan Board <treasurer.vop@gmail.com>, Susan Cuddeback <vicepresident2.vop@gmail.com>

Wow Marcia, this is excellent work. Thank you and the team for your hard work on this, and to Roger!

Doug

On Thu, Apr 13, 2023 at 2:42 PM Marcia Nichols <mmn3155@gmail.com> wrote:

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