



Coves at Wilton Creek E-Bits
April 24, 2015
Special Edition

The Coves at Wilton Creek Owners Association

Water/Sewer Committees' Project Completion Report
Storage Tank Cleaning

The cleaning of the 20,000gal tank was completed on April 22, 2015. The project had 4 objectives:

1. Wash out the inside of the large storage tank and all of the sediment.
2. Evaluate the integrity of the tank and its remaining useful life.
3. Replace the cracked flush valve on the west end of the tank.
4. Evaluate, repair or replace the sensor rods in the tank.

Notices with the project:

The first notice went out Monday, April 13, 9 days ahead of the project date.

The second reminder notice went out on Friday the 17th, 5 days ahead.

A notice to start conserving water went out on the day of the project.

An update of the project went out that Tuesday afternoon.

And notice that water system was operational went out Wednesday AM.

The excellent water conservation efforts of the community allowed us to succeed without having to shutdown the system or having to boil water.

All the objectives of this project were met plus another improvement.

1. There was a lot of iron sediment in the bottom, about 20" worth, that was power washed and broom swept out once the old flush valve was replaced.

The inside is now clean as a whistle.

2. The evaluation of the tank inspection was that there was some pitting in spots of the sidewalls and some bare metal showing on the bottom but in the opinion of the expert there are many good years left (15/20) in the tank.

3. The old blue flush valve was replaced with a new, bright, red valve.

The other improvement that was added, at the suggestion of the expert, will improve the flushing process of the tank. It is a continuous 4" PVC pipe at the bottom of the tank, connected to the 4" flush valve, that has a series of 3/4" holes drilled in the bottom that will suck the sediment off the bottom the full length of the tank when the valve is opened. The new flushing plan is to have Sydnors' mechanic flush this tank quarterly, part of their time on site.

4. The sensor rods in the tank were removed, cleaned and got new contacts then reinstalled. All the signals are now working.

a. We now have a “ Low Water Alert “ signal. When the tank water level is at half empty, 10,000 gal. remaining, a red light above the door comes on. Shortly we will also have that signal an alarm and make a phone call to three W/S Comm. members for immediate action to be taken.

b. The shortest rod, at the top of the tank, the first rod signals the well pumps to come on and start filling more water into the tank. This has always worked well.

c. The longest rod signals that there is too little water in the tank and will not allow the transfer pumps to come on. A safety feature to keep from burning out the pumps. This sensor would protect the transfer pumps from trying to shift water from the storage tank to the hydro tank if there was no water to transfer and thus avoid burning out the pumps. This has not worked for years. Now we have it working.

Planning for this project: The W/S Comm. had a coordination meeting with Sydnor on April 9th at the Coves. We did not want to just dump 20,000 gal of water to empty the tank. The normal usage is around 7,000gal per day so we turned the well pumps off on Saturday and our owners used most of the water until Tuesday morning when the conservation started and the project began. We manually managed the system from Sunday through Wednesday.

All our goals were accomplished. Our water system is getting even more manageable and pretty soon there won't be anything to do but open the tap.

We want to thank the support of our neighbors and congratulate their conservation measures. I want to thank the members of the W/S Comm. for their thoughtful deliberation on this project, the planning and execution.

I also want to express that Sydnor is a good partner to work with.

Your Water/Sewer Committee
John Koontz, Chairman

More Good News!!!!

The Wilton Coves Community Directory will be in your hands by the end of next week. The Communications Committee: Susie Loustaunau, Maggie Hurt, Peg Meushaw, Bill Goettle, Betty Middleton and Carolyn Schott will be preparing them for delivery, personal or by US Mail on Monday, April 27th.

For Sale: 10' 8" West Marine Dinghy, (2006) It comes with a 15 hp, 4-stroke Mercury engine with only approximately 10 engine hours and a trailer. This boat has been

garage-kept and is in excellent condition. Contact: Joe Schott (804.776.6004) or hjschott@verizon.net.

Sue O'Connor has the following for sale:

1. Her boat slip at the Villas is available for "rent" if someone needs a slip - summer time or year round
2. Boat and trailer is for sale (currently in storage lot). Triumph 16.8' 2009 gasoline outboard Yamaha 60 hp (less than 50 hours on motor) Model – open. EZ Loader boat trailer, gross wt. 2600 axles 1 year 2009

757-647-4217

Contact Your Board: Please keep in touch with your Board Members. Let them know your thoughts and ideas.

E-Bits are published by the Communications Committee of the Coves at Wilton Creek Owners Association. The purpose is to keep our owners aware of what is happening around the Coves and in our area. If you have any items for the next E-bits, send them to covesatwiltoncreek@gmail.com, which is maintained by the Chair of the Communications Committee. Appropriate items are news, Information, for sale, for rent, cautions etc.