

Cambridge Greens Septic to Sewer Committee

Letter to Property Owners

05/18/2022

RE: Septic to Sewer Project

This letter is to inform you of the “Septic to Sewer” project that will affect your home or vacant lot in Cambridge Greens and Cambridge Greens First Addition in Citrus County, Florida. You may want to plan ahead for these costs that may exceed **\$10,000**.

The following information was gathered by a committee formed by your neighbors and authorized by your Cambridge Greens POA. The latest information that the committee has at this point is:

COSTS

1. Total estimated project cost for Cambridge Greens & First Addition \$8,499,000
2. Grants already acquired: \$5,394,000
3. Estimated project balance paid by 488 residents: \$3,105,000

4. Assessment per lot or house **\$6,000**. This must be paid whether you have a house or an empty lot. This assessment can be paid in full or financed through County Property Taxes over 10 years with 6% interest. At 6% interest for 10 years, the total paid over 10 years - **\$7993.20**. The interest will amount to **\$1993.20**.

5. Utility deposit of **\$120** to set up account. Refundable after 3 years of good payment history.

6. County wastewater connection fee of **\$2745**. Can be paid over 10 years on monthly sewer bill at 6% interest. At 6% interest for 10 years, the monthly payment will be **\$30.48**, total paid over 10 years - **\$3657**, the interest will amount to **\$912.00**. You will need receipts to be reimbursed by the county if further grant monies become available.

7. Plan for plumbing costs to connect from house to TAP at approximately **\$2,000 to \$4,000**. The tank must be properly abandoned. Some plumbers will not abandon the tank so you would have to contact another plumber that might charge an additional \$1000 to \$2400. Per the county, the plumbing permit would be **\$54 to \$79**, depending on flood zone. The permit for tank abandonment is **\$50**. Plumbing permits should be included in the plumber’s estimate.

The committee has consulted with several plumbing contractors in the area. We will share these names with anyone interested. If some of your neighbors connect at the same time, the cost should be less if your contractor agrees. Remember, hiring a plumbing contractor is your responsibility, but the committee will be available to assist you with this task.

8. Dual TAP connections: About 30% of the houses will have a dual connection. Meaning 2 homes or lots will be connected to one TAP. This may be more costly for the homeowner as the trench will have to be longer. Where vacant lots exist, a more appropriate consideration for double services was reviewed.

9. County inspection fee is **\$100**. The county must inspect the plumbing hookup being attached to the main drain at the TAP.

10. Utility activation fee **\$35**

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11. Some construction costs **MAY** be refunded through additional grant money the county will apply for as specified by the state. Grant amounts will be based on State budgets for this purpose and the number of grant requests the State receives. There is no guarantee that further grants will be available. The project costs not covered by grants will be paid by the residents.
12. Residents will be responsible to repair any damage done to lawn, landscape and irrigation.

CONSTRUCTION

Construction is scheduled to begin in **April, 2023**. This is subject to change.

The construction company will dig a ditch down the side of the road and install an 8-inch drain. Each house or lot will get a TAP.

The main drain will be installed in front of the property in the right of way (ROW). This is the county's property and they will repair any damage that was disturbed during construction. Your plumbing contractor will install the drain from your house to the TAP.

When construction is finished, you will have one year to connect your house to the system. Lot owners will have to connect if a house is built on that lot. The connection fee will be due at that time.

Please plan to attend the **Citrus County Water Resources Open House on June 2, 2022, from 5:00 PM to 6:30 PM** at Central Ridge Community Center, 77 Civic Circle, Beverly Hills FL. Residents are encouraged to direct questions to the County employees attending the Open House.

If you would like to receive emailed updates for this project and also general updates for the POA, please complete and sign the enclosed authorization form and return to Trudy McLaughlin at: 2541 N. Reston Terrace, Hernando, FL 34442. You can also email the signed authorization form to: (t.mclaughlin@villageservices.net).

Additional info can be found on the Cambridge Greens 1 website (<https://www.cambridgegreens1.com>).

Our Sewer Committee will continue to monitor the progress of this project and the status of grant requests in an effort to reduce the financial burden which all property owners are facing. We welcome all property owners to join us in our efforts to seek additional funding as the more voices that request relief, the more likely we are to obtain the funding we need. "Power in Numbers".

Sincerely,

Karen Hoadley

Karen Hoadley
Septic to Sewer Committee Chairman

Cambridge Greens First Addition POA is authorized to use my Email address with the understanding that this information will be removed from the records upon receipt of my written revocation. The Association promises your information will be held in strict confidence by the Association Manager and the Board of Directors and will not be disclosed to others. **Please complete this form and mail to Villages Services 2541 N Reston Terrace Hernando FL 34442 or email to Trudy McLaughlin at t.mclaughlin@villageservices.net as this will simply save the Association mailing costs and keep you informed in a timely manner.**

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AUTHORIZATION TO USE MY EMAIL ADDRESS

(EMAIL – PLEASE PRINT CLEARLY)

Owner's Name:

Property Address:

Telephone #:

(Mailing Address if different)

(SIGNATURE & DATE) IF EMAIL AUTHORIZATION IS NOT SIGNED IT WILL BE INVALID.

Signature:

date