

# CRUMBACHER ESTATES OWNERS ASSOCIATION

COMMUNITY NEWSLETTER - JULY, 2020

## IN THIS ISSUE

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**This newsletter is** an update on the well pump project and the road maintenance work. We have experienced a significant setback and wanted the membership to be aware of actions being taken to resolve the problem.

## PUMP REPLACEMENT

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**On Friday, July 3<sup>rd</sup>,** a crew from O'Connell Drilling came out to install the new pump in our summer well. The installation went smoothly and was completed by about 5:00 p.m. that evening. Their licensed electrician came out to make the wiring connections and discovered that our existing power supply was not big enough to run the pump that had been installed.

Somewhere along the line, O'Connell Drilling had made an assumption that our water system was served by a 480-volt transformer, when in fact, it is only served by 240 volts. This was a logical assumption because today's pump manufacturers do not make pumps this large that will run on the lower voltage. Unfortunately, no one had come out and verified the voltage prior to providing us with the quote. In fairness to O'Connell Drilling, it should be noted that this assumption was also made by the other pump company that provided a quote.

To rectify this problem, the Board considered three options:

- 1) Remove the new pump and piping and install a pump that would work with our existing motor. This would have required three additional days of labor for O'Connell and would leave us with old pipe and an old motor that could give out at any time.
- 2) Leave the new pump in place and install a second transformer and electric service that would run only the summer pump. This would require digging across the road to install a new power line to the pump house and would result in two monthly power bills, even when one system was not in use.
- 3) Replace the existing transformer with a new 480-volt model and upgrade all existing electrical components in the pump house to run on the higher voltage.

Option 3 was the preferred alternative for O'Connell Drilling and they have offered to pay the cost of the installation of the new transformer and to provide all labor to upgrade components in the pump house. After weighing up the three options, the Board concluded that this was the best option for the Association in the long run. Our only additional cost will be the purchase of new electrical components in the pump house, anticipated to be around \$3-5,000.

There are two major benefits to this approach. First, using 480-volt power to run a pump is significantly more efficient than with 240 volts. This is because when voltage is doubled, the required amps are cut in half. The result is less power used and a longer life span for the motors because they aren't working as hard. Okanogan PUD indicated that making this switch would probably pay for itself within a few years.

The second benefit is that we will end up with a complete retrofitting of all major electrical components in the pump house, plus the larger transformer, at a significant discount. With O'Connell paying for the transformer and providing free labor, we will end up paying a third of what this project would have normally cost and will end up with a modern pump house that should serve us well for the next several decades.

Over the next two weeks, O'Connell will make the changes to the pump house in anticipation of the new power supply. Okanogan PUD has said that a timeline of three to four weeks is possible for the transformer installation but O'Connell has asked them to expedite this, given the circumstances. The PUD stated they would make every effort to reduce that timeline.

While we regret the extra and unforeseen cost resulting from this recent development, the Board feels that our Association will benefit tremendously from the improvements to the water system. We realize that some members are understandably frustrated by periodic water outages and reduced pressures that are creating challenges for normal household activities as well as outdoor watering. We ask you to conserve in any way possible and adjust watering schedules as needed so that we can get through these next few weeks with minimal disruptions.

## ROAD MAINTENANCE

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**The road maintenance** work commenced on July 4<sup>th</sup> with grading of the north end roads. It had been

anticipated that we would have the new pump operational, providing a good supply of water for the contractor to fill his water truck with. Unfortunately, the winter pump proved unable to keep up with an open fire hydrant and could not supply the truck quickly enough for the operator to keep ahead of the grader.

The contractor has agreed to put the project on hold until the water system is fully operational. This will allow him to work more efficiently and give us a better return on our investment. In the meantime, the grading that was completed should be an improvement over the previous conditions.

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## THANKS FOR YOUR PATIENCE!

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We appreciate the comments and suggestions provided by some of the members and the patience and understanding shown by all as we have tried to resolve this dilemma with the best possible long-term benefits to the membership. We are working hard to rectify the situation as quickly as possible, to be fiscally responsible, but also to ensure the best outcome for the future.

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## CONTACT YOUR BOARD

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**As always, we** value your input and support. Please use any of the following options to contact your Board.

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