Dear Members,  
There has been quite a bit of misinformation and alarmism circulating in the community, particularly in the Hideout Message Forums, about our water and sewer replacement program. For accurate information, please visit RS&W’s website at http://www.rswanepa.com, and click on the blue “News” button. This web page carries our Hideabout Articles of December 2010, February 2011, and March 2011 about this program as well as the slides from our PowerPoint Presentation at the Main Lodge on December 18, 2010.  

This month, we thought it would be helpful to reiterate some “key facts” concerning this “Master Plan Program”.  We are now in the very early stages of the preliminary design process. We have a lot more work to do and many decisions have yet to be made.  We will continue to provide you with updates as design work proceeds through the coming year. 

Our program-related activities over the past month included the following:  
• Design Workshop No. 3 with our consultant, BCM Engineers  
• Surveying the Stage 1 areas throughout the Hideout  
• Began hydraulic models of water and low-pressure sewer systems  
• Began evaluations of grinder pump equipment (e.g. pump type and features)  
• Meeting with local fire departments to seek their input regarding hydrants 

KEY FACTS:  
A Program Cost Estimates  
1) Two solutions for replacing all water and sewer mains in the Hideout (Stages 1 + 2): 
• Solution A: Water + Low-Pressure Sewers = $ 78,012,586  
• Solution B: Water + Gravity Sewers = $103,534,058  
[REJECTED]  
2) The estimated total cost of Solution B is $25.5 million (over 32%) more than Solution A.  
3) Therefore, we chose Solution A: New Water Mains + LP Sewers / Grinder Pumps  
4) We don’t have the resources to implement the entire program at one time.  
• The financing that we can get now will cover more than HALF of the entire program. 
• We call this Stage 1, with an estimated cost of $40,403,453.  
5) These estimates will be refined at least twice this year as we progress through the design process.  
• Such updates are a necessary and normal part of the engineering process.  

B Program Financing  
1) There will be no special assessments of homeowners to pay for this program.  
2) RS&W’s current rate increase for 2011, and proposed increases for 2012 and 2013, will pay for financing the Stage 1 improvements.  
3) RS&W is now a public entity and, as such, is eligible for federal and state grants and low-interest loans.  
4) RS&W will apply for long-term, low-interest loans from both PENNVEST (state funding) and USDA Rural Development (federal funding) to pay for this program.  
5) We will also actively continue to seek grants from the Commonwealth Financing Authority (CFA). 

C Program Schedule  
1) 2011: Stage 1 Surveying; Engineering Design; Permits; Cost Updates; Financing; Bids  
2) 2012 - 2014: Stage 1 Construction  
3) Following Stage 1 (2014):  
• We expect to see a very substantial reduction in both water and sewer leakage problems, with an associated reduction in operating costs.  
• When this happens, we should be able to dedicate a much larger portion of our capital reserve toward completing all remaining work (i.e. “Stage 2”).  
4) After 2014:  
• Review program costs, implementation schedule, operating budget, and financing  
• Move forward with Stage 2 design and construction as aggressively as funding permits  

D Grinder Pumps  
1) RS&W will pay for, install, own, and maintain all grinder pumps.  
2) Homeowners will probably pay for the electricity used by the grinder pumps.  
• There should be NO need to access any electrical work inside the home.  
• Electrical costs should be no more than a few dollars per month for a single family in full-time residence.  
3) An alarm (sound, flashing red light, or both) will announce pump failure.  
• This alarm will be on the pump’s electrical control panel, which in turn will probably be mounted in a visible location near the homeowner’s exterior electrical meter.  
• In the event of an alarm, the homeowner or neighbor should call RS&W, who will respond.  
4) If properly used and maintained, grinder pumps are very reliable.  
• The largest grinder pump / low-pressure sewer system in the country (22,714 pumps in Port St. Lucie, FL) had an annual failure rate of less than 1% in 2010.  
• The 20-year “pump survivability” for this system was estimated to be 90.24%. 

E Water Loss and Infiltration Problems  
1) We have documented the excessive magnitude and wide extent of our water loss and infiltration problems in previous articles and presentation slides.  
2) We must correct these problems to meet our regulatory obligations.  
3) These problems probably originated with initial shoddy construction in the early 1970s and became worse with time. 
4) Replacing essentially all water and sewer piping is far less costly than fixing or replacing it piecemeal as breaks occur, which is now a losing battle. 
5) These estimates will be refined at least twice this year as we progress through the design process. 

We sincerely hope that this information is helpful to you. Please submit any questions you may have to RS&W and we will do our best to respond in future Hideabout articles. 

Respectfully submitted,  
RS&W Directors: Nick Altomare Jack Lennox Kevin Clancy John Egan John Rockman Betty Sullivan 

Fire Fighting Partnership  
On February 16, 2011, the Roamingwood Sewer and Water Association hosted a Town Hall meeting with representatives from all four local Fire Departments to review our water system, new construction applications and considerations, current emergency procedures, emergency contact exchange, fire hydrant maps, and future exercise dates and considerations. 

In addition to representation from Roamingwood and the Fire Departments, POA representative from Hideout Security “Bryan Schumacher” also helped coordinate the meeting in his dual role as a volunteer firefighter with the Hamlin Fire Department and Hideout Security. Representing Lake Township were the Lake Ariel and Maplewood Fire departments, and on behalf of Salem Township, the Ledgedale and Hamlin Fire Departments were represented. 

It was a GREAT and invaluable work session that provided good overview of technique and procedures, as well as a very good question and answer session as it relates to safety interests. RS&W will continue to work closely with the local Departments, supporting their purpose in serving the needs of The Hideout Community. To that end, a training exercise is planned for April 13, 2011 to ensure resources are available to meet the demands of future fire fighting needs. 

John Rockman