

August 2019

SUNSET ACRES II HOA NEWSLETTER

HELPFUL HINTS FOR SEPTIC SYSTEM CARE

In rural locations or where public sewer systems are not available, septic tank systems are used to treat household wastewater. All homes in the Sunset Acres II neighborhood have septic tanks and leach fields. A basic septic system consists of an underground concrete tank where an inlet pipe brings wastewater into the tank from the home. An outlet pipe runs from the tank to a leach field for additional treatment.

Septic tanks provide basic (or primary) treatment of wastewater by keeping solids, greases and oils from entering and clogging the leach field. Solids, both organic (e.g., food bits and fecal matter) and non-organic (e.g., sand, gravel, bits of plastic, etc.) settle to the bottom of the tank. Oil and greases float to the top of the water in the tank as a scum layer. The relatively clear water in between the scum layer and

the solids flows out of the tank and into a leach field where the soil traps any remaining contaminants.

The organic solids left in the tank are digested by anaerobic bacteria, but the bacteria cannot digest the non-organic solids. The accumulation rate of organic solids is generally greater than the rate of consumption by the bacteria in the tank. This, plus the non-organic solids, leads to an accumulation of sludge in the bottom of every tank over time. This sludge needs to be pumped from the tank on a regular basis (every 3-5 years depending on the number of people and use of the system).

It is important to have your tank pumped within the recommended timeframe to avoid sewage backups inside your home. Pumping also prevents solids and greases overflowing baffles inside the chambers of the tank which can clog the leach field and damage the system.

WANT TO SERVE ON THE HOA BOARD OF DIRECTORS?

The HOA Board is elected annually by absentee ballot in January of each year. Nominations are accepted during the October Board Meeting or in writing following the Board meeting until the close date (usually early December). Serving on the Board does not require a heavy commitment (maximum of 2 hours per month). The 3-7 board members have assigned duties per position that can include bookkeeping, informing members of meetings/pertinent information, collecting dues, paying bills (taxes, insurance, PO Box, supplies, accountant), writing newsletters (optional but helpful), filing taxes (via accountant), implementing committees and reviewing Architectural requests. Please consider serving your community. Please email the Board with questions at sunsetacres2hoa@gmail.com or talk to a Board member.

HELPFUL HINTS FOR SEPTIC SYSTEM CARE

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In addition to routinely pumping your tank, you can maintain your septic system for years of relatively maintenance-free use by following some expert tips.

First, ensure that only natural waste and toilet paper are put into your septic tank. Avoid placing any sanitary products/wipes, baby wipes, kitty litter, paper towels, oils/greases and yeast into your septic system. Also, avoid using your garbage disposal for large quantities of food disposal; simply scrape food off into the trash before washing the dishes. Adding these items to your tank will inhibit the separation of the solids from the scum and can cause problems.

Limiting water use also increases the life of your septic system. Repair leaks and install energy efficient toilets, faucets and showerheads when

possible. Space clothes washing throughout the week; wash a full load rather than several small loads. Also, divert run off and drainage water from your septic tank. Never drain swimming pools onto your septic system or leach field.

Use common sense when using cleaning products. Excessive use of cleaning products can kill the bacteria in your septic tank. Under normal use, tanks often recover from small amounts of bleach or clog removers; however, high use of chemicals may kill the helpful bacteria resulting in tank problems.

Finally, buyer beware when offered additives for your septic tank. A healthy septic system has everything it needs to perform the job of getting rid of waste.

~ COMPLIANCE CORNER ~

PLEASE MOVE TRASH AND RECYCLING CANS OFF THE ROAD AND OUT OF SIGHT AS SOON AS POSSIBLE FOLLOWING SERVICE. ALSO, AS WE GET MORE RAIN, WE THANK YOU FOR REMOVING WEEDS FROM YOUR ROCKED AREAS AND ALONG THE SIDES OF ROADS.

Neighborhood Watch Meeting – Crime Analysis Presentation

Thursday, September 12, 2019 – 6:00 p.m.

Wheeler Taft Abbett Senior Library (Community Room)

The Marana Police crime analyst will be presenting statistics and information from a crime analysis of our neighborhood/area. This interesting presentation will be the first in a series of informational topics from your Neighborhood Watch Committee. Please come and listen in!

All owners are welcomed and encouraged to attend!