

FOG HOMEOWNERS ASSOCIATION

C/O Dirigo Management Company
One City Center
Portland, Maine 04101

July 22, 2008

Nathan Poore, Town Manager
Town of Falmouth
271 Falmouth Road
Falmouth, Maine 04105

William Armitage, Chairman Town Council
Town of Falmouth
271 Falmouth Road
Falmouth, Maine 04105

Dear Nathan and Chairman Armitage,

As President of the Falmouth On The Green Homeowner's Association (FOG- an association of 141 owners), I would like to take this opportunity to update the Town on our work of the past several years. My last update was August 17, 2007.

For the past three and a half years, FOG has been working with the Town administration in preparing the sewer extension for Town acceptance. Since 2003, FOG has spent \$2,000,000 of homeowner funds on:

- 1) Extending the public sewer to Falmouth On The Green,
- 2) Rehabilitating our sewer manholes,
- 3) Upgrading our pump stations,
- 4) Installing an emergency generator for our Birkdale pump station,
- 5) Rebuilding our roads with a specific engineered purpose to significantly improve drainage – diverting rain water to new drainage ditches, culverts, undergrounds pipes, and detention ponds,
- 6) Replacing homeowner lateral lines leading from the house to the sewer line that were determined to be leaking, and
- 7) Installing flow monitoring devices.

In addition to the above physical improvements to our sanitary/drainage infrastructure, FOG has hired several engineering companies to review our system with the sole purpose of advising us as to what we need to do to reduce water infiltration during significant rain events to acceptable industry standards for a 25 year old property.

As I stated last August, we believe that FOG has done all that can be reasonably required or expected by the Town in preparation of the sewer acceptance. Nonetheless, the Town hired Wright Pierce to review all of our work and all of our studies. In addition, Wright Pierce undertook some of their own investigation of our system – examining our pipe connections, inspecting out manholes, smoke testing homeowner lateral lines and septic tanks. After a year of study, WP concludes that the sources of excess water infiltration

are the septic tanks. It is unusual for a community to have a dual sanitary system – town sewer for effluent and homeowner septic tanks for solids. This is precisely why it is so difficult to compare Falmouth On The Green to other Falmouth neighborhoods. Septic tanks are a potential source of water infiltration which other neighborhood that are connected to town sewer simply do not have.

We have read the WP report and we agree with some parts and disagree with other parts. It is very important to FOG that we get out of the sewer management business. We want and expect the Town to take over our system. We are paying full sewer user fees (\$48,000 annually) while we are still paying all of the cost of operating the sewer system including electricity to run the pump stations and preventative maintenance contracts to service the pumps and generator.

It is because of our intense desire to turn the system over to the experts – i.e. the Town – that we are prepared to recommend to our homeowners that they incur the additional expense of by-passing their septic tank and connect directly to the sanitary collection system (a condition never contemplated when we sought and received Town Council approval to extend the public sewer to Falmouth On The Green). This expense will vary from homeowner to homeowner but will likely range from \$1,500 to \$3,500 plus cost of restoration of landscaping. The Executive Board will only make this recommendation to our homeowners if the Town Council provides us with the assurance that the Town will accept our entire sanitary system without any additional conditions and that our homeowners be given a reasonable period of time to undertake the by-pass work (we suggest two years from the date of Town acceptance).

Thank you for your attention to this very important matter.

Sincerely,

Joseph Bousquet, President

Cc: Falmouth Town Council
FOG Executive Board