



September 29, 2021

FHMD - Update News

Dear Neighbors,

The following is an update on the larger projects ongoing right now in the District:

1) Entry Gate Upgrades: The gate project continues to progress with positive results. The Eastwood gates are operational and the barricade on the entry side has been removed. The clicker reception on the Eastwood gate still needs some fine tuning but, in the meantime, please remember to be in relatively close proximity of the Eastwood gates during activation. The mason is completing the new Summerwood pillars to be in visual alignment with the existing, adjacent Forest Hills entry stonework. The new operator mounts, and keypad post are to be installed in the coming week or two, completing the preparation for the installation of the new Summerwood gates and refinished Forest Hills gates. We anticipate these gates, all black in color, to be installed sometime before or about mid-October. Once this project is complete, everyone in the community should be able to experience reliable gate operation with minimal service requirements for the coming years.

2) Neighborhood Roads: When we opened the bids in August, only one contractor presented a proposal for our project, but with a price that was simply well in excess of reasonable. After some further investigation, the Board found out that apparently the Suncor asphalt plant shut down due to COVID earlier this year, causing a halt to all committed asphalt-related projects around the area. Since the plant reopened, all contractors have been scrambling to meet their existing 2021 commitments and have not been interested in taking on any more work, or at least at reasonable prices. Based on this, we are going to re-advertise for the project in January 2022, and hopefully contractors will be caught up and open to taking on new contracts. Unfortunately, COVID continues to cause speedbumps (no pun intended) in getting things accomplished for everyone across many industries.

3) Booster Pump Station: At this stage, the vault for the new booster pump station is on schedule for delivery in November. In the Board's latest review of the full project schedule, all activities were currently scheduled to wrap up by the end of this calendar year, with final testing occurring in late December or early January.

4) Gatehouse Repair: The repairs and updates to the gatehouse have been completed to resolve the safety and major structural considerations. Painting of the exterior was initiated and then quickly halted, based on concerns regarding the color palette chosen for the gatehouse, entrance sign bunkers and signs themselves. The Board has commissioned a

consultant to provide additional color palettes for comparison with the previous choice. We will review the new color options when available, choose a final palette and then reinitiate the painting of the gatehouse, as well as the other associated structures. We are unsure as to when the painting will resume due to weather considerations, and it may not occur until after the winter season.

5) New federal limits for Total Inorganic Nitrogen (TIN): One major item the District is being forced to address in the near future is a result of a recently updated Federal regulation for limits on Total Inorganic Nitrogen (TIN) in wastewater plant effluent. This more stringent limit will become effective August 31st, 2023. Based on this new regulation, the District must upgrade the plant and complete the work in mid-2022 to allow time for operational testing and ensure compliance when the law takes effect. Failure to meet these new TIN limits can result in extreme fines anticipated to be on the order of \$10,000 per day; therefore, the District has no option but to act quickly and decisively to address this matter. Unfortunately, one consequence of this new TIN regulation will be a need to increase water & sewer rates in 2022 in some form. The Board is still working to get an accurate cost for the upgrade and then formulate what is required when it comes to increased rates. Please be assured that, once this upgrade project is complete, the Board is committed to revisiting water & sewer rates and to determine if rates can then be brought back down. This decision will be based on our evaluation of the overall status of our water and wastewater treatment infrastructure.

As a final thought regarding all the items noted above, as well as for projects being planned for the coming years, one can see that there is a lot going on in our community to both revitalize critical infrastructure and bring a fresh new look to the neighborhood. The Board does its best to consider and factor in the input of all homeowners in our activities; however, unless we hear from the community while options are being discussed and decisions being made, the Board is left without sufficient detail to truly appreciate all points of view. Receiving comments from homeowners only after decisions have been made and actions taken is not conducive to positive outcomes and results in missed opportunities, as some decisions and actions cannot be undone.

Please remember that we post an agenda on the Forest Hills Metro District website in advance of every monthly meeting. If you see an agenda item on which you might wish to express an opinion, please attend the meeting and present your thoughts. It is only through this level of community engagement that the Board can be more effective in understanding homeowner's thoughts and concerns, helping to guide decisions that are in best alignment with the entire community at large.

Sincerely

Your Board of Directors