

Garden View Estates of Center Twp. Hoa, Inc.

GRINDER PUMPS

It is important to know how your home sewer system operates. A grinder pump system does require the home owner to take a more active role in the system than required for a traditional system.

- ***If an alarm on a pump in your area is activated, please call The Board Member in charge of Grounds/Aesthetic or any Board Member immediately.***

WHAT IS A GRINDER PUMP

A grinder pump also referred to as a lift station is part of the sewer system. Waste water from toilets, dishwashers, sinks, washing machines, bathwater, etc., flows from your home into pipes that carry the water to the grinder pump. Once the waste water inside the grinder pump tank reaches a certain level, the pump turns on, grinding the waste into fine slurry and pumps it to the central sewer line. The lift station consists of either one or two pumps, a tank, and an alarm system. The cost of a new pump is approximately \$2,500 plus installation. There are 16 lift stations with approximately 30 pumps located in our community.

WHAT SHOULD YOU DO IF THE ALARM ACTIVATES

If the grinder pump fails, the tank that contains the pump will become too full. An alarm horn and light located on the grinder pump will automatically turn on. You should immediately:

- ***Call the Board Member in charge of Grounds/Aesthetic or any Board Member immediately***
- ***Discontinue water use to prevent overflows***
- ***Notify your neighbors on the same grinder to discontinue water use to prevent overflows***
- ***Never attempt to open the tank cover or the electrical panel box.***
CAUTION: Electrical shock or damage to the system could occur.

WHAT SHOULD NOT BE PUT DOWN THE DRAIN

The same precautions used on a gravity sewer system or septic tanks can be applied to grinder pumps. The following items should not be put down, flushed or poured down any drain:

- ***Sanitary napkins***
- ***Plastic or Paper Items***
- ***Rubber gloves***
- ***Hair***
- ***Glass, Metal, Wood, Seafood Shells***
- ***Diapers***
- ***Paint***
- ***Kitty Litter***
- ***Fireplace ashes***
- ***Cooking Oil, lard, fat, or grease***
- ***Motor Oil***
- ***Syringes***
- ***Cigarette Butts***
- ***Any explosive or flammable Item***
- ***Disposable Wipes – floor wipes, baby wipes, Sanitary wipes, etc., even those types that are advertised as flushable***
- ***Wash Clothes, Towels, Rags, Socks, or Cloth of any kind***
- ***Powdered laundry and dishwasher detergent. Refrain from use whenever possible. These may not dissolve completely. Use liquid detergents whenever possible.***
- ***Use common sense. Do not flush anything that is likely to cause the pump to jam. When in doubt do not put it down the drain.***

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WHAT LANDSCAPING CAN BE DONE AROUND THE GRINDER PUMP

Electrical power, pipes, and alarm wires are buried under the ground at or near the grinder pump. It is not advisable to plant flowers, shrubs, or install such items as fences near the grinder pump station to avoid damage to the underground pipes and wires. Garden View Estates or its contractors will not be responsible for any damage to landscaping or items placed around the grinder pump stations while performing maintenance.

WHAT TO DO IN CASE OF A POWER FAILURE

If there is a power failure affecting your home, the grinder pumps will also experience a loss of power. The grinder pump tank has a certain amount of holding capacity.

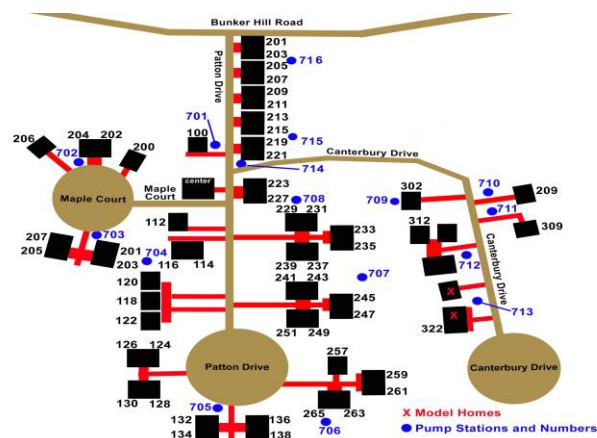
- ➡ ***You should severely limit the use of water until power is restored.***
- ➡ ***Do not wash clothes or run your dishwasher or do anything what would result in large amounts of waste water.***

WHY WERE GRINDER PUMPS INSTALLED

The developer chose to install grinder pumps as a lower cost alternative to traditional sewer system and for use in areas that could not be served by gravity lines. The system was approved by the Township. The grinder pumps, the electricity to run the pumps, and the lines from the grinder pumps to the main sewer line are the responsibility of Garden View Estates Home Owners Association. Part of your dues is used to operate and maintain the pumps and lines. The Township has responsibility for the main sewer line. Individual home owners have responsibility for the lines from their homes to the grinder pumps

WHERE ARE THE GRINDER PUMPS LOCATED

The map below shows the location of the grinder pumps



WHAT TO DO WHILE ON VACATION

- ➡ ***This only applies where there is one home on a grinder or if everyone on a single grinder will be away. Currently only the homes at 209, 302, and 309 Canterbury have one grinder per home.***

If you will be away from home for more than seven days, the following steps should be taken to minimize any stagnating odors. If your neighbor will be home these steps do not apply. First, run water from an inside tap into a drain long enough for the grinder pump to begin working. After the pump turns on, turn the water off. The grinder pump will run until the tank is empty and will shut off. This process will cleanse the pump and leave it filled with a minimum of clean water.