



Tanglewood II Homeowners

2025 Sewer Inspection Notice - Phase 1

When:

Phase 1 inspections will be conducted in April 2025.

A more specific date will be posted on the community mailboxes ahead of the start of the inspection.

Addresses to be Inspected:

Brunswick Ct: 1216, 1218, 1220, 122, 1224, 1226, 1228, 1230
1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231

Colonial Ridge Ln: 460, 462, 464, 466, 468, 470, 472, 474
461, 463, 465, 467, 469
471, 473, 475, 477, 479, 481

Red = Units with cleanouts that have not been located

What is being inspected?

The Association has engaged the services of Drainpro, LLC to conduct video inspections of the "lateral" sewer line that runs from the sewer cleanout just outside of each condominium unit to the main sewer line which services one or more row(s) of units. The pipes will also be jetted, if needed, to clear any buildup or roots that are found.

The main sewer lines which service the units listed above will also be inspected for proper function and condition.

Homeowners will be responsible for locating their sewer cleanout pipe which may be either in their front or back yard. Unit owners will receive a separate notice if their cleanout was not previously located during the last sewer inspection. The sewer cleanout will look similar to the image below...



Note: If the sewer cleanout for a condominium unit cannot be located, the inspection will need to be conducted by removing the basement toilet to inspect the "lateral" sewer line. **The unit owner will be responsible for scheduling the interior inspection and any increased cost if this type of inspection is required.**

Why are we inspecting the sewer lines?

Anne Arundel County does not maintain the sewer system within our community. The sewer system is owned by our community association and, therefore, it is The Association's duty to maintain and repair it as necessary. Our sewers are over 40 years old, so larger repairs are likely to be needed in the future.

Regular inspections and maintenance are important to avoid costly emergency repairs as well as preventing blockages or backups which may result in damage to individual condominium units. A major repair for a main sewer line can be a very expensive project and would likely result in a multi-year increase in assessments. It is important to remember that **all association expenses are shared by the community equally**, and are paid through annual association assessments.

Insurance costs, which are one of the largest shared expenses for our community, are also significantly influenced by sewer backup claims. Sewer backups can cost more than \$15,000 to remediate, and the community has spent roughly \$50,000 on repairs and remediation over the past 10 years.

Please be aware that the community's master insurance policy has a \$10,000 deductible, which the unit owner may be responsible for paying if a backup occurs within the unit. Please verify that your condominium unit owners insurance policy will cover this deductible amount..

Condominium unit owners are also reminded to not dispose of wipes, paper towels or other products other than toilet paper by flushing them down the toilet. Grease and oil should also be disposed of in the trash as they can cause buildup in pipes over time.

Condominium unit owners may also want or need to have their sewer line inspected and treated more often than once every 4 years; this is just the minimum inspection interval required to monitor the condition of sewer pipes. .



How much will this cost?

In an effort to keep costs down The Board of Directors has elected to break up the inspection of the community into 4 phases allowing the entire community to be inspected over a 4 year period, beginning with Phase 1 in 2025.

The cost of this inspection phase is estimated to be about \$5,200.00. These funds will be allocated from the Grounds Maintenance budget which has already been approved for 2025 and included in the 2025 assessments.

Any additional treatments, remediation, or interior sewer access will be the unit owners responsibility. If a major repair or pipe replacement is required, this cost will become a common expense assessed to the entire community and paid out of the reserve funds.

Who is responsible for what?

The division of responsibilities for maintaining the condominium units and common elements are outlined in our governing documents, copies of which are available on the association website at www.tanglewood2.com.

Condominium unit owners are responsible for the maintenance and repair of all interior pipes of their unit as well as regular maintenance of the "lateral" sewer pipe from their unit out to the main sewer line. This includes regularly clearing any roots, blockages, or buildup within the pipes that may exist. Unit owners will be notified of any findings with their sewer line so that they can be addressed moving forward.

See Declarations Article 1, Section 1.A(iii), Bylaws Article VIII, Section 7

The Association is responsible for major repairs/replacement of the sewer lines as they are considered common elements. The expense is a common expense that is shared by all members of the association equally.

See: Declarations Article 1, Section 1.E, Bylaws Article VIII, Section 1

Questions?

Please contact Sentry Management with any questions or concerns regarding the sewer inspection or if you cannot locate your sewer cleanout. Additionally, you may attend one of our monthly Board Meetings to further discuss this topic.

Sentry Management

410-721-7171

maryland@sentrymgt.com