

THE ROLE OF THE ENVIRONMENTAL SERVICES DEPARTMENT

The role of the Environmental Services Department is to ensure compliance with the On-site Wastewater Treatment and Disposal Systems Managed Plan as agreed to between the Four Seasons Property Owners Association and the Missouri Department of Health and Senior Services in 2013. There are many duties we perform in order to accomplish our role. This article will give you, the property owner, some insight into those duties.

The first task is to approve a contractor's proposed plan for wastewater treatment for a new home or replacement of an existing system. In order for systems to be approved, they must meet the guidelines of the Managed Plan, which requires the POA to ensure that systems are planned and installed according to the requirements of the Managed Plan and that the POA routinely inspects the systems for proper operation. The list of approved wastewater treatment systems can be found in the Managed Plan, which is available for review on the website.

The Environmental Services Department monitors the installation of systems by performing inspections. The inspections are limited in scope to ensure that the treatment equipment, all components and absorption field are contained within the setback requirements of the Association as defined in paragraph 2.1 of the Managed Plan. Once the home is completed and it is determined that the system has been installed as approved, the system is approved for use.

Another responsibility of the Environmental Services Department is to perform annual inspections of all of the existing individual on-site wastewater treatment systems. This amounts to just under 1,400+ units with more added on a regular basis. When we have inspected your system, you will receive an inspection report informing you of the operating condition of your unit. If there is a problem with the system, it will be noted on the report. You should then call the Environmental Services Department so that we can advise you as to what steps should be taken and who to contact to correct the problem.

The Environmental Services Department also checks on red lights when notified by the POA's Owners' Services Department, the Camden County Sheriff's Office and/or individual property owners. If you see that your red light is on, please don't hesitate to call us. We will be more than happy to check the red light out for you.

Another service that the Environmental Services Department provides that many property owners are not aware of is having each on-site treatment tank pumped. Each system is scheduled to be pumped approximately every three years or as needed. This service is provided to you as a part of your association assessment.

Something that homeowners with Multi-Flo units need to be aware of is that we do not have these systems pumped on a regular schedule. This is because the sock filters in those units need to be cleaned and serviced at the same time that the tank is pumped. These systems should be checked on an annual basis and serviced as needed. If you are not sure whether you have a Multi-Flo system, you may call the Environmental Services Department at 573-552-8334 and we can tell you. We can also provide you with contact information for service people that are familiar with the Multi-Flo systems.

Hopefully this has given you some idea of the services that the Environmental Services Department provides for the POA. If you have any questions or concerns regarding your wastewater system, please call us at 573-552-8334 and we will be happy to answer them..