

Southern 5 Sewer District

City of Willard | Greenfield Township | New Haven Township | Norwich Township | Richmond Township

Southern 5 Sewer District
City Hall c/o City of Willard
631 South Myrtle Avenue
Willard, Ohio 44890

Alan Babcock
Mike Buurma
David Wiers
Dick Wiles
Tom Secor, President
tsecor@southern5sewerdistrict.com

Holiday Lakes Grinder Pump Project

Questions and Answers for the October 2026 Newsletter

1. I have a home at Holiday Lakes. Why have I not received an easement?

The District mailed easements to all property owners, but some owners may for unknown reasons not received the mailing. If you have a home at Holiday Lakes and have not received an easement, please contact William Albers at 614-464-4414, ext. 3, or william.albers@alberslaw.com.

2. My septic system is working properly. Why do I have to participate in the sewer project?

The Holiday Lakes Property Owners Association (HLPOA) conducted an election regarding pursuing the installation of sewers. The ownership voted in favor of installing sewers. Sewers are necessary because relying on septic systems has become problematic.

- A. All septic systems have a useful life and must be replaced. Many homes' septic systems at Holiday Lakes are at or near the end of their useful life;
- B. Many of the existing homes at Holiday Lake are located on property that is too small to permit the installation of a new septic system under current standards;
- C. All of the existing homes at Holiday Lakes will have to address septic system issues in the future;
- D. Failing septic systems are a health threat.

Access to the public sewer system addresses these long-term wastewater needs. Further, this project fixes a known problem, with a long-term permanent solution, and the cost spread over 30 years or more is much more affordable than being hit with a high septic system replacement cost all at once, or worse yet having to convert to a holding tank that must be pumped out regularly at significant cost.

3. How is this going to be paid for?

Project costs will be allocated among the approximately 1,300 lots and 471 homes at Holiday Lakes through assessments on the properties. The method for allocating costs and the amount assessed to each property will be determined once project costs and financing are finalized.

4. Why am I being asked to sign an easement?

The District needs an easement to install grinder pump facilities on your property and to maintain, repair, or replace them in the future. In accordance with legal requirements, existing septic systems serving homes will be decommissioned, and

the homes will be connected to the public sewer system through grinder pumps. A grinder pump acts as a giant garbage disposal and pushes sewage through the system to a collection point.

The District will install the grinder pump and will be responsible for its ongoing maintenance, repairs, and replacement. The easement gives the District access to your property to perform that work. Obtaining easements is a necessary step in preparing for the project, even while costs and financing are being finalized.

5. What happens if I do not sign the easement?

The District needs an easement authorizing it to enter your property before it can install the grinder pump. Without that easement, the District cannot proceed with the installation of a grinder pump on your property. If you do not sign the easement, you may be compelled at a future date to connect to the system. Any home that has access to public sewers is required by law to connect. If you delay too long and have to connect to the system, you will lose the ability to participate in the District's extended payment program for a period of 30 years or more, and you will lose the District's lower costs for such facilities based on volume pricing. In short, you will pay more and have to pay the total sum up front.

6. Can my grinder pump be connected to my generator?

Yes. However, the electrical connection to the generator must be routed through an owner provided outside disconnect rather than through your electric meter.