



Keanland Park HOA
All Member Meeting
Septic Status & Plans Forward
11/22/2022 6:30 pm



11/22/22 HOA All Member Meeting Agenda

Septic Status & Plans Forward

- **Welcome & Introduction of KP HOA Board (Mike Ard)**
- **Current KP Septic Configuration & Status - Mike Ard, Pres.**
- **KP Septic Plans Forward - Jim Huentelman, Vice Pres.**
- **CCRs & Property Change Approvals - Chuck Klamm, ACC Lead**
- **Recent KP Maintenance Efforts - Scott Jarmon, MTF Lead**
- **Q&A (please use 'chat' for questions & comments)**
- **Adjourn meeting**



Introduction of KP HOA Board

- **Secretary – Kevin Ruoff**
- **Treasurer – Danielle Grindle**
- **Architecture Compliance Committee (ACC) Lead – Chuck Klamm**
- **Maintenance Task Force (MTF) Lead – Scott Jarmon**
- **Vice President – Jim Huentelman**
- **President – Mike Ard**
- **'At Large' – open**

- **If willing to assist the HOA in any capacity, please send an email to INFO@KeanlandParkHOA.ORG**
- **Website Administrator for the KP HOA: Torie Hernandez**

KEANLAND

Park

The logo for Keanland Park is positioned in the upper left quadrant. It consists of the word "KEANLAND" in a bold, black, serif font. Below it is a horizontal line. To the right of the line, the word "Park" is written in a black, cursive script. A black silhouette of a stork stands on the peak of a mountain, which is part of the background image.

keanlandparkhoa.org
our HOA website



Current KP Septic Configuration & Status - Mike Ard, Pres.

**Thurston County Environmental Health Department (EHD)
Under the direction of WA State Administrative Codes (WAC)
Established Keanland Park Septic Systems Requirements:**

- 1. Nitrate reducing Onsite Septic System (OSS) for each home site**
- 2. Annual Septic System Inspection by a CMS for each home site**
- 3. Every 3rd Year Nitrate Testing for each home site**
- 4. Annual septic licensing fees assessed each homeowner**



The final plat for Keanland Park was approved on July 15, 2015, by the Thurston County Environmental Health Department (EHD) and contained the following plat note 16:

Septic Inspections

Nitrate treatment devices registered by the Washington State Department of Health shall be incorporated for each on-site sewage system design. The Homeowners' Association shall be responsible for hiring a single certified monitoring specialist to monitor and maintain the on-site sewage systems within the subdivision. Sewage system service contracts between each lot owner and the homeowners' association certified monitoring specialist will be required prior to sewage system permit issuance. Operation and maintenance certificates, which specify the maintenance and monitoring requirements for each sewage system, will be required at the time of sewage system final construction approval, and shall be renewed in accordance with the provisions of Article IV.



WAC 246-272A-0270

Operation, monitoring, and maintenance

(d) Assure a complete evaluation of the system components and/or property to determine functionality, maintenance needs and compliance with regulations and any permits:

(i) At least once every three years for all systems consisting solely of a septic tank and gravity SSAS;

(ii) **Annually** for all other systems unless more frequent inspections are specified by the local health officer;



EHD sent DRP the conditions for operational certificates for the OSS, including the following:

Nitrate testing

4. The CMS [Certified Monitoring Specialist] shall prepare a plan that shows that approximately one-third of the built systems serving occupied homes in Keanland Park will be sampled each year and that each system will be sampled at least every three years.

5. The CMS shall sample effluent from the discharge end of the nitrogen-reduction component at least once every 3 years.

6. The effluent shall meet the following conditions: TN: ≤ 30 mg/L



In January of 2018, DRP Holdings appealed the Nitrate testing requirement to the “Court of Appeals of the State of Washington,” stating that the Thurston County Environmental Health Department and Board of Commissioners made erroneous interpretations of the governing laws and the decision was not supported by evidence.

The conclusion supported the EHD & Board of Commissioners.

The Contracts between EHD & DRP Holdings also allow for a Septic Licensing Fee.

The Declarant believes that this ‘filing fee’ is being duplicated as the company doing our septic testing pays a filing fee when submitting all septic testing results to the EHD.

Since the EHD has an agreed contract signed by DRP Holdings, there appears little legal ground for appealing either the Nitrate testing or the annual septic license fee.

However, I am pursuing a “Fairness & Equitable” approach with the EHD.

KP has state of the art septic systems & over 5 years of data to help make our case. Recent tests show Nitrate testing well within guidelines; Testing company pays an RME filing fee.



In 2019 interacted with Thurston County EHD on License Fee
54,172 septic systems in Thurston County
15,514 (28.5%) required renewable operation License Fees
14,760 required 3-year operational certificates
654 required 1-year operational certificates



Septic inspection, testing & annual license costs:

Annual Septic Inspection Testing -- ~\$150+\$22 (HOA expense)

Nitrate Testing every 3 years -- ~\$170+ (HOA expense)

Annual Septic License Fee -- \$155 (Homeowner expense)

Overall, total expense amounts (plus maintenance costs) found to be comparable to one on a city sewage system.



From p.10 of MioMicrobics Fast-Owners-Manual-August-10-2022

SEPTIC DOS AND DON'TS

General Rule #1: If a substance is harmful to humans or is antibiotic in nature, it should not be put into any septic system, including FAST®. Septic systems rely on “good bacteria” to break down waste, and those bacteria can be killed by the chemicals and toxins listed below.

General Rule #2: Keep debris out of your septic system, including FAST®. Septic systems need to move water through various tanks and pipes, so indissoluble debris (cloth, plastic, wood, etc.) can clog the system.

Don't Do These Things

DON'T put these substances down any drain (toilet, sink, etc.):

| | |
|---------------------------|--|
| FOOD WASTES | Animal bones, coffee grounds, corn cobs, egg shells, fruit peels, melon rinds, home brewery waste |
| PERSONAL PRODUCTS | Wet wipes (including ones labeled “disposable”), bandages, sanitary napkins, disposable diapers, condoms |
| CHEMICALS / TOXINS | Drugs/medicines, oil-based paints, automotive fluids, herbicides, pesticides, floor stripper, ammonium chloride cleaners, caustic cleaners, harsh detergents, solvents, thinners |
| OTHER PRODUCTS | Cat litter, cigarette butts, cloth towels, paper towels, plastic bags, plastic objects, rags and scraps, RV waste, film developing waste, metal objects, modeling clay, etc. |

| | |
|--------------------------------|---|
| FOOD WASTES | Plan for more frequent removal of solids from your septic tank if you have a garbage disposal unit (check with your local regulatory authority about whether garbage disposal is allowed). Please dispose of large quantities of food in the garbage. |
| FATS, OILS & GREASE | Pour excess cooking grease (animal fats, vegetable oils, lard, etc.) in the garbage rather than down the drain. Too much grease can overload your septic system, preventing the bacteria from fully breaking down the waste. |
| DISINFECTANTS/CLEANERS | Do not use cleaning products that contain quaternary ammonia or pine oil-based cleaners. Instead, use cleaners that contain citric acid, chlorine, or other biodegradable substances (always use cleaners according to manufacturers' recommendations). |
| GARAGE & WORKROOM | Divert drainage from work rooms away from your septic system. Petroleum-based products and sawdust should not enter the septic system. |

| | |
|---------------------------------------|--|
| MEDICATIONS | DO NOT FLUSH UNUSED MEDICATIONS DOWN THE DRAIN. Please dispose properly by returning unused medication to the pharmacy or doctor. NOTE: Because the human body absorbs $\leq 20\%$ of typical medications, please notify Service Provider of medications taken; doing so could ease disruption of service for your system. |
| SEPTIC ADDITIVES / ENZYMES | Check with your Service Provider before adding chemical additives to your tank. The wastewater in the system typically contains all the required bacteria for proper operation. Commercial additives are most often unnecessary and may do more harm than good. |
| PAPER PRODUCTS | Use single- or double-ply, non-quilted, white toilet paper products. Avoid paper with color, as some color dyes in the paper cannot be eaten by natural bacteria. Non-bleached paper (brown in color) takes longer to break down and can therefore increase the pump-out frequency of your tank. Do not flush paper towels, napkins, wipes, or other thick paper material. |



How to access your septic test results online

From your web browser, enter: www.onlinerme.com

Scroll to the bottom, and click: [Report Search](#)

For county, select: Thurston

Enter street number of residence, and street name as described, then Submit

From your homesite page, on left side, click Service History

Several options now exist ...

"To receive an email when a report is submitted " click where indicated and supply your email for future test results to be emailed to you

On right side, click under Report to view, print or file your report; click under Email Report to have it sent to your email inbox.

If need to pump, per manufacturer, be sure to pump out both settling and treatment chambers. Ensure both sludge & scum removed during pumping.



KP Septic Plans Forward - Jim Huentelman, Vice Pres.

- RJ Trends is the only distributor for Biomicrobics' MicroFast septic system, through whom all equipment and replacements are ordered.
- RJ Trends has been the servicer. Biomicrobics trained two initially which included Randy Jackson. And has trained two of the current company as well (Cheryl and Robert)
- Biomicrobics indicated that it is the standard practice to utilize a trained technician along with an intern to conduct the annual inspection. This was the method used by Randy Jackson and is also the method employed by RJ Trends current owner and staff.
- RJ Trends does not do pumping. The distributor agreement is setup this way to prevent conflict of interest



- Pumpers should seek training on the MicroFast system from the authorized MicroFast distributor in order to do the work.
- Our current contract with RJ Trends requires that any change in inspection contractor include the entire neighborhood.
- Change / transitions are always hard on contractors. Equipment failures and laboratory contractors going out of business are out of RJ Trends' control.



CCRs & Property Change Approvals - Chuck Klamm, ACC Lead

- **Please familiarize yourself with the KP HOA CCRs**

**DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS,
CONDITIONS, AND RESTRICTIONS
OF KEANLAND PARK
PLANNED RURAL RESIDENTIAL DEVELOPMENT**

- **Please submit property change plans to ACC for approval**



Recent KP Maintenance Efforts - Scott Jarmon, MTF Lead

- **Mowing of Storm Drain Fields and roadway adjacencies**
- **Annual Stormwater Inspection & Maintenance**
- **Road Maintenance**
- **What if excessive snow falls this winter?**

Thank You for Joining Our HOA Meeting!

Appreciation to all HOA member for efforts to help make KP a great place to live – many reports of neighborly acts of kindness

Request that all members interact within their immediate neighborhoods to foster good will and discuss ways that all can amicably support our HOA

**Encourage those interested and able to participate on the HOA Board, the ACC, the MTF, etc to let us know via info@keanlandparkhoa.org
Great way to meet people and engage in positive, proactive efforts!**

Thanks & good evening to all!



[HOME](#)

[ABOUT](#)

[CCR'S AND DOCUMENTS](#)

[TREASURY](#)

[ARCHITECTURAL COMPLIANCE COMMITTEE](#)

[SEPTIC INFORMATION](#)

[TANKLESS WATER HEATER](#)

[CONTACT US](#)

[NEW RESIDENTS](#)

[MEETING AGENDA AND NOTES](#)

KEANLAND PARK HOMEOWNERS ASSOCIATION

Keanland Park is a community of 109 homesites in East Olympia, WA

The community was built by Hansen Construction

KEANLAND 
 Park