

**PAA-KO COMMUNITIES SEWER ASSOCIATION
1717 LOUISIANA BLVD. N.E., SUITE #111
ALBUQUERQUE, NM 87110
(505) 268-2800**

DATE: OCTOBER 4, 2021 (UPDATED)

FROM: PAA-KO COMMUNITIES SEWER ASSOCIATION BOARD OF DIRECTORS

RE: PAA-KO WASTEWATER TREATMENT FACILITY & OPERATION – “SEPTIC TANK PUMPING”

Paa-Ko Communities employs a community wastewater treatment system comprised of a package Kubota “MBR” wastewater treatment plant, and individual septic tanks at each residence. The Paa-Ko Communities Sewer Association members (ALL LOT & HOMEOWNERS IN PAA-KO) are required to install individual septic tanks for holding solid waste; liquid effluent from each residence is transferred via the private property owner’s line to the main Paa-Ko sewer line (either through gravity flow or utilizing individual lift pumps that transport the effluent to the main Paa-Ko Sewer lines at the street).

Effluent from homes and commercial properties in Paa-Ko is treated at the wastewater treatment plant located at 138 Paa-Ko Drive, Sandia Park, NM 87047.

PRODIGY BUILDERS, INC. is the current operator (as of 11/1/2020) for the wastewater treatment system, main lines, and is also responsible for maintaining the schedule and contracting of the pumping of all PCSA (Paa-Ko Communities Sewer Association) members’ septic tanks (“Septic Tank Pumping”), which currently occurs on a three-year cycle as part of the member’s annual sewer association fee.

REMINDER TO ALL CURRENT MEMBERS (WITH A SPECIAL NOTE TO RECENT “RESALE” PURCHASERS OF HOMES OR LOTS):

A very important issue has recently been brought to the attention of the members of the Board of Directors with respect to: 1) Repairs of Homeowner Septic Systems and, “Septic Tank Pumping”:

1. It is a requirement that all individual septic tanks have “risers” and filters (per Bernalillo County Department of Natural Resources), and Paa-Ko Communities Sewer Assoc.
2. Any member whose home does not currently have a riser visible (for the purpose of easily locating the tank for pumping/inspection), will be responsible for the cost of locating the tank for their scheduled pumping cycle
3. In-tank effluent filters help ensure the reliable and cost-effective operation of the collection system and the WWTP (Wastewater Treatment Plant) by preventing solid waste from entering the collection system. The PCSA collection system and WWTP is designed to process “grey water” effluent from the homeowner septic tanks. Unfiltered effluent entering the collection system could result in operational issues and increased cost to the community. It is also recommended that homeowners periodically inspect and clean their in-tank filters to prevent backups and promote reliable operation of their home septic system.
4. The Association will place regular notices in the Paa-Ko Liaison Weekly newsletter, the “Notices of Annual Membership meeting, and in the annual Paa-Ko Communities Sewer Association annual invoices.
5. If any member has questions regarding this memorandum, please contact the office @ (505) 281-1900; paa-ko-sales-admin@comcast.net
6. ***IMPORTANT REMINDER: “Behind the curb repairs and service of the homeowner’s septic system, (including but not limited to lift pump troubleshooting/replacement, electrical work, or other plumbing work) is the responsibility of the homeowner and is not included as part of the annual sewer fees.”***