

December 2011

Thursday, December 1, 2011 at 1:47 AM

NWS



Note: There is no Board Meeting in December.

Game Night

The Bridge House Committee will be hosting Game Night on December 30th, at 7 p.m. in the Bridge House. Bring any games you may wish to play, an hors d'oeuvres if you wish, and drinks of your choice and enjoy the evening.

Water Valve Relief Project



For many years, the buried water mains throughout The Capes have been operating under what might be referred to as "extreme" or "dangerous" water pressure levels, far higher than is typical for municipal water systems. Our water pressures have been measured as high as 140 pounds per square inch in the lowest elevations of The Capes, whereas 65-80 pounds per square inch is considered "normal" for municipal water systems. This situation was due to the omission of a water pressure relief valve when our water distribution system was constructed, that had been designed for our system by licensed civil engineers back in the early 1990's. There have been several water line breaks in The Capes during the last few years, as our water pipes have aged. Some of these leaks have caused certain Capes homeowners significant damage inside their homes, and The Capes canyon water line loop system failed altogether, and was capped-off by the Oceanside Water District. This loop system had been designed to connect the water lines along Fall Creek Drive to those on Capes Point Drive, to circulate the water within our development and avoid stale water and accumulation of hazardous chemicals in the far ends of the water lines.





When we became aware of the seriousness of the situation, The Capes Board conducted an investigation into the circumstances and eventually negotiated an agreement with the Oceanside Water District to install the missing water pressure relief valve that had been originally designed for our system. The agreement calls for a 50-50 cost sharing for the water pressure relief valve, and for the water district to repair/replace the capped-off loop system within one year after the valve is installed. The water district has been working the last couple of months on the project to install the pressure relief valve, at a total cost of approximately \$40,000. The valve has been constructed, and is now lowered in place into a buried vault in the hillside across from the Capes entrance. It should be connected to the water main serving The Capes and in operation by Thanksgiving week. There should not be any noticeable change in the water pressure in your homes, as individual water pressure regulators were installed in each Capes home by the developer, or for single-family homes, by the contractors who built your home. However, since the regulators were installed inside your residential structure, rather than in the ground at the water meter, the high pressure in the water mains impacted the buried plastic pipe on "your" side of your water meter, leading inside your home (usually entering your home in your laundry room or garage). When the pressure relief valve is connected and operating, the pressure between your meter and your pressure regulator inside your home will be significantly reduced, to safe levels (approximately 80 pounds per square inch) that should allow your home's pipes to operate as designed for many years without failure. Your regulator will continue to further reduce your water pressure to the level that was set for your own home's water lines, usually around 45-50 pounds per square inch.

If you have any questions, please call Geoff Davey (Capes Board member/Capes Treasurer) at 503-842-7450, or Alan Tuckey, the Water Master of the Oceanside Water District at 503-842-6462.

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