



The Legends *at Grove City*

Condominium Association

April

Newsletter

2023

Dear Neighbors:

Great News, the Grinder Pump Committee (Cliff Franklin, Tom Boylan, and Bob Haggart) met with representatives from TEPCO, the company that manufactures and services the E-One grinder pumps we all have installed in our homes. As a result of our meeting the Association will now be billed and directly pay for all necessary repairs or replacements of our grinder pumps. This means that the homeowner will no longer have to pay the bill and then get reimbursed by the Association.

In the event you need service on your grinder pump call TEPCO at (724) 625-4260. Typically you will need grinder pump serviced, if the alarm goes off on the grinder pump box mounted on the outside of your home. In addition to the alarm the red light on top of the box will flash. The alarm can be silenced by pressing the button located on the bottom side of the box mounted on the outside of your home.

According to the TEPCO representatives our grinder pump have a capacity of 70 gallons and under normal conditions 24 gallons are always in the tank. Therefore you should limit water usage until the service technician is on site, as the tank can only handle an additional 33 gallons. It is recommend you not running your wash machine, bathtub, and/or dishwasher until your unit is serviced. Assuming the typically toilet flush uses 1.6 gallons, 18 flushes will completely fill the tank capacity. .

Service calls are typically made within one day. The service tech will replace the unit if the motor or bearing are the problem (they always have two units in their trucks), otherwise the tech should be do all other repairs on site. Therefore, owners should be confident a service call will resolve the problem by either a repair or replacement of the unit.

In addition during the meeting we learned:

1. All our grinder pumps are E-One, the storage tanks are larger in the Community Center, Quads and Duplexes.
2. Items that should not be put down the drains or toilets:
 - A. Grease
 - B. Wipes Flushable or non-flushable
 - C. Sand, gravel, Spackle, paint, Kitty Litter
 - D. Diapers, socks, rags or cloth
 - E. Sanitary napkins or tampons
 - F. Plastic objects (toys, utensils, etc.)
3. The warranty of new units are two (2) years and one (1) year on parts replaced.
4. If you are planning a vacation or extended stay away from home, you should flush a toilet 3-4 times or run the water for a few minutes to flush any solid water from the unit and ensure there is water in the tank.
5. In the event of a Power Failure your grinder pump cannot dispose of wastewater without electrical power. If electrical power service is interrupted, keep water usage to a minimum.

Legends Update:

1. The fence around the pool has been straighten and new locks are going to be installed.

NOTE: New Pool keys will be issued on Saturday May 6 at the Community Center from 9 am to 3 pm. After May 6 contact Bob Haggart to secure a key.
2. The walls at the entrance on Golf Club Roads are going to be repaired and new signs installed.
3. Lights will be installed on the Community Center to better illuminate the parking lot.
4. The path between the Community Center and Golf Club Road will be repaired by the developer.
5. The Community Center has been deep cleaned.

New Residents:

Paul & Martha Kemeny 123 Golf Club Lane

Crafts Club Interest?

A couple of residents have expressed interest in having a monthly meeting for those who like to do crafts, knit, crochet, quilting, etc. Just a get together, possibly with coffee and pastry, to enjoy chatting while working on projects. Day and time TBD. If interested please email Carol Herrick at carolaherrick@gmail.com.

Developer Update:

The owners for current build on Golf Club Lane will be the return of Steve & Christie Jamison. At this time, there are no other planned patio home builds and there has not been any other lots sold. Mr. Anderson advises as the weather moves to the warmer, he will have the landscaper come out and complete landscaping of the new builds from last fall. He will also have his subcontractors work on policing the current and former work areas and tidy up.

In addition he stated, that he will tailgate some fresh limestone onto the gravel "cut thru" path by the pool, once work on Golf Club nears completion.

The construction on the 4th apartment building will begin next month, as 90% of the new units have been reserved already. He indicated that he will break through onto Schmidt Road at that time which will reduce traffic along Stewart from the apartments.

