

# SMEN NEWS ALNOO SYGNAE AMOT LOWER BUCKS COUNTY JOINT MUNICIPAL AUTHORITY

## Filling Swimming Pools

Every spring we receive many calls from our customers regarding the filling of swimming pools. Swimming pool vendors have been advising our customers to notify the Authority that they have either filled or topped off a swimming pool; and that the sewer portion of their bill will be adjusted. This is not the case. The Authority charges for both water and sewer for all usage that is registered on the water meter. The Authority is unable to differentiate what was used or not used in a swimming pool. In addition it is unlawful to discharge chlorinated water into public storm sewers, it must be discharged into a public sewerage system.

## After Loss of Water Service

On occasion our water distribution system experiences breaks in water mains, especially in the winter months. After making repairs, our field crew team thoroughly flushes the affected main in order to bleed air from the system, and remove rust and scale. It is normal to observe some rust or discoloration in your water. The following procedure will best deal with the issue, please follow it if you have experienced an interruption of water service.

First, wait about an hour for the system to calm down. Then run the cold water of the bathtub faucet. The water may appear rusty, dirty or cloudy at first but should become clear within

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LBCJMA employee preparing to repair a broken water main. This is one of many photos that will be appearing at [www.lbcjma.com](http://www.lbcjma.com) under our new series **LBCJMA at Work**. Check it out and learn about us.

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 a short period of time. If it does not  
 clear up please contact the Authority.

**On The Web**

In our October newsletter we  
 announced the launch of  
[www.lbcjma.com](http://www.lbcjma.com). It is a continual work  
 in progress. As official Authority meet-  
 ing minutes are available they are  
 placed on our web site for public down-  
 load. We have also added a photo  
 montage entitled LBCJMA At Work,  
 and have added an area for our employ-  
 ees to access various forms and  
 documents.

Next time you're web-surfing try out  
[www.lbcjma.com](http://www.lbcjma.com).

**Municipal Liens**

The state of Pennsylvania permits  
 municipalities to place liens on proper-

ties under the Municipal Claim and  
 Tax Liens Law (53 P. S. 7101, et. seq.)  
 A municipal authority is included  
 under this law.

LBCJMA will place a lien on a prop-  
 erty if the water and sewer bill is  
 delinquent, and the property goes to  
 Tax Sale, Sheriff Sale, or becomes  
 severely delinquent. The amount of the  
 lien placed on the property is for the  
 balance on the account plus lien filing  
 and satisfaction costs of \$85.00.

Homeowners are advised in advance  
 by mail of the Authority's intent to  
 place a lien on their property.

Once a municipal lien is placed on a  
 property, the water and sewer account  
 must be paid in full along with all costs  
 associated with the filing and satisfac-  
 tion of the lien prior to the Authority  
 removing the lien from the property.

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**LBCJMA FLUSHING OF WATER MAINS  
 IMPORTANT NOTICE - MARK YOUR CALENDARS!!**

<b>SECTION OF LEVITTOWN</b>	<b>DAY</b>	<b>DATE</b>
Levittown Town Center, Kenwood, Junewood, Marion Village Apts., Dogwood, Farmbrook, Greenbrook, Stonybrook, Victoria Garden Apts.	<b>TUE</b>	<b>10-May-05</b>
Tullytown, Lakeside, Pinewood, Creek Village Apts.	<b>WED</b>	<b>11-May-05</b>
Oaktree, Crabtree, Willowood, Elderberry	<b>THU</b>	<b>12-Apr-05</b>
Magnolia Hill, Birch Valley, Galilee Village, Newport Village Apts., North Park, Village Of Pennbrook Apts., Millcreek Manor	<b>FRI</b>	<b>13-Apr-05</b>
Holly Hill, Appletree, Red Cedar Hill	<b>TUE</b>	<b>17-May-05</b>
Thornridge, Vermilion Hills, Pennsbury Wood Apts., Galilee Pavilion, Rue Court	<b>WED</b>	<b>18-May-05</b>
Goldenridge, Orangewood, Violetwood, Whitewood, Green Lynne, Millcreek Road, Roman Apts., Mill Crossing Apts., Orangewood Apts.	<b>THU</b>	<b>19-May-05</b>
Indian Creek, Blueridge, Crestwood Condos, Yellowood, Bloomsdale Gardens, Avalon Court Apts., Millcreek Falls, Brittany Spring Apts.	<b>FRI</b>	<b>20-May-05</b>
Quincy Hollow, Juniper Hill, Upper Orchard, Lower Orchard, Plumbridge, Rt. 413, Racquet Club Apts., Foxwood Manor Apts., Hamilton Park Apts., Bristol Plaza, Levittown Trace Apts.	<b>TUE</b>	<b>24-May-05</b>
Cobalt Ridge, Woodbourne Rd. & Apts., Elmwood Terrace, Red Rose Gate, Longview Garden Apts., I-95 Technology Center	<b>WED</b>	<b>25-May-05</b>
Forsythia Gate, Snowball Gate, Chesterfield Apts., County Club Apts., Hollybrook	<b>THU</b>	<b>26-May-05</b>
Highland Park, Twin Oaks, Deep Dale East, Deep Dale West, Twin Terrace Apts., Country Manor Apts., Dorilyn Terrace Apts.	<b>FRI</b>	<b>27-May-05</b>

**DAILY FLUSHING OF FIRE HYDRANTS WILL TAKE PLACE IN THE AREAS OF LEVITTOWN  
 IN THE ORDER SHOWN (BETWEEN THE HOURS OF 7:00 A.M. AND 3:00 P.M.)**

Areas being flushed and adjacent areas may notice a slight discoloration in the water during the period when  
 flushing is in progress. The disturbance, if any, is usually less than an hour in duration.

Residents are advised to refrain from using water for drinking, cooking, or clothes washing while the flushing is in progress.

**FLUSHING MAY BE POSTPONED AT ANY TIME DUE TO WATER RESTRICTIONS FROM INSUFFICIENT RAINFALL.**

## From the Managing Director

Dear Customer:

With the administrative staff all working together in managing the Authority's financial obligation for the year 2004, we are more than pleased to report that the Authority came in under budget in many of the budget's line items. This was done with the Authority keeping costs down while not affecting the quality of service to its customers. The Authority's staff is one that you can have great confidence in! We are very proud of our competent, motivated and skilled employees. In the future, the Authority is hoping to continue with the same budget results as at the end of 2004.

With spring being just around the corner, the Authority will be hard at work in starting several new capital improvement projects at its Water and Wastewater Plants, as well as the distribution system and sewage collection systems. One of the continuing projects that we have been working on for several years is the replacement of water meters. With many original meters still in place, we are replacing them.

With over 25,000 customers, this project will take a few more years to complete throughout its service area. Other capital projects that we hope to complete this year at the Water Plant are the installation of a new well, upgrading of the existing lime feed system, replacement of a 30-year-old freight elevator, as well as enhancing the Water Plant's security system.

Capital projects that are planned in 2005 for the Wastewater Treatment Plant are the installation of a new polymer feed system, rebuilding of a digester, rehabilitation of a pumping station, enhancing the security system, as well as several other projects that are planned depending on financial availability.

We are always open for customer's suggestions in improving any part of the Authority's functions. Should you have any suggestions, please feel free to contact us by mail or by telephone.

summer.

Janet A. Keyser

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### **Grease Traps**

LBCJMA is required by federal law to have a Pretreatment Program in effect to eliminate or control the introduction of certain pollutants into our sewerage system and Waste-water Treatment Plant (WWTP).

The Pretreatment Program is adopted as a Resolution by LBCJMA's Board of Directors and is then sent to the four municipalities we serve to be adopted as a local Ordinance. Once adopted as an Ordinance, the Authority has the weight of law to fine anyone illegally discharging certain pollutants into our system.

Part of this program covers grease traps. If you are a food serving establishment, you are required to have a minimum sized grease trap of 1,000 gallons located below ground and outside of your building.

A copy of our Pretreatment Program can be downloaded from the **DOWNLOADS** link of [www.lbcjma.com](http://www.lbcjma.com).

### **From The Meter Reading Department**

LBCJMA has been in the process of installing new Touch Read and Radio Read meters in our service district.

**How It Works:** For Automated reading, advanced and patented "Magnetic-field Position-sensing" technology is used to determine and report the exact rotational position of each odometer wheel and the exact same numerical value that's displayed on the register face.

**Benefits of this system:** The Touch Read and Radio Read metering system is totally accurate and eliminates human error. Radio Read metering allows the Authority to retrieve quarterly meter readings in locations that are not easily accessible to our meter readers.

**NOTE TO CUSTOMERS:** All meters must be accessible to the Authority 24/7.

If water meter pits are covered with dirt, overgrowth or objects that obstruct the meter pit lids, the Authority will be unable to obtain meter readings. For water meters inside buildings, the area in which the meter is located should remain clear of obstructions.

Should a customer have a problem with billing or plumbing at their property, access to the water meter pit is vital. The water meter pit has the only other shut-off valve for your property. If you encounter a broken pipe in your home or need plumbing work completed, access to the water meter pit may become necessary.

Access to the water meter pit is required for those customers wishing to confirm their quarterly water bills in addition to performing leak tests for possible problems.

Please help the Authority help you by keeping your water meter pit and water meter area clean and clear of debris.

### **Sewer Backup Insurance**

For those homeowners who have experienced a sewage backup in their home, they know what a horrific experience it is. Most sewage backups are caused by the failure of the house lateral or internal piping. However, in certain circumstances homes have been damaged by a blockage, etcetera in the sewer main. In almost all cases of the latter, it is due to the intrusion of roots from a large tree in the backyard or neighboring property. Homeowners are then required to remove all of the existing trees from the sanitary sewer easement. Most homeowners are eager to remove the trees, once they see the damage to their home.

However, what can you do about the damages inside the house? The Pennsylvania Political Subdivision Tort Claims Act holds the Authority and its insurance carrier harmless for many types of backups.

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Insurance from page 4

Even in situations where a sewage back-up meets the conditions required for coverage of the Authority’s insurance, the homeowner(s) are only entitled to “Actual Cash Value” or ‘ACV’ of the items damaged. This is akin to car insurance, where you can only obtain “book value” for your 2-year-old car, which you still owe money on. And now you have to replace the car with another. This is why any homeowner is well advised to obtain some additional insurance through their home insurance provider. Usually, this is in the form of a ‘rider’ at additional cost. However, some insurance companies have stopped offering this option. Others still offer it, but have increased the cost. Check with your agent or insurance company directly for more information.

**Easements**

William Levitt was indeed a visionary. He pioneered many progressive ideas in his time. One of his “visions” was to create nicely flowing neighborhood streets which were uncluttered with utility poles, wires and of course, that foe to the automobile wheel, the sewer manhole. Mr. Levitt decided to place the sanitary sewers and utility poles in the back of the properties, which vastly improved the look of his developments.

As a result, many homeowners throughout Levittown have some sort of easement or “Right of Way” located somewhere on their property. Easements were created to protect those utilities which were located on a given property. Certain restrictions were put into place to ensure the proper maintenance and usage of the easements. However, Mr. Levitt could not have realized the potential problems, which would ultimately arise from his choice of locations for these utilities.

Problems such as trees, storage sheds, garages, swimming pools, junk cars, firewood and other assorted debris have been

placed on easements by homeowners who are either not aware of the easement restrictions or do not care. Authority crews are often not able to access sewer manholes during an emergency due to obstructions in the yard, locked gates or even fences constructed directly over a manhole cover which is in plain view of the person erecting the fence. The original Levitt deed restrictions are still in place throughout Levittown, and restrict the easement areas from any structures and trees. The Authority tries to be a

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**BILLING SCHEDULE**

**JANUARY-APRIL-JULY-OCTOBER**

Lakeside	Indian Creek
Pinewood	Whitewood
Stonybrook	Snowball Gate
Greenbrook	Mill Creek Falls
Farmbrook	Red Rose Gate
Willowood	Cobalt Ridge
Elderberry	Green Lynne
Elderberry (Jubilees)	Laurel Bend
Birch Valley (Jubilees)	Mill Creek Manor
Oaktree	

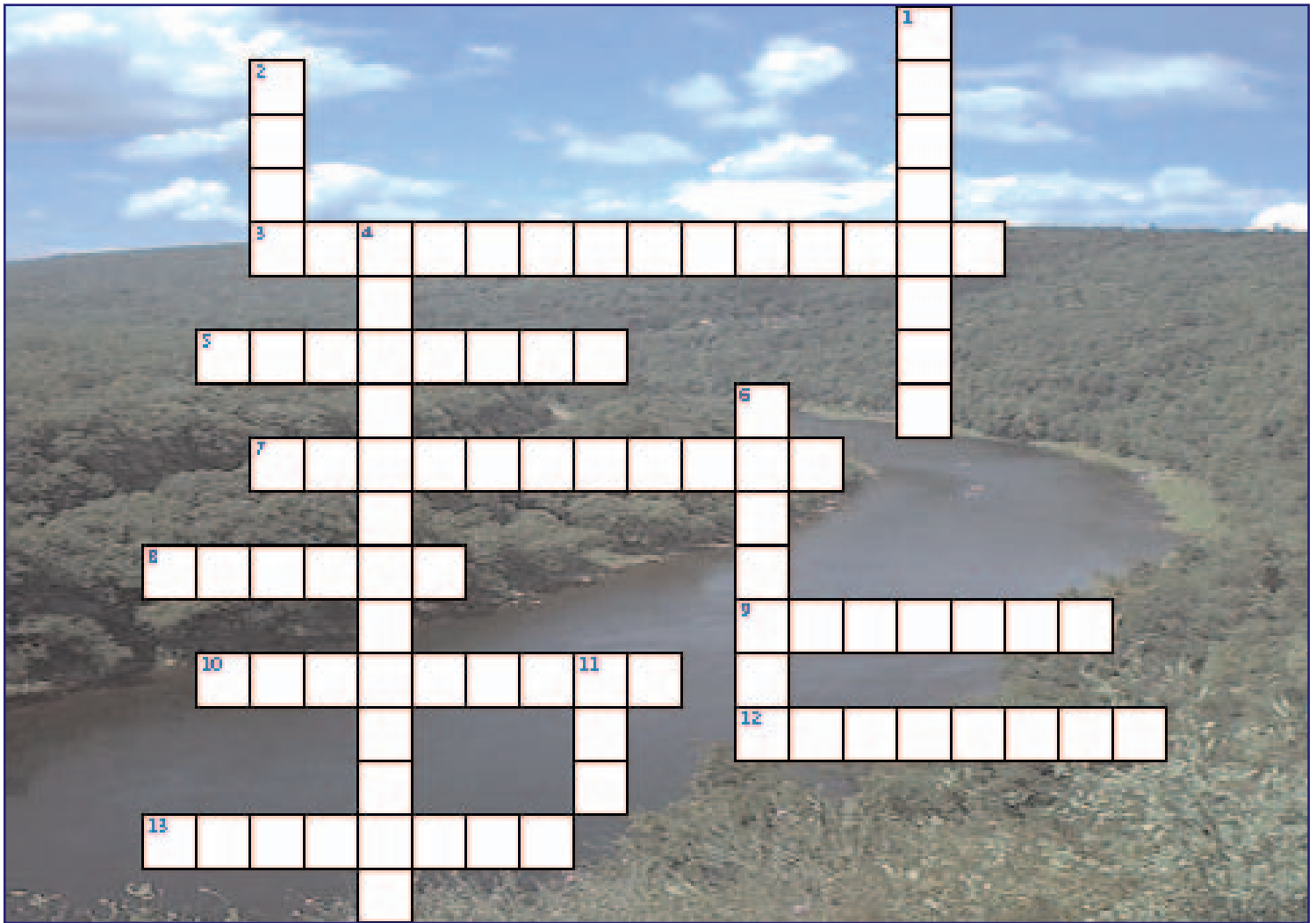
**FEBRUARY-MAY-AUGUST-NOVEMBER**

Magnolia Hill	Kenwood
Thornridge	Upper Orchard
Thornridge (Jubilees)	Junewood
Dogwood	Quincy Hollow
North Park	Red Cedar/Goldenridge
North Park (Jubilees)	Forsythia Gate
Plumridge	Tullytown
Vermillion Hills	Paper Mill Village
Lower Orchard	Juniper Hill

**MARCH-JUNE-SEPTEMBER-DECEMBER**

Birch Valley	Goldenridge (Ranchers)
Crabtree	Deep Dale
Red Cedar Hill	Highland Park
Appletree	Twin Oaks
Goldenridge	Apartment Complexes
Holly Hill	Bloomsdale Gardens
Violetwood	Hollybrooke
Violetwood (Jubilees)	Private Fire Protection
Orangewood	Crestwood Condos.
Yellowood	Fire Hydrants
Crabtree (Ranchers)	Drexelwood
Blueridge	Fairbridge

# LBCJMA Crossword Puzzle - Sewage Treatment Terms



**Partial Word List:**

Anaerobic    Effluent    Bar Rake  
 Aerobic    Grit Chamber    I & I

**ACROSS**

- 3. System of pipes, manholes, etc. to convey sewage
- 5. Discharge from a wastewater treatment
- 7. Device for capturing sand and other materials harmful to wastewater treatment plant equipment
- 8. Lower Bucks County Joint Municipal Authority: abbr.
- 9. Device to remove rags and similar materials from sewage flow
- 10. Bacteria that do not require oxygen to live
- 12. Chemical used to kill pathogens in effluent from wastewater treatment plant
- 13. Former location (Levittown section) of LBCJMA office

**DOWN**

- 1. Proper name for "bugs"
- 2. Slang term for bacteria that "eat" sewage
- 4. Original owner of LBCJMA facilities
- 6. Bacteria that require oxygen to live
- 11. Inflow and Infiltration

- ACROSS**
- 3. Sewerage System
  - 5. Effluent
  - 7. Grit Chamber
  - 8. LBCJMA
  - 9. Bar Rake
  - 10. Anaerobic
  - 12. Chlorine
  - 13. Crabtree
- DOWN**
- 1. Bacteria
  - 2. Bugs
  - 4. William Levitt
  - 6. Aerobic
  - 11. I & I

Easements from page 5 good neighbor and makes every attempt to accommodate a homeowner’s request for improvements to their property. All structures and/or appurtenances on sewer easements must have prior approval of LBCJMA. Failure to obtain the required approval(s) will result in the Authority requiring removal of the structure from the easement portion of the property. Prior approval ensures that the item(s) meet with the Authority’s requirements for a “moveable” installation on the easement. Items are required to be moveable in the event the Authority needs immediate access to repair a broken main, or address some other utility related issue.

Trees are not permitted on the easements with no exceptions. Trees ultimately cause root intrusions into the sanitary sewer mains and in some cases have grown into the cast iron water mains. Trees should be removed from all easement areas to avoid sewer blocks, breaks and even sewage backups into your home. Unfortunately, most of the properties throughout Levittown were never designed for the containment of large trees. Therefore, there is no more

efficient way of dealing with a persistent root problem than the complete removal of the tree(s). The homeowner is responsible for the trees located on their property, including the cost of removal. The longer a homeowner postpones a tree removal, the higher the cost will be in the end.

The Authority requires homeowners wishing to erect any structures, pools, fences, etcetera to first obtain a permit prior to applying for their local township/borough permit. A clean (unmarked) copy of the original plot plan is required along with a second copy showing all changes, improvements, alterations, etcetera in addition to the proposed project. An Authority permit can be obtained from the office located at 7900 Route 13, Levittown, PA 19057. The cost of the permit is \$50.00. Please remember to bring the aforementioned documents when applying for an Authority easement permit.

For those customers who have sewer manholes in their backyards, you must provide 24 hr., 365-day/year access by Authority personnel. Please keep clear a 5-foot diameter radius around the manhole, and if you have a fenced-in yard, obtain an easement permit if you haven’t applied for one. If you wish to lock your gate for privacy, you can obtain a special lock from the Authority, which gives only you and the Authority access to the yard. This lock can be obtained at the WWTP at no charge.



Example of encroachment onto Authority’s easement. Precious time is lost removing obstacles to manholes and sewer lines. Add snow and the manhole becomes very difficult to locate when there is a sewer backup.

**LBCJMA Board of Directors**

**Bristol Township**

Anthony Verduci  
John Monahan  
Joseph Pollio

**Tullytown Borough**

Edmund Armstrong  
Edward Czyzyk  
Richard Adams

## **HOURS OF OPERATION**

### **Administration Office**

Business Hours: 8:00 AM to 4:30 PM Monday thru Friday  
Closed from 12:00 PM to 1:15 PM

Summer Hours: Memorial Day – Labor Day  
7:00 AM to 4:30 PM Monday thru  
Thursday  
Closed from 12:00 PM to 1:15 PM  
8:00 AM to 12:00 PM Friday

### **Holidays Observed:**

New Year's Day  
Presidents' Day  
Good Friday  
Memorial Day  
Independence Day  
Labor Day  
Thanksgiving Day  
Day After Thanksgiving  
Christmas Eve  
Christmas Day

### **Water Treatment Plant**

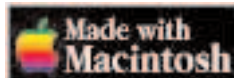
Business Hours: 7:00 AM to 3:00 PM Monday thru Friday

### **Waste Water Treatment Plant**

Business Hours: 7:00 AM to 3:00 PM Monday thru Friday  
Closed from 12:00 PM to 1:15 PM

### **Holidays Observed:**

New Year's Day  
Presidents' Day  
Easter Monday  
Memorial Day  
Independence Day  
Labor Day  
Columbus Day  
Thanksgiving Day  
Day after Thanksgiving  
Christmas Day



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