

Lake Elsinore Village

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P.O. Box 1098
Westminster, CA. 92684

04/29/2026

Homeowners

150 E. Lakeshore Drive,
Lake Elsinore, CA 92530

Reference: Lake Elsinore Village – Notice of Special Assessment Vote

Dear Homeowner,

We want to share an important update about our community's sewer system and explain why the Board is recommending a \$365 special assessment per unit to address it now-- before it turns into a much larger and significantly more costly problem.

Because our community is built below grade, all wastewater is sent to a central pump station and then pushed out to the city's sewer line. This system relies on two pumps that are designed to alternate, so each one shares the workload and provides backup if the other has an issue.

After a thorough inspection, a few concerns were identified:

- Due to the wiring in the control panel, both pumps are running at the same time instead of alternating. This puts unnecessary strain on the system and shortens the life of the pumps.
- One of the pumps is beginning to fail. It is currently reading a vacuum of negative 10, which indicates it is no longer operating properly and will need to be replaced.
- The inlet lines deep underground are not level, which impacts how efficiently the system performs.

At this point, the system is still operating—but it is no longer functioning the way it was designed, and we are at risk a complete malfunction of the system.

If we wait until the pump fully fails—or if the second pump is affected—we would face an emergency situation that equates to:

- Higher costs due to urgent, unplanned repairs.
- Limited contractor availability, which could delay the work.
- Potential need for temporary, round-the-clock pumping just to keep things running during repairs.

Again, this is a serious issue. Unable to pump out 82 units sewage would be devastating. By acting now, we can stay ahead of the problem. This allows us to schedule the work, correct the wiring, replace the failing pump, and ***avoid the much higher costs and disruption that come with an emergency repair.***

We understand that any additional expense is never easy, especially in our community where many are on fixed incomes. Please know this decision is not being taken lightly. The goal is to handle this responsibly now, rather than face a much more difficult and expensive situation later.

If approved, the special assessment of \$365 would be billed to each homeowner and due within 30 days.

Thank you for your time and for submitting your vote to address this issue now and prevent more costly issues later.

Sincerely,

Lake Elsinore Village Board of Directors
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