

August 29, 2026- From Mike Byrne

I thought it might be helpful and save time at the next meeting if I wrote a summary of the basic diagnosis and repairs that have been performed as part of this project. There was a lot more to it, but here is a basic - but still too lengthy - description. If you would like to see exactly what was done or have additional questions, feel free to call or text me at 541.659.0897. Some questions and emails may be covered at the next meeting rather than an individual reply so we all get the answers. I will submit a summary of expenses for repairs, cleanings, and chemicals in the next couple of days. I am still power-washing the deck, but other than that, we are pretty much just doing daily operations stuff. A clean deck helps save chemicals by not having to treat as much dirt and debris being tracked in and is a basic requirement for pool operations. I am accepting applications for volunteer power washers! 😊

After receiving two very different estimates for various pool “repairs”, but not knowing anything about what was actually needing repair at the pool, the Board decided that Garrett and Mike would take a look and see what repairs seemed to be needed and perhaps do some them ourselves to save money.

When Garrett and I went to look at the various operational parts of the pool, we were unable to really diagnose much because just before the pump intake, the pipe from which the pump draws all of the water from the pool to then put through the filter, was completely severed. There was a noticeable gap between the two sections of pipe. It was very unexpected. I don’t think that was mentioned in either quote. Someone (I assume the former contractor paid to do the weekly vacuuming, netting, and water balancing) had tried to repair the pipe by smearing large amounts of blue Teflon paste around the break. This was not even viable as a temporary fix and would serve no purpose. This meant that diagnosis of any further repairs was not possible until the pipe was repaired. We do not know how long the pool was without any circulation through the filter so the pump was running “dry” when turned on.

After repairing the pipe, it was determined that the pump was not viable – probably from running “dry” for an extended period of time and/or freezing. The pump was replaced and diagnosis of further issues was performed.

As part of the repair process, what is called an “add water” feature was installed. By being able to add water directly into the pump intake line, the add-water allows for much easier priming of the pump after activities like backwashing, and allows adding water to the pool without a hose being laid across the deck (more on this later). It was added in such a fashion that with the addition of a simple in-line sprinkler timer typically used to run a sprinkler from a faucet, we can more easily add water without having to be there

to manually shut it off. It is a basic feature that may have previously existed at one time, but did not exist at this time. Typically there would be a more “automatic” feature that would automatically regulate the water level by automatically adding water when needed but that is a more extensive addition than the few dollars (maybe \$30 in fittings and a hand valve) spent getting this basic improvement to current operations.

Also added at this time was an inlet into the suction line for the pump that allows the pool to be vacuumed. This is not to compete with commercial, stand-alone, pool vacuums, but is for daily/weekly operations that need a vacuum to get up small debris that settle to the bottom of the pool but don’t make it to the main drain. Having the ability to vacuum a pool is a very basic necessity to properly operate a pool. For this, we added another few pieces of PVC and another valve. The existing pool hose is too short and has a split so in addition to the piping, a vacuum head and a longer hose was purchased.

To further summarize –

The main drain at the bottom of the pool was not operational. This was able to be diagnosed after repairing the other stuff. Having the add-water enabled the pressurization of the main drain line from the pool house. This showed that there was either a major blockage of rocks and debris or something else was going on. Obviously a major blockage was suspected because of so much mud/debris at the bottom of the pool. The real cause was found only by draining the pool and performing an inspection. Evidently the main drain has not worked since installation. So any time the level of the water dropped below the pool skimmers that take water off of the top of the pool, no water was going through the pump either. It was effectively also running “dry” then. Anyway, the “plugs” that are installed in the drain pipe inlets so plaster/concrete doesn’t clog the intake lines during construction, were still in there so no water was able to enter. It wasn’t as obvious as it might seem because one of the three intakes in the drain inlet didn’t have a temporary plug, but had been capped from the backside prior to installation. This made it look like the one inlet was connected.

One of the owners of a townhouse (not part of our HOA) was a HUGE help! I do not know how many total hours the pool was netted, but Chanel was responsible for a large portion of them. She has evidently worked at resort-type pools, waterslides, etc. and knows a LOT about pool operations. More than most anyone else I have recently talked with except the pool inspector. She was also great to bounce ideas off of because she is so knowledgeable about pool mechanics. We removed soooo much debris. And rocks. Tossing rocks over the fence and into the pool is NOT a good game for children.

Once the pool was “operational” and after a discussion with Garrett, I called for an inspection by the state certified inspector. The pool had been listed as “non-operational” so they weren’t scheduling the regular inspection for “certification”. The inspector got back to me almost immediately and came down about an hour after he called. We discussed operations in depth. Chantel happened by while he was there and we also talked about weekly/daily maintenance requirements. I thought a weekly check by someone at least employed by a “currently” certified pool operator (CPO, AFO, LAFT, etc.) was required, but he said that isn’t the case, but the pool does need to be tested daily with an approved test kit (Taylor) versus using only test strips.

Turns out Chanel has a lot of free time during the summer and has already been considering starting her own business maintaining pools. She had already done research such as cost of insurance, etc. so that is encouraging. Because she wouldn’t need a truck to travel and move equipment and chemicals, AND we would be her first customer, she would probably give us a GREAT price for daily tests and weekly netting, vacuuming, etc. Typical with the industry, we would still have to supply chemicals or pay her to supply chemicals. I assume we would extend free pool privileges to her family but had not thought about that until now. The couple of pool services I talked to about JUST the weekly maintenance said it would be \$125-\$150/week. One said they might be able to do it for \$110 because they already do pools in the neighborhood, but he wasn’t sure.

I really haven’t even looked at the pile of receipts for SMALL purchases and a couple of pool vacuumings, etc. and don’t hold me exactly to it, but **us that total expenditures including a pump, materials, and chemicals is about \$2,000 +/-**. This doesn’t include water, electrician (haven’t rec’d a bill), and one of the vacuumings (haven’t rec’d a bill).

The following dollar amounts are “estimated materials costs” based on historical experience, online research, and typical installation. Additional expenditures may be required as the item is being installed/replaced and further things are found.

Some Additional Requirements Needed -

Pool net
\$35-65

Signage \$200

Pool testing kit – one is already ordered, but for practicality at least two are needed
\$ 65 ea

Various gauges – flow meter and pressure gauges and related piping mods
\$ 200

A 911 phone Need additional research to try and make sure what we get works and what the cost per call is if it is used (“prank” calls might be an issue) and how that is dealt with. This is a relatively new requirement, and we need to do further research. The health inspector said we can “temporarily” operate the pool without it, but we need to get by the next time the pool is inspected as is being done with most other pools in this category of public/private pool. \$500

Additional Practical Needs/Wants for the pool –

The hose bib inside the pool house leaks and needs rebuilding or replacement

Estimated materials cost – \$
15-\$50

Replace the pool filter media Estimated materials cost less
than \$300

Replace much of the remaining piping – Estimated materials cost less than \$300

New lock for the entrance gate that is operated by prox card, key fob, or other programmable ability (hereafter referred to as “prox cards”).
\$ 1,500-2,500

This is a really important issue for many reasons. We really have no way to regulate who can access the pool or the hours that people can access it. I do not personally know how often any of this happens but have been told these are real problems. I WAS asked to break up an event late one evening a couple of years ago and it was not pleasant. There were about 10 belligerent people having an impromptu party and they eventually left via Progress Drive – they didn’t seem to live here. I do not know if they had a key or how they got in.

I have worked with large access control systems but do not know the true expected cost of getting materials for a single lock system like this but I would expect a reliable system to cost about \$1,000 just for the lock. Cards in the quantities we would need are probably less than \$5 each. This is significantly less than the \$25 a key I have been told it cost for copies of the current key. And for those times we need to restrict access, it allows for singular cards to be deactivated rather than a complete rekey and new keys for each user. Hours of lock operation is programmable and no longer on the honor system. Prox cards can be individually programmed for maintenance (EXTENDED HOURS), one time or a set number of times, ETC. The method for programming a prox card varies which explains the guesstimate of \$1,500 - \$2,500.