

**LAKEVIEW RANCH HOA
SEPTIC SYSTEM INFORMATION
(AEROBIC AND STANDARD SYSTEMS)**

Lakeview Ranch HOA Board of Directors have received several complaints from Lakeview Ranch HOA Members concerning Septic Systems, both aerobic and standard systems.

The main complaint is the odor of the discharged water, mainly from aerobic systems. This is not an issue that covered by the DCC&R's of the HOA. Thus, the issue isn't within the scope of Lakeview Ranch HOA Board of Directors.

However, the Board of Directors thought it would be instructive to send all Lakeview Ranch HOA members information on Bexar County Regulations for the Septic Systems, Renewal of Permit, and Existing System Permit Registration and the Complaint Process if a HOA Members feels the need to address an issue.

The Septic Systems Regulations in Bexar County are administered by:

**BEXAR COUNTY ENVIROMENTAL SERVICES DEPARTMENT
1948 Probandt St
San Antonio, Tx 78214
210-335-6700
Website <https://www.bexar.org/3218/On-Site-Sewage-Facilities>**

General information from Environmental Services Department website follows:

Permits

Bexar County requires that all on-site sewage facilities within Bexar County have to be permitted. For a copy of the Bexar County Commissioners Court Order authorizing regulation of septic systems in Bexar County visit the website listed above.

There are four (4) instances when a permit is required:

- ***New Permit:*** Required when installing a new system. Approves a License to Operate.
- ***Repair Permit:*** Required when making a repair or making changes to an existing system. Approves a License to Operate.
- ***Renewal of Permit:*** Required for a:
 - ***Standard System:*** Renewed every 5 years by pumping the tank and submitting a pump receipt and a renewal fee of \$30.00 to Bexar County.

- *Aerobic Systems: Initial permit is valid for 2 years after installation. After the initial permit expires the homeowner is responsible for maintaining a service contract with a service provider and submitting that contract to Bexar County. The service provider is responsible for submitting quarterly maintenance reports to the Designated Representative.*
- ***Existing System Permit (Registration)**: Required when an existing system is found to not have a permit. In order to obtain a permit for an existing septic system, the property owner is required to hire a sanitarian or engineer to complete a site survey and septic design. A pump manifest (may not be older than one year) must also be submitted with a septic application.*

Complaint Process

When a complaint is received by Bexar County, or a Health and Safety problem is found in the field, an inspection is conducted. If a violation is verified, a notice of violation is sent by certified mail to the owner of the property detailing what violations were found at the site.

There are seven (7) types of common violations that can be received:

- *Expired Septic Permit*
- *Expired Service Contract*
- *Illegally Discharging – this is the most serious problem and requires immediate action*
- *Inadequate Capacity*
- *Unpermitted or Unlicensed System*
- *Unsatisfactory On-Site System*
- *Other*

Some Lakeview Ranch Members are new to having septic systems vs city service sewage systems for their homes. **We hope this information is helpful in guiding Lakeview Ranch HOA Members in proper maintenance and upkeep of the septic systems.**

LAKEVIEW RANCH HOA - BOARD OF DIRECTORS

Andy Micknicz
President

amicknicz@gmail.com

Marieta Baer
Treasurer

jebaer@prodigy.net

Sherri Jermier
Secretary

dbluebike@yahoo.com