



TOWN OF AVON

60 West Main St. Avon, CT 06001-3743

**POLICE, FIRE & MEDICAL
EMERGENCY - 911**

TOWN MANAGER'S OFFICE
Tel. (860) 409-4300
Fax (860) 409-4368

ACCOUNTING
Tel. (860) 409-4339
Fax (860) 409-4366

ASSESSOR'S OFFICE
Tel. (860) 409-4335
Fax (860) 409-4366

BUILDING DEPARTMENT
Tel. (860) 409-4316
Fax (860) 409-4364

COLLECTOR OF REVENUE
Tel. (860) 409-4306
Fax (860) 677-8428

ENGINEERING DEPARTMENT
Tel. (860) 409-4322
Fax (860) 409-4364

FINANCE DEPARTMENT
Tel. (860) 409-4339
Fax (860) 409-4366

FIRE MARSHAL
Tel. (860) 409-4319
Fax (860) 409-4364

LANDFILL
281 Huckleberry Hill Rd.
Tel. (860) 673-3677

PLANNING & ZONING
Tel. (860) 409-4328
Fax (860) 409-4364

POLICE DEPARTMENT
Tel. (860) 409-4200
Fax (860) 409-4206

PROBATE
Tel. (860) 409-4348
Fax (860) 409-4368

PUBLIC LIBRARY
281 Country Club Road
Tel. (860) 673-9712
Fax (860) 675-6364

PUBLIC WORKS
11 Arch Road
Tel. (860) 673-6151
Fax (860) 673-0338

RECREATION AND PARKS
Tel. (860) 409-4332
Fax (860) 409-4366
Cancellation (860) 409-4365

REGISTRAR OF VOTERS
Tel. (860) 409-4350
Fax (860) 409-4368

SOCIAL SERVICES
Tel. (860) 409-4346
Fax (860) 409-4366

TOWN CLERK
Tel. (860) 409-4310
Fax (860) 677-8428

TDD HEARING IMPAIRED
Tel. (860) 409-4361

January 28, 2011

Dear Property Owner:

The Avon Water Pollution Control Authority wishes to notify you as an owner of property benefiting from sewers that an assessment is proposed to be levied on your property in accordance with Sections 7-250 of the Connecticut General Statutes.

On February 10, 2011, the Avon Water Pollution Control Authority will be conducting a Public Hearing at The Town Hall in the Town Council Chambers at 7:00 pm to discuss levying these assessments on your property. A copy of the assessments to be levied is posted in the office of the Town Clerk. Any appeal of the assessments must be taken within twenty-one (21) days after the date of filing, February 11. The appeal ends on March 7, 2011.

The assessments are scheduled to be due on August 1, 2011. For information relating to the procedures for payment of the assessment, please refer to the material included with this letter. This material includes the following:

- Enclosure 1. A listing identifying each specially benefiting property in your sewer district by location, with individual assessment for that property; please refer to this list for your specific assessment;
- Enclosure 2. Financing Options;
- Enclosure 3. Questions and Answers (Installment Schedule);
- Enclosure 4. Application for Installment Payments for Sewer Assessment; and
- Enclosure 5. Fact Sheet.

NOTE:

1. Your Sewer Assessment bill will be mailed on or about April 2011.
2. It is very important that you complete and return Enclosure 2 and or 4.

If you wish to pay your assessment on an Installment Schedule, you must return the Application for Installment Payments for Sewer Assessment (Enclosure 4). The deadline for returning these forms is May 1, 2011.

If you should have any questions regarding this assessment, please call the Collector of Revenue at 860-409-4308 or The Engineering Department at 860-409-4322.

Very truly yours,
Lawrence E. Baril, P.E., GISP
Town Engineer

Copy: Brandon Robertson, Town Manager

TOWN OF AVON
NOTICE OF SPECIAL BENEFIT ASSESMENTS
Deepwood Drive

The Avon Water Pollution Control Authority (AWPCA) has adopted a new Special Benefit Assessment Rate Schedule and is scheduled to meet February, 10, 2011 to discuss a Special Benefit Assessment for specially benefited properties serviced by the Deepwood Drive Sewer Extension

On January 28, 2011 the AWPCA filed with the Town Clerk the amounts of Special Benefit Assessments to be levied on applicable property owners. The Assessment amounts set forth below are scheduled due and payable on August 1, 2011. If assessments are adopted the appeal period ends March 7 2011

BENEFITTED PROPERTIES AND OWNERS LIST

AS OF JANUARY 13, 2011

<u>VALUE</u>	<u>ADDRESS</u>	<u>COMMENTS</u>
\$10,711.67	8 DEEPWOOD DRIVE	
\$10,711.67	11 DEEPWOOD DRIVE	
\$10,711.67	14 DEEPWOOD DRIVE	
\$10,711.67	20 DEEPWOOD DRIVE	
\$10,711.67	21 DEEPWOOD DRIVE	
\$10,711.67	26 DEEPWOOD DRIVE	
\$10,711.67	28 DEEPWOOD DRIVE	
\$10,711.67	32 DEEPWOOD DRIVE	
\$10,711.67	33 DEEPWOOD DRIVE	
\$10,711.67	38 DEEPWOOD DRIVE	
\$10,711.67	41 DEEPWOOD DRIVE	
\$10,711.67	47 DEEPWOOD DRIVE	
\$10,711.67	52 DEEPWOOD DRIVE	
\$10,711.67	53 DEEPWOOD DRIVE	
\$10,711.67	58 DEEPWOOD DRIVE	
\$10,711.67	61 DEEPWOOD DRIVE	
\$10,711.67	64 DEEPWOOD DRIVE	
\$10,711.67	67 DEEPWOOD DRIVE	
\$10,711.67	70 DEEPWOOD DRIVE	
\$9,104.92	73 DEEPWOOD DRIVE	<u>PUMP SYSTEM</u>
\$9,104.92	77 DEEPWOOD DRIVE	<u>PUMP SYSTEM</u>
\$10,711.67	78 DEEPWOOD DRIVE	
\$9,104.92	83 DEEPWOOD DRIVE	<u>PUMP SYSTEM</u>
\$9,104.92	87 DEEPWOOD DRIVE	<u>PUMP SYSTEM</u>
\$10,711.67	88 DEEPWOOD DRIVE	
\$10,711.67	93 DEEPWOOD DRIVE	
\$10,711.67	96 DEEPWOOD DRIVE	
\$10,711.67	97 DEEPWOOD DRIVE	
\$10,711.67	103 DEEPWOOD DRIVE	
\$10,711.67	104 DEEPWOOD DRIVE	
\$10,711.67	107 DEEPWOOD DRIVE	
\$10,711.67	114 DEEPWOOD DRIVE	
\$10,711.67	115 DEEPWOOD DRIVE	
\$10,711.67	118 DEEPWOOD DRIVE	
\$10,711.67	121 DEEPWOOD DRIVE	
\$10,711.67	126 DEEPWOOD DRIVE	

\$10,711.67	127 DEEPWOOD DRIVE
\$10,711.67	130 DEEPWOOD DRIVE
\$10,711.67	131 DEEPWOOD DRIVE
\$10,711.67	137 DEEPWOOD DRIVE
\$10,711.67	142 DEEPWOOD DRIVE
\$10,711.67	143 DEEPWOOD DRIVE
\$10,711.67	146 DEEPWOOD DRIVE
\$10,711.67	147 DEEPWOOD DRIVE
\$10,711.67	154 DEEPWOOD DRIVE

Enclosure 2

FINANCING OPTIONS

OPTION 1 = PAY ENTIRE ASSESSMENT: DUE – August 1, 2011

OPTION 2 = PAY IN TEN INSTALLMENTS ***

At 3.25% Interest Rate

<u>Payment No</u>	<u>Due Date</u>
1.	August 1, 2011
2.	August 1, 2012
3.	August 1, 2013
4.	August 1, 2014
5.	August 1, 2015
6.	August 1, 2016
7.	August 1, 2017
8.	August 1, 2018
9.	August 1, 2019
10.	August 1, 2020

*** INCLUDES \$24.00 LIEN FEE

NOTE: Tax payers age 65 or older and whose household income does not exceed \$45,000 may be eligible to file for a deferred assessment. Please refer to fact sheet regarding other information regarding this option.

Avon Water Pollution Control Authority
60 West Main Street
Avon, CT 06001

Please indicate your proposed method of payment below:

_____ I choose Option 1 (Pay Entire Assessment)
_____ I choose Option 2 (Pay In Ten (10) Installments.
_____ Enclosure 4 must be completed with this option.

I think I qualify for a Deferred Assessment:

APPLICANT NAME (Please print) _____

APPLICANT- Signature _____

PROPERTY ADDRESS _____

MAILING ADDRESS _____

TELEPHONE _____

QUESTIONS AND ANSWERS

In accordance with Section 7-253 of the Connecticut General Statutes, the Town of Avon by its Water Pollution Control Authority may allow the payment of assessments on an installment schedule.

Below are answers to a number of basic questions which you may have regarding the Installment Payment option. If you have any additional questions, please feel free to call the Collector of Revenue at 409-4308 between the hours of 8:30 A.M. and 4:30 P.M.

1. May I choose to pay the full assessment rather than choosing an Installment Schedule?
 - A. Yes. Simply pay the full amount of the assessment no later than July 1, 2011. There will be no interest charge or lien fee.

2. How do I obtain permission to pay my assessment on the Installment Schedule?
 - A. To obtain permission to pay your assessment on the installment schedule, simply complete Enclosure 4 (Application for Installment Payments for Sewer Assessment) and return by May 1, 2011 to:

Installment Schedule
Avon Water Pollution Control Authority
60 West Main Street
Avon, CT 06001

3. Will I be notified when my application is approved?
 - A. No. All applications received by the deadline will be approved. Once your application has been approved, the Avon Water Pollution Control Authority will cause the Town Clerk to record a certificate on the land records for your property which indicates that you are paying the assessment on an installment schedule.

4. What is the amount of my installment payment?
 - A. You will be able to pay your assessment in Ten (10) equal installments which will start on August 1, 2011. Refer to Enclosure 1 for values.

5. What is the \$ 24.00 lien fee on the first installment payment?
 - A. The AWPCA must, by State Statute, place a caveat on the land records for any property for which an assessment is deferred. The \$ 24.00 lien fee covers the administrative costs of releasing a lien on the property. This is a one-time-only fee.

6. What happens if I pay late?
 - A. Installment payments made more than one month after the due date will be subject to a delinquent interest charge. Charges of this nature will follow a similar procedure to late payments on property taxes. The interest is calculated at 1-1/2% per month, or 18% per year.

7. Once I have chosen the Installment Payment Option, may I later pay the balance before the end of the ten (10) years?
 - A. Yes. Each property owner has the option of paying off the principal at any time. However, partial payments in an amount less than the annual installment will not be accepted. There is no "pre payment penalty".

8. What happens if I sell my house – will the assessment fee transfer or will I have to pay off the assessment before the sale?
 - A. This depends on the deal you strike with your buyer

9. Are there any other fees that I will have to pay to connect?
 - A. Yes. When the property owner chooses to connect to the Public sewer, there is a connection charge (currently \$2500) and a permit fee (currently \$50) – both of which must be paid in full before the permit is issued. Please note that connection charges and/or permit fees may change if approved by the AWPCA. The property owner will be required to have a licensed contractor obtain a permit and meet all necessary requirements established by the Engineering department.

APPLICATION FOR INSTALLMENT PAYMENTS FOR SEWER ASSESSMENT

COMPLETE THIS FORM ONLY IF YOU INTEND TO PAY YOUR SEWER ASSESSMENT ON A 10-PAYMENT INSTALLMENT SCHEDULE

APPLICANT _____

PROPERTY ADDRESS _____

MAILING ADDRESS _____

TELEPHONE _____

In accordance with Section 7-253 of the Connecticut General Statutes and Section VII of the Avon Water Pollution Control Authority Assessment Policy, I hereby request the option to pay my sewer assessment on an installment schedule.

Homeowner Signature(s) Please Print Name Date

Homeowner Signature(s) Please Print Name Date

I understand that the assessment of \$ 10,711.67 will be payable as follows:

<u>Payment No</u>	<u>Due Date</u>	<u>Payment Amount</u>
1.	August 1, 2011	\$1,071.17
2.	August 1, 2012	\$1,384.48
3.	August 1, 2013	\$1,349.67
4.	August 1, 2014	\$1,314.86
5.	August 1, 2015	\$1,280.04
6.	August 1, 2016	\$1,245.23
7.	August 1, 2017	\$1,210.42
8.	August 1, 2018	\$1,175.61
9.	August 1, 2019	\$1,140.79
10.	August 1, 2020	\$1,105.98

APPLICATION FOR INSTALLMENT PAYMENTS FOR SEWER ASSESSMENT

COMPLETE THIS FORM ONLY IF YOU INTEND TO PAY YOUR SEWER ASSESSMENT ON A 10-PAYMENT INSTALLMENT SCHEDULE

APPLICANT _____

PROPERTY ADDRESS _____

MAILING ADDRESS _____

TELEPHONE _____

In accordance with Section 7-253 of the Connecticut General Statutes and Section VII of the Avon Water Pollution Control Authority Assessment Policy, I hereby request the option to pay my sewer assessment on an installment schedule.

Homeowner Signature(s) Please Print Name Date

Homeowner Signature(s) Please Print Name Date

I understand that the assessment of \$ 9,104.92 will be payable as follows:

<u>Payment No</u>	<u>Due Date</u>	<u>Payment Amount</u>
1.	August 1, 2011	\$910.49
2.	August 1, 2012	\$1,176.81
3.	August 1, 2013	\$1,147.22
4.	August 1, 2014	\$1,117.63
5.	August 1, 2015	\$1,088.04
6.	August 1, 2016	\$1,058.45
7.	August 1, 2017	\$1,028.86
8.	August 1, 2018	\$999.26
9.	August 1, 2019	\$969.67
10.	August 1, 2020	\$940.08

FACT SHEET

DEEPWOOD ROAD SEWER EXTENSION

This sewer was installed in 2 phases beginning in 2008 and ending in late 2010. The entire system was approved for flow in November, 2010.

Length of sewer:	3742 linear feet (approx)
Mainline Sewer Pipe:	8" diameter PVC
Total Cost of Sewer-related Construction:	\$ 572,068.34
Number of Assessable Properties:	45 Residential
Proposed cost received thru Assessments:	\$475,598.34.

1. Homeowners are not required to connect to the public sewer.
2. Homeowners must pay the Connection Charge in effect at the time of connection to the Town. Presently, the Connection Charge is \$2,500.00.
3. In addition to the Connection Charge, homeowners are also responsible for all construction costs incurred in hooking up to the lateral installed by the Town. This cost will vary for each connection in the \$2,500 - \$6,000 range – this is an estimate only and depends on the site circumstances and the contractor.
4. Homeowners may elect to pay this assessment as a lump sum or in ten (10) installments. See Enclosure 2 (Financing Options).
5. Once connected, users pay an annual use charge to cover the cost of treatment of effluent. The current annual use charge is \$300.00 per year.
6. Sec. 7-253a: Adjustments in sewer assessment payments for elderly or disabled property owners: Town of Avon may, by ordinance, permit any property owner who is eligible for tax relief for (1) elderly taxpayers under the provisions of section 12-129b, section 12-7170aa, or a plan of tax relief for elderly taxpayers provided by The Town of Avon in accordance with subdivision (1) of subsection (a) of section 12-129n or (2) any property owner under age (65) sixty-five who is eligible under the provisions of a plan for tax relief provided by The Town of Avon in accordance with subdivision (2) of subsection (a) of section 12-129n to apply to the Water Pollution Control Authority in The Town Of Avon for approval of a plan of payment of such property owners sewer assessment

in a manner other than as provided under section 7-253. Such ordinance may allow optional methods of payment of any sewer assessment by an eligible property owner, subject to approval of the authority, including an option to pay only the annual interest charges, as provided in said section 7-253, on any deferred payments or outstanding balance of principle, provided in such optional method of payment, the outstanding balance of principal deferred under such optional method of payment shall become due upon any transfer of title to the property subject to such assessment or upon the death of such property owner. Any such optional method of payment shall be subject to annual review by the authority.

The owners of property have the option of the following schedule of payments, if the property owner elects to pay installments. A property owner may pay as a lump sum.

Deepwood Drive Sewer Assessment Calculations - Standard

\$10,711.67 to be paid over 10 years
 .0325 interest rate (3.25%)
 9 interest payments
 \$1,071.17 Principal payment per year

Payment Number	Due Date	Starting Principal	Principal to be paid this period	Interest to be paid this period	Total Amount Due (Principal + Interest)	Interest paid after this payment	Principal Paid after this payment	Remaining Principal
1	August 1, 2011	\$10,711.67	\$1,071.17	0	\$1,071.17	0	\$1,071.17	\$9,640.50
2	August 1, 2012	\$9,640.50	\$1,071.17	\$313.32	\$1,384.48	\$313.32	\$2,142.33	\$8,569.34
3	August 1, 2013	\$8,569.34	\$1,071.17	\$278.50	\$1,349.67	\$591.82	\$3,213.50	\$7,498.17
4	August 1, 2014	\$7,498.17	\$1,071.17	\$243.69	\$1,314.86	\$835.51	\$4,284.67	\$6,427.00
5	August 1, 2015	\$6,427.00	\$1,071.17	\$208.88	\$1,280.04	\$1,044.39	\$5,355.84	\$5,355.84
6	August 1, 2016	\$5,355.84	\$1,071.17	\$174.06	\$1,245.23	\$1,218.45	\$6,427.00	\$4,284.67
7	August 1, 2017	\$4,284.67	\$1,071.17	\$139.25	\$1,210.42	\$1,357.70	\$7,498.17	\$3,213.50
8	August 1, 2018	\$3,213.50	\$1,071.17	\$104.44	\$1,175.61	\$1,462.14	\$8,569.34	\$2,142.33
9	August 1, 2019	\$2,142.33	\$1,071.17	\$69.63	\$1,140.79	\$1,531.77	\$9,640.50	\$1,071.17
10	August 1, 2020	\$1,071.17	\$1,071.17	\$34.81	\$1,105.98	\$1,566.58	\$10,711.67	\$0.00

Notes:

1. The principal is paid in 10 equal amounts
2. Interest is not charged for the first payment. Subsequent payments include interest charged on the principal amount over the previous year.
3. There is no prepayment penalty. Interest will be charged on the principal amount beginning after August 1, 2011.

The owners of property have the option of the following schedule of payments, if the property owner elects to pay installments. A property owner may pay as a lump sum.

Deepwood Drive Sewer Assessment Calculations - Pumped Systems

\$9,104.92 to be paid over 10 years .0325 interest rate (3.25%) 9 interest payments \$910.49 Principal payment per year
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Payment Number	Due Date	Starting Principal	Principal to be paid this period	Interest to be paid this period	Total Amount Due (Principal + Interest)
1	August 1, 2011	\$9,104.92	\$910.49	0	\$910.49
2	August 1, 2012	\$8,194.43	\$910.49	\$266.32	\$1,176.81
3	August 1, 2013	\$7,283.94	\$910.49	\$236.73	\$1,147.22
4	August 1, 2014	\$6,373.44	\$910.49	\$207.14	\$1,117.63
5	August 1, 2015	\$5,462.95	\$910.49	\$177.55	\$1,088.04
6	August 1, 2016	\$4,552.46	\$910.49	\$147.95	\$1,058.45
7	August 1, 2017	\$3,641.97	\$910.49	\$118.36	\$1,028.86
8	August 1, 2018	\$2,731.48	\$910.49	\$88.77	\$999.26
9	August 1, 2019	\$1,820.98	\$910.49	\$59.18	\$969.67
10	August 1, 2020	\$910.49	\$910.49	\$29.59	\$940.08

Interest paid after this payment	Principal Paid after this payment	Remaining Principal
0	\$910.49	\$8,194.43
\$266.32	\$1,820.98	\$7,283.94
\$503.05	\$2,731.48	\$6,373.44
\$710.18	\$3,641.97	\$5,462.95
\$887.73	\$4,552.46	\$4,552.46
\$1,035.68	\$5,462.95	\$3,641.97
\$1,154.05	\$6,373.44	\$2,731.48
\$1,242.82	\$7,283.94	\$1,820.98
\$1,302.00	\$8,194.43	\$910.49
\$1,331.59	\$9,104.92	\$0.00

Notes:

1. The principal is paid in 10 equal amounts
2. Interest is not charged for the first payment. Subsequent payments include interest charged on the principal amount over the previous year.
3. There is no prepayment penalty. Interest will be charged on the principal amount beginning after August 1, 2011.