

**MEADOWLANDS RESIDENTIAL AND GOLF COMMUNITY**  
**Davidson**  
**County, North Carolina**  
**Commonly Asked Sanitary Sewer Questions**  
**March 2005**  
**(Revised 8/1/2024)**

QUESTION: Who owns and operates the sewer disposal system?

ANSWER: Initially, the Developers of Meadowlands owned and operated the system through experienced subcontractors. Beginning August 1, 2024, a private utility company, Red Bird Utility Operating Company, LLC became the owner and operator of the entire system, including maintenance. The effluent will be treated at a plant in Forsyth County owned and operated by the Winston-Salem/Forsyth County Utilities Commission in accordance with an Agreement between the developers and the Commission;

QUESTION: How much will my monthly sewer bill be and how is it calculated?

ANSWER: As approved by the North Carolina Utilities Commission, the monthly fee for sewer service for a residential unit will be \$45.36 per month. Additionally included in the monthly bill will be monies to cover administrative costs (billing, office overhead, permits, accounting, insurance and taxes), maintenance of the system (including equipment, materials, vehicles and subcontractor personnel), and a reserve amount to be accumulated and used for future replacement needs of the system;

QUESTION: Is my monthly fee my only charge?

ANSWER: Yes

QUESTION: Is any governmental entity overseeing this sewer system operation?

ANSWER: The North Carolina Utilities Commission oversees the operation of any sewer system such as this in North Carolina. The operators must receive approval from this Commission to increase rates or assess the system users. Additionally, the North Carolina Department of Environment and Natural Resources oversees the actual physical operation of the system through periodic inspections and reporting requirements. They also respond to complaints concerning the operation of the system.

QUESTION: Is my water service treated the same way?

ANSWER: Yes and No. Davidson Water Company provides water to the homes in Meadowlands. They will send a bill for water usage only. Included in their charges are similar cost items associated with water services. They have their own meters for water usage separate from the sewer services. They are also overseen by the North Carolina Utilities Commission and the Department of Environment and Natural Resources. They have a separate charge for a water meter, which is paid when the water is hooked up to the residence.

QUESTION: Exactly where does the sewer system stop and my plumbing start?

ANSWER: The sewer disposal system is made up of pump stations, forcemains, collector lines, and services to each lot. On the sewer system at the street right-of-way (or possibly at the rear of a lot) is a sewer connection. Your plumber will hook your individual house onto this service connection at the appropriate time. Any repairs or problems that you experience between your house and the sewer connection at the right-of-way or sanitary sewer outfall along the rear of the property are your responsibility. The developers and later any subsequent owner/operating company are responsible for the overall system: your responsibility is for your own system;

QUESTION: How long will the rates remain the same?

ANSWER: Rate changes are based on changes in operating costs such as treatment costs, insurance, equipment, taxes, materials, and subcontractor costs. Any changes must be submitted to the North Carolina Utilities Commission for approval and implementation. While increases are expected, their frequency, by past historical evidence, is not often. The original fee set in 2005 was increased in 2015 and another increase is contemplated to be requested in 2027.