

Details and Payment Options

You are receiving information regarding assessments for sanitary sewer improvements made in Arran Lakes West (Bailey Lake Rd.), Shenandoah/ Shenandoah N. areas referenced as Areas 12 and 13 in the Annexation Phase V utility installation plan. City Council approves the interest rate in addition to approving the \$5,000 assessment (single family residential lot), and that amount has been applied to your property. The Public Works Commission is responsible for collecting the assessments. This brochure contains information regarding payment options of the assessment. Non-residential property owners can be quoted payment terms on an individual basis by calling the PWC Assessment Department at (910) 223-4106 or (910) 223-4254.

Payment Methods

- Assessments can be paid in part or in full. **Payments made in full on or before March 4, 2015 will not be charged interest.** Any balance remaining after **March 4, 2015** will be charged an interest rate of 5.25% per year, applied monthly to any principal balance owed. Interest begins accruing from the January 12, 2015 assessment confirmation date.

- You have the option of making annual or monthly payments:

- If you wish to make annual payments, your assessment will be divided into ten (10) installments paid annually. Payments will be due on March 13 each year.

- If you want to make monthly payments, you have the option of paying for up to ten (10) years or 120 months. Your monthly payment will be based on the number of years you choose to make payments. PWC will bill this amount to you monthly.

- Online payment options are not available.** Check or Money Order payments should be made payable to Public Works Commission.

The City of Fayetteville has a program to provide financial assistance in paying the sanitary sewer assessment for low income property owners within annexed areas. To see if you are eligible, please contact Barbara Little with Fayetteville Community Development at (910) 433-1598.

If you have questions concerning this letter or wish to establish annual or monthly payments of your assessment, call the PWC Assessment Department at (910) 223-4106 or (910) 223-4254.

Frequently Asked Questions

Q: *What is an assessment?*

A: It is the property owner's portion of the cost of sanitary sewer improvements in your neighborhood.

Q: *How does PWC know I own this property and obtain my mailing address?*

A: PWC uses the Cumberland County Tax Assessor website to obtain owners names and mailing addresses. Please contact the Cumberland County Tax Office at (910) 678-7507 to keep your mailing address updated and call PWC Assessment Department at (910) 223-4106 or (910) 223-4254 to change the mailing address on your assessment file.

Q: *How long will I have to pay my assessment?*

A: Financing options to include interest are available for up to **ten (10) years.**

Q: *If I choose the financing options, what is the interest rate?*

A: Any balance remaining after March 5, 2014 will be charged an annual interest rate of 5.25% on the principal balance, as approved by the City Council.

Q: *How can I avoid paying interest on the assessment?*

A: Payments made in full on or before **March 4, 2015** will not be charged interest. If payments are postmarked after due date, interest will be charged.



Q: *When does interest begin accruing?*

A: Interest begins at the **January 12, 2015** assessment confirmation date; however, if you pay in full by **March 4, 2015** you will not be charged interest.

Q: *Can I pay monthly?*

A: **Yes.** PWC can establish monthly payment options on your assessment plus interest for up to ten (**10**) years or **120** payments. Call the Assessment Department at (910) 223-4106 or (910) 223-4254 to discuss your payment options.

Q: *What will my monthly payment be?*

A: Below is a general idea of what your monthly payments will be based on an annual interest rate of 5.25% and the number of months you choose to pay your assessment. **These amounts are subject to change depending on the month you establish the payment plan as well as the date your payment is received.**

Months	Payment	Months	Payment	Months	Payment
24	\$220.00	60	\$95.00	96	\$64.00
48	\$116.00	72	\$82.00	120	\$54.00

Q: *Can I pay annually?*

A: **Yes.** Below is a general idea of the amount you will be charged for each of the ten installments. **These amounts are subject to change depending on the month you establish the payment plan as well as the date your payment is received.**

Annual Notice #	Due Date	Amount Due
Installment 1	March 13, 2015	\$566.00
Installment 2	March 13, 2016	\$737.00
Installment 3	March 13, 2017	\$710.00
Installment 4	March 13, 2018	\$684.00
Installment 5	March 13, 2019	\$658.00
Installment 6	March 13, 2020	\$632.00
Installment 7	March 13, 2021	\$605.00
Installment 8	March 13, 2022	\$579.00
Installment 9	March 13, 2023	\$553.00
Installment 10	March 13, 2024	\$527.00

Frequently Asked Questions

Q: Will I receive an annual bill and is the assessment due at the same time each year?

A: Yes. You will receive an annual bill which indicates the principal and interest up to the due date. The annual assessment payments are due on **March 13th** each year until paid in full.

Q: How do I pay the assessment?

A: Assessment payments can be mailed or paid in person at PWC. Online payment options are not available through the PWC website; however, you can pay online through your bank's "Bill Pay" feature. Please write the parcel number on the memo line of your check to ensure your payment is posted correctly.

Q: What happens if I don't pay the assessment?

A: The assessment is the responsibility of the property owner and the assessment is a lien against the property until paid.

Q: Does the assessment cover connection cost?

A: No. The assessment covers the installation of the sanitary sewer mains and laterals. The property owner will assume all associated cost for connecting to PWC's system.

Q: What is the associated cost to connect to PWC's system?

A: The property owner is responsible for the plumber's fee to connect to the sanitary sewer. When a property connects to the PWC sewer system, a facility investment fee (FIF) applies (this helps recover costs associated with PWC's treatment plant and utility infrastructure). **The FIF is currently \$720.00** (The \$720 FIF fee is for single family residential; other properties may have a different FIF).

Q: Am I required to connect?

A: No. PWC does not require you to connect **but you are still required to pay the assessment.** Connection may be required if your septic tank needs repair. The health department will not issue improvement permits if the property is within 300 feet of municipal sewage. Also, some home loan financing requires connection to available sewer before approval.

Q: If I don't want to connect, do I have to pay the assessment?

A: Yes. All property owners in areas where sewer lines have been installed are responsible for the assessment, whether they connect to the service or not. Please remember, the assessment amount will become a lien on your property until it is paid in full.

Q: Who do I contact about connecting to sewer services?

A: You should contact PWC at (910) 223-4600 to establish a new account or add sewer service to your existing account. When calling, please refer to the Phase 5 Annexion Areas 12 and 13 projects.

Q: What else do I have to do to connect?

A: You will then need to obtain the services of a licensed plumber to connect the plumbing to the newly installed sewer or, as the resident homeowner, you may do so after making application for service at PWC and securing a plumbing permit from the City of Fayetteville Inspections Department.

Who to Call

Assessment questions call PWC at:
(910) 223-4106 or (910) 223-4254

For questions about connection of your home or business, call PWC at:

(910) 223-4600
www.faypwc.com

CoF Community Development
at: (910) 433-1598

Cumberland County Tax Office
at: (910) 678-7507



UTILITY
ASSESSMENTS
ANNEXATION
PHASE V
PAYMENT OPTIONS
ARRAN LAKES WEST
(BAILEY LAKE RD.)
(AREA 12)
SHENANDOAH/
SHENANDOAH N.
(AREA 13)

