

From: Isaac Aznoe <isaac.aznoe@gmail.com>

Sent: Thursday, February 19, 2026 8:49 PM

To: Monica Chenault <clerk@alpinewy.gov>

Subject: Questions for the Record — Sewer Lateral Responsibility Under Ordinance 2025-012

Dear Town Clerk,

I am writing to submit the following questions for the official record regarding the Town's sewer lateral responsibility changes under Ordinance 2025-012 (adopted December 16, 2025, replacing Ordinance 2022-14). I respectfully request written responses from the Mayor and Town Council.

As a resident, I want to better understand what these changes mean in practical terms for Alpine Meadows homeowners and ensure there is transparency around the reasoning and implications.

BACKGROUND

Under the previous Ordinance 2022-14, Section V.3.A stated the Town was responsible for sewer service from the main to the limit of the road right-of-way. The new Ordinance 2025-012 (Sections VIII.b.xi.1 and IX.f.i) now requires property owners to install, own, and maintain the entire sewer lateral from the main to the building — including all piping within the public right-of-way. It also introduces a one-year warranty requiring homeowners to guarantee against any right-of-way settling after lateral work (Section IX.f.i).

This represents a significant shift in both financial responsibility and legal liability for homeowners.

QUESTIONS

1. Timing of the Ordinance Change

On page 6 of the February 3, 2026 meeting minutes, Mayor Green referenced "recent ordinance changes" that "clarified" homeowner responsibility for the entire lateral. Ordinance 2025-012 was adopted on December 16, 2025 — approximately five weeks after the November 10, 2025 sewer backup in Alpine Meadows. Was the November 2025 incident the direct trigger for finalizing and adopting this ordinance? Can the Town provide the complete timeline of drafting, public notice, readings, and adoption for 2025-012?

2. Retroactive Fairness

Under the old 2022-14 rules, the Town owned and maintained pipe to the ROW edge. Now homeowners are responsible for everything from the main outward, including under public streets. For properties where improper connections have been identified (as acknowledged in Resolution 2026-008), will the Town reimburse or share costs with homeowners who already repaired laterals under the previous rules? Or does the Town consider this a full retroactive cost shift? I am requesting clarity on what "the Town does not intend to place the full financial burden on the subdivision" (Feb 3 minutes, p. 6) means in specific, measurable terms.

3. Accountability for Past Approvals

Resolution 2026-008 seeks grant funding to "investigate and correct improper sewer system connections" in Alpine Meadows. These connections were originally inspected and approved by someone — whether the Town, its engineers, or its contractors. Who was responsible for those original approvals? Will the Town accept any liability for approvals that may have been defective, or does the 2025-012 language place the entire burden on current homeowners regardless of how or when the connections were made?

4. Insurance, Property Values, and the Warranty Requirement

The new ordinance makes homeowners liable for pipe buried in public right-of-way and requires a one-year warranty against street settling after any lateral work. This is a significant new exposure. Has the Town obtained written opinions from insurance carriers or title companies on how these changes affect

homeowner policies, flood/backup coverage, and property resale values in Alpine Meadows? If so, will those
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WHAT I AM ASKING FOR

I am not looking to be adversarial. I am looking for clear, plain-language answers about what these ordinance changes mean for residents in practice — who pays for what, who is liable for what, and whether the Town has considered the downstream effects on homeowners' insurance and property values. These are reasonable questions that deserve straightforward responses.

I respectfully request that this email be entered into the official record and that written responses be provided at the Council's earliest convenience.

Thank you for your time.

Isaac Aznoe

Alpine Meadows Resident

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