

Important Information on Wells and HOA Ownership

In 1956 when Lilac Park Subdivision was originally subdivided it was designed to include a swimming pool and a private well water system. Wells were dug on Lot 44, private property, owned at that time by Concord Engineering Enterprises. H.E. O'Bryan, one of the original Lilac Park developers, was also the President of Concord Engineering Enterprises.

The corporation known as Arnold Lilac Park Homeowners Association (ALPHA) was created by the original developers in 1959. At that time, nine directors were appointed to oversee operations of the pool and water system and ALPHA became responsible for and paid for maintenance of the wells during the time they were used to supply water for the subdivision.

In 1979, the Sohm family purchased Lot 44 from Concord Engineering with the understanding that for as long as needed, ALPHA had water rights and was financially responsible for maintaining the wells located on the property. As with any permanent improvement on a property, wells are "real" property that were sold to the Sohm's by one of the developers. The HOA never held ownership of these wells. Based on the Grant Deed, the Sohm family has clear title and ownership of both the property and the wells that are on it.

In the early 1980's multiple issues arose where use of the wells to supply water for the subdivision was no longer feasible. At that time ALPHA switched over to CCWD, water rights and maintenance responsibility for the wells reverted back to the Sohm's and they had fulfilled their agreement to allow ALPHA use of their privately owned wells. The wells have since been properly maintained by the Sohm's and have been in continual use for agricultural purposes. They have passed inspections by both CCWD and Environmental Health.

To the best of our knowledge and based on two recent inspections by Environmental Health, there is no evidence of a pit well on the common area property. The pool has been filled with water from CCWD since the 1980s, is inspected annually by Environmental Health and consistently meets the water quality standards required. According to the inspectors, we maintain one of the cleanest pools in the County.

Recent documentation regarding wells, from both CCWD and Environmental Health are attached. Hopefully this helps to clear up any misperceptions regarding ALPHA's ownership of any wells.

We would like to ask again that if members have any questions regarding rumors you may hear, please reach out to the Board for clarification. We are here to ensure transparency and address any concerns within our community.