



# **Maintenance Report**

## **48th AGM 2026**

### **April 2025 to March 31<sup>st</sup>, 2026**

Another year of tasks and challenges maintaining our wonderful but aging building and grounds and keeping it all intact.

#### **Potable Water System**

Major issues with the Hornby Island New Horizons Society building potable water system are expected to cost the Society about \$12,000 in 2026. The costs fall into two major categories:

1. Replacement of failed critical systems (well pump and water pressure tank) costing about \$5,200; and
2. Statutory compliance with Vancouver Island Health Authority (VIHA) order to install a solenoid shutoff system plus the necessary water treatment to support its effective operation plus testing to date; about \$6,800

#### **Replace Failed Critical Systems**

The submersible well pump failed progressively since late February, resulting in complete water system shutoff during Literary Lunch and Eldercare Lunch cleanups. The pump was replaced on an emergency basis in early March by BC Aquifer (cost approximately \$4,000) and has since allowed normal water system operation. The pressure tank bladder has failed after about 13 years of operation and must be replaced in order to allow normal water pressure and to protect the new well pump. The replacement will be done when the new treatment system and shutoff solenoid are installed and will cost about \$1,200.

#### **Vancouver Island Health Order**

In September of 2025, the VIHA inspector for Hornby Island issued a compliance order for New Horizons to install a solenoid shutoff system to shut down our water system in the event of an alarm condition in our treatment system. Our UV system does allow a solenoid to be installed and controlled by the system in accordance with the VIHA order. The solenoid valve kit is available for \$855 and has been ordered. The actual issue regarding the solenoid installation is the chronic alarm condition we are experiencing with our existing system due to water chemistry, as discussed above. If the solenoid is installed with no other changes, our water system would be shut down every time an alarm condition starts, likely every time a significant amount of water is used (use of the sanitizer or flushing toilets). This explains all the diagnostic work conducted to evaluate necessary water treatment to avoid an alarm condition.

## **Replacement of Deck**

We have just heard from the New Horizons Seniors Grant and unfortunately, we were not awarded the funds due to the project activities were not ineligible under NHSP funding. The proposed project cannot just be a structural fix: you must prove it enables seniors programming, such as social gatherings, outdoor workshops or exercise. I had thought so but tried to make it possible. We will have to find another grant that will support our project. Looking into Capital Grants to see what is available. I am disappointed but hopeful we will find another way.

The existing emergency alternative exit to the New Horizons building is by way of an elevated deck and stairs that are both in a poor state of repair. The railing of the existing deck and portions of its structure have rotted and are narrow and deteriorating as well. Any further deterioration will make the emergency exit unusable, forcing closure of the building and the loss of its contribution to the community.

New Horizons needs to address this problem by re-establishing a safe alternative access and exit from the building that is accessible for seniors with mobility challenges, and to provide a safe fire exit, including its deck and railing, to ensure continued use of the New Horizons building.

Submitted by:  
Mary, Bob and Kathy