

Brook Forest Water District

www.brookforestwater.org

Brookforestwaterdistrict@gmail.com

JANUARY 2016
FIRST QUARTER NEWSLETTER
Happy New Year!

A Water Augmentation Plan, what is that?

As a result of the many questions as to what the District water can be used for, we thought we provide a bit of information on our Water Augmentation Plan, what it is and what our water can be used for.

A water augmentation plan is a court-approved plan, which is designed to protect existing water rights by replacing water used in a new project. Augmentation plans are usually required in areas where there is a shortage of water during part or all of the year. The District takes all the necessary steps to protect their resource through the appropriate usage of water by residents. District water may be used for indoor use only. Some of the questions we have received during the year from residents with regard to water usage:

1. Question: Can I wash my car?
Answer: No outside watering is permitted.
2. Question: Can I water my lawn or outdoor plants?
Answer: No outside watering is not permitted.
3. Question: I am currently connected to the District's water supply, can I disconnect and begin using a well?
Answer: No use of wells in the District are permitted once the connection is made to the District's water supply.
4. Question: May I provide water to my plants and/or vegetables that I grow inside my house for resale to customers?
Answer: No, if you are using the District water for commercial use, the District needs to be notified and a water meter needs to be installed on your property and read quarterly as are all commercial meters.

Water Main Replacement Project:

As the District's water lines age, we have experienced an increase in the number of main breaks that occur each year as well as an increase in the annual maintenance and repairs that need to be done on these lines. The cost of replacing these lines becomes increasingly more each year as the cost of labor and supplies increases. To replace the water lines for the entire District would be a cost of over \$10 million, so we are going to do one section at a time and spread the cost out over several years. The District's annual budget puts a restraint on what can be afforded with current liquid cash and investment resources, therefore the District seeks out possible grants and loans to supplement the cost of these main replacements.

In 2016, the District anticipates replacing water mains of approximately 1,200 linear feet on Forest Estates, which appears to be needing the most repairs due to multiple main breaks over the past few years. Please keep posted for actual dates and streets that will be affected by construction in future newsletters and on our website.

Winter Time Shut Offs:

If you will be going out of town during the winter months for an extended period of time (at a minimum one quarter, not more than three quarters), you may request that your water be shut off at the street for non-use. The quarterly fee will be \$60 per quarter, equivalent to our Readiness-to-Serve charge (see Appendix A of the District Rules and Regs on our website). In order for our System Operator (Dominic) to shut your water off, all bills owing on the property must be paid prior to any shut off and the property owner must pay the District in advance for the turn off and turn on fee, in the amount as stated in Appendix A of the District Rules and Regs – see Section 8.09 B. of the District Rules and Regs for further information.

New Rates – Just a Reminder:

Please be advised, at the June 2015 Board meeting the Board of Directors approved an increase in certain rates (see attached “Appendix A” of the District Rules and Regulations). The quarterly Water Service Charges (\$120) and Readiness-to-Serve fees (\$60) will remain the same, however please note the main change to the rates is how the **Late Fees** will be charged. Beginning **JULY 1, 2015**, if a payment is made after the first month a \$20 late fee will be assessed and invoiced. If a quarterly invoice is not paid after an additional 30 days, a \$30 additional fee will be assessed and invoiced. If a payment is 90 days delinquent your water will be shut off and additional fees will be assessed. Please review “Appendix A” and if you have any billing questions please call our offices anytime.

The new rate structure has been put into place to encourage on-time payments that our previous penalty structure failed to achieve.

Online Bill Payment is here!:

Due to an increase interest by our customers for the District to offer an online bill payment option you can now go online to our website, brookforestwater.org and follow the links to “Online Payments” in order to pay your bill with a credit card or echeck. There will be a \$2.50 convenience fee that the customer will have to incur if you wish to pay online rather than to pay by check. The \$2.50 fee seems a lot less than getting assessed \$20 for late payment of your quarterly invoice.

District Board Meetings:

Board meetings are always open to the public. They are held the 2nd Tuesday of the month at 7pm and are held in Room 104 of Buffalo Park Church of the Hills, 28628 Buffalo Park Rd., Evergreen, CO 80439.

Emailing Quarterly Invoices:

As outlined in the previous newsletter, we face growing costs as a result of the recession. It reduced available contractors and materials increasing the demand on shrinking resources with the result being higher costs. There is one thing that each of you can do to help facilitate communications and that is provide Nickie with your email address. We would like to move to emailing the quarterly invoices to each and every one of you. There are three or more ways to provide your email address:

1. Call Nickie at (800)-544-9903
2. Email Nickie at --
brookforestwaterdistrict@gmail.com
3. Contact Nickie through our website --
brookforestwater.org
4. Write your email address on your statement when you pay it. Your email address would also allow us to provide you up-dates when there are system wide or local issues that affect your water supply, so please help us do a more effective job.

Thank you,

The Board of Directors

Bill Weisenborn, President
Tony Langowski, Vice President
Ilse Ramsey, Treasurer
Bruce Nicklow
Dave Pellegrini

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APRIL 2016 SECOND QUARTER NEWSLETTER

Water Shut Offs:

The first week of April you will receive your 2nd Quarter invoice. Payment has to be received at our billing office by April 30th, if not **RECEIVED** by then a \$20 late fee will be charged to your account.

If you have still **NOT** paid your 1st Quarter invoice it has to be paid in **FULL** by May 1st or we will **SHUT OFF** your water and additional fees will be incurred.

Water Mains – Fix it or Replace it:

As many of you may know the water mains within the Districts water system are aging and need to be replaced. Repairs are done every year to the lines to merely put a patch on main breaks that continue to occur. With the age of the lines an increase in repairs and maintenance costs are inevitable. The District is faced with the question – do we continue to repair the lines and pay for maintenance costs and continue to incur disruption of service to our customers or do we commit ourselves to long-term debt over a period of 20 or 30 years have new water mains with minimal maintenance?

How are we going to pay for a new water main?

In an effort to increase the District's cash flow to cover the rising costs of maintenance, repairs and other costs of operations of the District, we raised rates in January 2015. In addition, we changed our late fee structure (increasing late fees) to curb late and non-payment of water fees, which has made a big impact in the District's outstanding customer balances owed, which means more money for the District to use for operations. But where do the funds come from to pay for the capital, long-term projects? A portion of property taxes and water tap fees are part of the funds that are used for capital projects. The District did not receive any tap fees in 2015 and only one in 2014. Without the available capital on hand, a District has to seek outside sources to complete a project if not available from current funds in the bank.

The District hoped to replace a portion of the water mains in 2016, but due to a lack of capital reserves, the project will be put off until 2017 or 2018, when funds can be secured, in the form of a loan or bonds.

What is in Our Water? Good Question!

We have received questions from customers over the past few months as to what gets added to our water. The **ONLY** thing that the District adds to the water supply (as required by State law) is chlorine. We do not add fluoride or any other additive, any amounts that may be in the water are due to erosion of natural deposits. Our source of water comes from the wells in the District and the type of water is ground water. For further information, the most current Water Quality report may be found on our website under the publications section.

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Thank you,

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Tony Langowski, Vice President
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July 2016
THIRD QUARTER NEWSLETTER

Thoughts from our District Operator – Dominic Monard:

“The 4-inch mains currently serving a large part of the district are only going to continue to cause problems. The more breaks that occur along a given stretch of main, the harder it becomes to locate each new break using leak detection gear. This is a serious issue as the longer it takes to find a new break, the more water we will lose. It is even possible that an undetected main break could cause one of our storage tanks to be completely drained, causing a whole other set of problems. If the location of the main break is not accurately detectable by leak detection equipment, it must be located by a larger-scale physical excavation. This results in having to tear up and replace far more road than would otherwise be necessary. In turn, this causes far more man hours and materials expense than would otherwise be necessary, especially in the winter when the ground is frozen.

The primary reason the 4-inch mains in the district have been so problematic is not age but extremely poor installation. The new 6-inch mains that have been installed in various portions of the district have so far been free from problems due to correct installation techniques. In summary, if the district does not continue replacing the poorly installed 4-inch mains with correctly installed 6-inch mains, extended service interruptions will become more frequent, complete outages will become more probable and costs will sky rocket.” – Dominic Monard

The District is faced with the question – do we continue to repair the lines and pay for maintenance costs and continue to incur disruption of service to our customers or do we commit ourselves to long-term debt over a period of 20 or 30 years have new water mains with minimal maintenance?

How are we going to pay for a new water main?

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The District hoped to replace a portion of the water mains in 2016, but due to a lack of capital reserves, the project will be put off until 2017 or 2018, when funds can be secured, in the form of a loan or bonds.

Water Shut Offs:

The first week of July you will receive your 3rd Quarter invoice. Payment has to be received at our billing office by July 31st, if not **RECEIVED** by then, a \$20 late fee will be charged to your account.

If you have still **NOT** paid your 2nd Quarter invoice it has to be paid in **FULL** by July 5th or we will **SHUT OFF** your water and additional fees will be incurred.

WE NEED YOUR HELP!

Emailing Quarterly Invoices:

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October 2016 FOURTH QUARTER NEWSLETTER

We need your approval on November 8th!

Colorado requires voter approval for long term debt regardless of funding source.

Colorado Special District Law, which covers Brook Forest Water District, requires voter approval for any long term debt (longer than one year). BFWD is not asking for any increase in fees or taxes at this time, but BFWD is still required to receive voter approval for this long term debt.

Your board of directors are asking for your approval to procure this low interest rate long term debt at NO increase cost to our customers at this time.

1. Shall the Brook Forest Water District be able to enter into a multi-year debt agreement for the purposes of financing the costs of replacing and upgrading the District's water main throughout the District's water distribution system, along with other necessary improvements to the District's water system?

Existing Bonds are paid in full in 2022 and 2023.

The existing bonds that were issued by BFWD in the 1990's are fully paid in 2022 and 2023. This will add \$15,545 in available funds starting in 2023. In addition, current revenues and tax receipts are anticipated to pay for the desired loan.

Thoughts from our District Operator – Dominic Monard:

The 4-inch mains currently serving a large part of the district are only going to continue to cause problems. The more breaks that occur along a stretch of main, the harder it becomes to locate using leak detection technology. This is a serious issue as the longer it takes to find a break, the more water is lost. It is even possible that an undetected main break could cause one of our storage tanks to be completely drained. If the location of the main break is not accurately detectable by leak detection equipment, it must be located by a larger-scale physical excavation. This results in having to tear up and replace far more road than would otherwise be necessary. In turn, this causes far more man hours and materials expense than would otherwise be necessary, especially in the winter when the ground is frozen.

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Most customers never experience interruption in water service and most do not give thought to our source of water. This leads us to take our daily water for granted, but we need to maintain and improve our infrastructure so we can continue to enjoy our high quality water and water service. Since we are in a low interest rate environment, this is a good opportunity to procure low interest loans. These loans will be paid from current revenues.

Bill Weisenborn - President **Tony Langowski - Vice President**
Ilse Ramsey – Treasurer **Bruce Nicklow - Director** **David Pellegrini - Director**

The BFWD Board appreciates your consideration, support and affirmative vote.

9249 South Broadway, #200-344, Highlands Ranch, CO 80129
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Maintenance: (303) 674-8194