

JANUARY 2020 - 1ST QUARTER NEWSLETTER



Happy New Year to you all!

Gallagher Amendment – Ballot Issue 6A:

The November Election ballot measure was a success for the District. Ballot Issue 6A passed and the District has now “de-Gallagherized”, allowing the District to maintain current level of revenue from property taxes by allowing the mill levy to adjust with the change in the assessed valuation of properties in the District.

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.

Property Transfer Fee Approved:

At the August 14, 2018 Board meeting, the Board of Directors approved the addition of a property transfer fee of \$150 to the District’s Rules and Regulations. The fee is now included in the District’s Rules and Regulations, Appendix A, which can be found on the District’s website.

UPDATE YOUR PERSONAL CONTACT INFO:

Please help us by updating your contact info. When a water main breaks and service needs to be shut off to your property, if we DO NOT have your CURRENT information, we CANNOT contact you in advance to let you know. Please complete the information even if you think we have your information to ensure that we have the correct, up to date phone number and email address.

50 Amazing Facts About Water- Sometimes Interesting – Sometimes Disturbing:

Brought to you by the ESP Water Products website www.espwaterproducts.com, we are going to share with you 50 amazing facts about water over the course of the next few issues of our newsletter – (1-45 can be found in prior Newsletters):

- 46. To process one chicken, we need 44 liters (11.6 gallons) of water.
- 47. To process one can of fruit or vegetables we need 35 liters (9.3) of water.
- 48. It takes 7,000 liters (1,850 gallons) of water to refine one barrel of crude oil.
- 49. To manufacture new cars 148,000 liters (39,000 gallons) of water are used per car.
- 50. Baths use less water than a typical shower. Soaking in a partially filled tub will use less water than a short shower.

Late Fee and Rate 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. Currently the cost of paying your quarterly invoice after the first 30 days of it being mailed to you is only a 1% monthly fee; however, 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 because of the number of outstanding customer account balances and late payment on customer accounts that the District has been experiencing.

Please pay your invoices on time to avoid late fees or a possible water shut off.

Septic Systems:

All District residents use septic systems, it is important to know that your septic system is your responsibility! According to the EPA the following are the 4 top things you can do to protect your septic system:

1. Regularly inspect your system and pump your tank as necessary.
2. Use water efficiently.
3. Don’t dispose of household hazardous wastes in sinks or toilets.
4. Care for your drainfield.

An EPA guide to using and maintaining your septic system can be found on our website under “Publications”.



We now have a closed group on **Facebook**, please come and join the group so you can stay in the loop with various updates, especially water outages. Our Group:

Brook Forest Water District – Evergreen, CO

District Website – Come check us out:

Come checkout our District website at www.brookforestwater.org. We post lots of publications that you will find helpful. Our Board minutes, Operator’s reports, financial statement audits are just a few documents you will find. In addition, on the home page you will find our meeting agenda’s, the current rates and any water shut off announcements. You will find the link to our online bill payment link on our homepage as well.

Online Bill Payment Option:

There has been a lot of interest by our customers for the District to offer an online bill payment option. With the increase in late payment fees that began July 1, 2015, we began to offer online bill payment through our website approximately August 1, 2015. 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.

Please note, you can now set up an account through the online billing service and set your payment to recur on a quarterly/monthly basis and not have to keep logging in every time you want to make a payment.

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 at the library of Buffalo Park Church of the Hills, 28628 Buffalo Park Rd., Evergreen, CO 80439.

Brook Forest Water District Board of Directors

Bill Weisenborn (President), Tony Langowski (Vice President), Bruce Nicklow (Treasurer)
Ilse Ramsey (Director) and Alice Sears (Director)

Brook Forest Water District

www.brookforestwater.org

Brookforestwaterdistrict@gmail.com



April 2020 - 2nd QUARTER SPRINGTIME NEWSLETTER

CORONA VIRUS 19 (COVID-19):

As we transition our lives into the new era of social distancing and staying at home to fight the pandemic we are all experiencing, we are aware that you may have questions regarding your drinking water, below is a link to the EPA website that may answer some of your questions. You can always contact us with questions via email and/or telephone.

<https://www.epa.gov/coronavirus/coronavirus-and-drinking-water-and-wastewater>

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Thank you,
The Board of Directors,

Bill Weisenborn, President
Tony Langowski, Vice President
Bruce Nicklow, Treasurer
Ilse Ramsey
Alice Sears

JULY 2020– 3RD QUARTER SUMMERTIME NEWSLETTER



SUMMERTIME IS HERE!

PLEASE REMEMBER NO OUTSIDE WATERING

FIRE MITIGATION:

It is nice to see trucks and trailer loads of slash being hauled out of our neighborhoods. Bags of raked stuff line our driveways waiting for pick-up. Clearly our district customers have taken protecting their properties to heart.

A healthy ponderosa forest averages 12-15 trees per acre. Consider removing all the waist high and lower growth and especially the leafy scrub brush that tends to grow around the base of mature ponderosa. These small ground level trees and brush form the “candles” that allow flames to creep up a tree and ignite into the crowns.

Also consider asking tree removal and fire mitigation services to walk your property to obtain a plan and an estimate to bring your land into a safer condition. It will give you an idea of how an expert views your property and provide you with a plan to tackle all at once or in small steps over time. A journey begins with the first step.

House address numbers are still needed on many of the home in the District. Mainly for EMS services rushing to your home, but also for the fire protection services. Black numbers tacked to a tree offer little help to responding emergency teams. A better solution is high contrast between numbers and background, like black numbers on white tiles at the end of your driveway. The time saved finding you could mean the difference between life and death someday.

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Please note since April 2020 District Board meetings have been held via ZOOM conference call. Please check our District website for conference information.

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Alice Sears, Director

OCTOBER 2020
4TH QUARTER NEWSLETTER

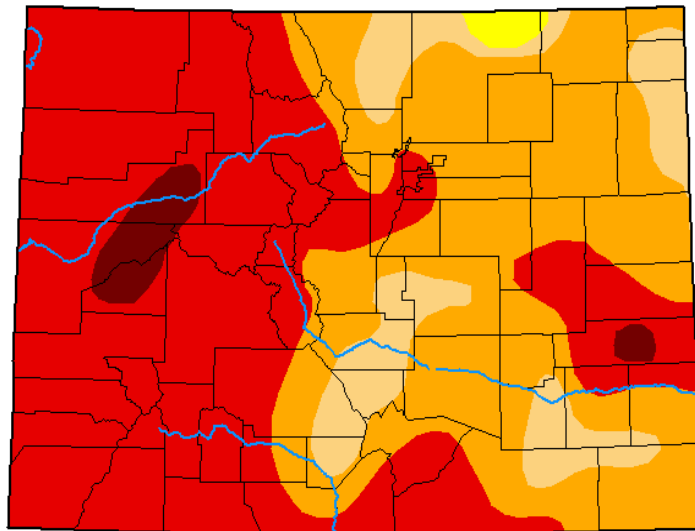


Colorado Drought time!

Current Colorado Drought Monitor is below. Please conserve water use during this time of severe drought conditions. As a reminder, there is NO outside watering allowed at any time.

**U.S. Drought Monitor
Colorado**

September 29, 2020
(Released Thursday, Oct. 1, 2020)
Valid 8 a.m. EDT



Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	99.29	89.35	52.88	2.64
Last Week 09-22-2020	0.00	100.00	98.61	87.77	50.10	0.38
3 Months Ago 06-30-2020	15.67	84.33	67.96	56.23	34.07	1.37
Start of Calendar Year 12-31-2019	31.72	68.28	51.19	20.11	0.00	0.00
Start of Water Year 10-01-2019	30.14	69.86	27.53	0.00	0.00	0.00
One Year Ago 10-01-2019	30.14	69.86	27.53	0.00	0.00	0.00

Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

Brad Rippey
U.S. Department of Agriculture



droughtmonitor.unl.edu

Fire Mitigation:

It is nice to see trucks and trailer loads of slash being hauled out of our neighborhoods. Bags of raked duff line our driveways waiting for pick-up. Clearly our district customers have taken protecting their properties to heart.

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Snow Will Soon Arrive:

As we get closer to the snowy season here in Colorado, please be sure to clear your stop box from any snow over the next few months as it needs to be accessible to our System Operator in case it needs to be shut off or repaired.

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