

# Brook Forest Water District

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## JANUARY 2015 FIRST QUARTER NEWSLETTER

*Happy New Year!*

### **Rate Increase:**

As of January 1, 2015 the District has implemented a rate increase, as published in the 3<sup>rd</sup> and 4<sup>th</sup> quarter newsletters of 2014.

### ***As written in the October 2014 newsletter...***

“The Board of Directors for the Brook Forest Water District have reviewed and analyzed the 2014 operational costs and future capital costs facing the District with the goal of providing continued reliable, safe and efficient delivery of the water we all need.

Our water supplies are adequate and of high quality as our testing has year after year proven. Our infrastructure, the delivery system to each of your homes, is in relatively good shape. However, when there is a line break it is usually in the outside 4” lines, and we have miles of 4” lines in the ground that needs to be replaced with properly bedded 6” lines which are estimated to provide a 50 year life.

The District is funded by both quarterly fees and by tax revenues. The fees are typically used to fund the on-going operations while the tax revenues usually support the capital improvement projects. Operational costs have been rising driven by energy, services and regulations. To begin the process of paying for the increased costs the District will institute a \$10 per month fee increase beginning January 1, 2015, payable quarterly. Your new fee will be \$120 per quarter. Undeveloped properties pay a Ready-to-Serve (RTS) fee that will increase from \$40 to \$60 per quarter beginning January 1, 2015.

These increases alone will not provide for the long term viability of the District’s infrastructure.

In Spring of 2014, the District replaced 1,100 feet of 4” line along Ponderosa Way, an area that had a number of breaks in the past. What we learned from this experience was that the number of contractors currently working is reduced from pre-recession numbers and the number of jobs they are called on to bid and work has increased. The result is higher costs to the District and a reserve fund for Capital Improvement Projects (CIP) that has negatively been impacted.

Our targeted projects have been reviewed in light of our experience with the Ponderosa Way Project, we are delaying some projects by a year or more. This will allow us to increase our reserve fund and to seek a more competitive bidding environment. Beginning with our 2015 property tax statement, payable in 2016, our mill rate will increase by 2.7940 from the current 19.4720 to 22.2660.

We believe this combination of mill rate and fee adjustments provides the most equitable means of funding the Districts future needs through a tax deductible venue and an across-the-board fee equal to all members.

All districts across the State face increasing regulations. These will impact us financially and to an extent yet unknown. For example, we have been told our water tanks will need an internal inspection. This requires multiple highly trained divers. If re-coating of the interior is required we will have one tank out of the system during the highly dangerous coating procedure.

The costs are unknown at this time, but that’s the type of issues that are being addressed.

The benefits of a community water delivery system are numerous and valuable. For example, annual water quality testing. Our water is of very high quality and great tasting. We don't have to worry about personal wells and the potential for failures. You have a team of professionals that oversee your water supply. In short, your water distribution system takes one more worry out of those we face living in this great area of the foothills."

**Cost Saving Measure:**

The District frequently discusses cost saving measures at meetings. One of the topics discussed is electronic communication of our quarterly newsletter and invoice statements to each of you in the District via email. We strongly encourage you all to consider providing your email address to our District Administrator in one of the following ways:

1. Send an email to our new email address, as shown at the top of this newsletter
2. Call our new number, 800-544-9903
3. Or simply include with your next payment

By receiving your quarterly statements and newsletters electronically you will be truly helping us control costs.

**Newcomer Letter:**

When a new resident becomes a customer of the District, a letter is sent out to the resident with useful information with regard to the District, along with a map. With this newsletter, we are including the Newcomer Letter with your billing statement for all residents to ensure that everyone is provided with the necessary information needed about the District. You can always find information with regard to rates, rules and regulations, board meetings, etc. on our website at: [www.brookforestwater.org](http://www.brookforestwater.org).

**Administration:**

Effective November 2014, Nickie Holder became our new Administrator. She will oversee the District billing, accounting and administration. If you have any questions with regard to your billing statements or account, please contact her Monday-Friday, anytime between 8am – 5pm.

**Pipe Breaks in Your House:**

In the event that you have a pipe break in your house please notify the district as soon as possible. The water lose will result in a drop in the tank level which can be mistaken for a main break, and will result in a full district leak survey, a very costly and time consuming exercise.

You **will not** be charged for the water lose if it is reported in a timely manner.

**Please refer to the District Rules and Regulations as follows.**

**A. It shall be the duty of each customer connected with the District's water system to ensure that his or her plumbing is properly constructed, insulated, and heated in such a manner as necessary to prevent freezing and breaking of such plumbing which might damage the District's system.**

**B. It shall be the duty of each customer to notify the District office in a timely manner if a leak or break in that customer's service line or plumbing occurs which would adversely affect the District's system and to shut off or cause to be shut off water service until such leak or break is repaired.**

**C. In the event that a customer does not so notify the District office and a leak or break in the customer's service line or plumbing results in freezing or other damage to the District's system, that customer shall pay the cost of all water loss and materials and labor required to restore the District's system to its condition prior to the break. These costs shall be charged in addition to all other fees and charges by the District.**

Thank you,

*The Board of Directors*

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