

JANUARY 2019
1ST QUARTER NEWSLETTER



GALLAGHER AMENDMENT:

Happy New Year! It's time to think snow. We need some for so many reasons.

As we welcome in 2019, the district is exploring options to help us maintain our solid financial status in the years to come. You read and maybe even voted on some Gallagher issues, such as the Evergreen Fire Department put forth. The Gallagher Amendment will be a frequent topic here as it has the potential to have a financial impact on us.

It began in 1982 as a well-intentioned amendment to prevent inflated property tax hikes. In a nutshell, it holds the ratio of residential to non-residential property value in the state to specific levels. Given the recent growth in our economy, jobs, population, housing and our home values increases that have occurred. The Amendment forces a greater financial obligation onto non-residential properties as our home values rise. This is done by adjusting the mill rates on our home properties lower. The potential for reduced revenues could adversely affect our ability to maintain our District's infrastructure.

The amendment's impact has us concerned for the Brook Forest Water District. Our neighbors and a broader swath of Evergreen residents supported Evergreen Fire District in its efforts to stem falling revenues from property tax receipts this past November. We are evaluating the potential impact the Gallagher Amendment will have on our District and intend to keep you informed of our findings. Look for more information in your District's newsletter and emails.

UPDATE YOUR PERSONAL CONTACT

INFO:

Please help us by filing out the PINK slip that will accompany your 1st Quarter invoice. 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.

Waterline Replacement Project

Phase I & II of the Forest Estates Water Line Replacement project has been completed. Thank you to all for your patience with the traffic and construction equipment and materials as we completed the work. If you have any questions you can always email us at brookforestwaterdistrict@gmail.com or call us at 800-544-9903.

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.

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".

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.



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.

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 – (1-30 can be found in prior Newsletters):

31. For every six ounces of caffeine or alcohol you consume, an additional 10 to 12 oz. of water is needed to rehydrate you.
32. We lose over 2 quarts (64 oz.) of water every day through the normal vapor exchange of our skin, otherwise known as perspiration.
33. It is a little known fact, but insufficient water consumption is actually a risk factor for colon, breast and urinary tract cancers such as cancers of the kidneys, bladder, prostate, and testicles. Hydration is critical to blood circulation to allow immune system cells to reach damaged tissues in greater numbers.
34. In 1998 the National Resources Defense Council completed a 4-year test of 103 bottles of water and found that 1/3 of them contained bacteria and other chemicals at levels exceeding industry standards.
35. Did you know that 25% of the bottled water on the market is drawn from municipal taps?

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.

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.

Thank you,

The Board of Directors,

Bill Weisenborn, President

Tony Langowski, Vice President

Dave Pellegrini, Treasurer

Ilse Ramsey

Bruce Nicklow