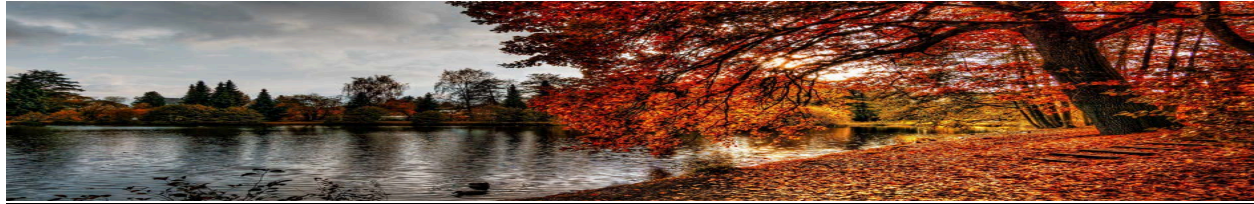


OCTOBER 2018
4TH QUARTER NEWSLETTER



Waterline Replacement Project

Phase II of the Forest Estates Waterline Replacement project will be completed the third week of October 2018. Please check the District’s Website and our Facebook group for updates regarding water shut offs and construction updates. If you have any questions you can always email us at brookforestwaterdistrict@gmail.com or call us at 800-544-9903. The construction to replace the waterline will take place in the section of the District as mentioned below. There will be traffic control as traffic will be down to one lane during construction time.

Construction area:

The project encompasses replacing approximately 4,000 LF of existing 4" ductile iron and appurtenances with new 6" ductile iron water line, bends, and valves, reconnecting services, testing, and disinfection at two separate locations. The project alignments are 1. Along Forest Estates Road between St. Moritz Drive and Matterhorn Rd. (Approx. 1600 linear feet). 2. Matterhorn Rd to Tank # 4 on Forest Estates Rd. (Approx. 2100 linear feet).

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.



Please remember that District water is for inside use only. No outside watering of any kind.

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.

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.



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.

FIRE MITIGATION:

It’s 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.

A healthy ponderosa forest averages 12-15 trees per acre. Consider removing all of 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 more safe 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.

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 – (1-25 can be found in prior Newsletters):

- 26. Each day, enough rain falls on the United States to cover the entire state of Vermont with two feet of water.
- 27. Each day, U.S. water users withdraw enough water to fill a line of Olympic-size swimming pools that would reach around the world.
- 28. Water makes up a full 70% of our body mass.
- 29. You should drink enough to equal ½ your body weight in ounces each day. If you weigh 140lbs, drink 70 oz and if you weigh 200lbs drink 100 oz.
- 30. It takes 7,000 liters (1,850 gallons) of water to refine on barrel of crude oil.

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.

Late Fee and Rate Reminder (Con’t):

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.

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*