

## Welcome to the Quarterly Newsletter

This is the first of the Paint Brush Hills Metropolitan District's quarterly editions of the Newsletter. Its intended to keep our residents informed of matters of general interest that are happening in the District and to promote the transparency of your local government. This version of the Newsletter replaces the monthly Newsletter that you previ-

ously received with your billing.

The District will provide timely updates via its website (pbhmd.com) and its Facebook page (facebook.com/pbhmd). You may subscribe to the District's News Flash by going to pbhmd.com, selecting Site Tools in the upper right of the home page, and select "Notifications".

## Board Adopts 2019 Budgets

The Paint Brush Hills Metropolitan District Board of Directors adopted the budgets for the District and its Subdistrict A at its November 8, 2018 Special Meeting. The budgets were distributed to the Board on October 14, 2018 and a Notice of Public Hearing was published in the Ranchland News on November 1, 2018 for each budget. A public hearing was held at the Board Meeting prior to the adoption of each budget. No one addressed the Board during each of the public hearings.

The 2019 District Budget contains three funds: the General Fund, the Enterprise Fund, and the Conservation Trust Fund.

### General Fund

The most of the General Fund's revenue is derived from the District's property tax revenue. The Board set the District's 2019 mill levy at 20.035 mills, which remains below its mill levy authorization of 22.107 mills and at a slight increase from the 2018 mill levy of 19.813 mills.

The General Fund expenditures support the District's parks development and maintenance, stormwater maintenance, and governmental functions. The Board budgeted \$40,000 for stormwater facilities maintenance and \$140,500 for parks improvements and maintenance.

GENERAL FUND		
	Adopted Budget 2018	Adopted Budget 2019
Beginning Fund Balance	\$167,643	\$189,322
Total Revenue	\$430,302	\$477,832
Total Funds Available	\$597,945	\$667,154
Total Expenditures	\$444,103	\$516,056
Ending Fund Balance	\$153,842	\$151,098

### Enterprise Fund

The Enterprise Fund is for the operation of the District's water and wastewater functions, and is the District's largest and, by far, the most active of the District's funds. It also saw the most significant year-to-year increase of all funds. Most of its increase is the result of real estate developer activity and the number of homes being built in the District. Developer reimbursements to the District represents largest portion of the increase in revenues followed by fees collected from home builders.

ENTERPRISE FUND		
	Adopted Budget 2018	Adopted Budget 2019
Beginning Fund Balance	\$434,998	\$819,115
Total Revenue	\$1,869,480	\$3,625,947
Total Funds Available	\$1,869,480	\$3,625,947
Total Expenditures	\$1,590,242	\$2,765,751
Transfer to Enterprise Capital/ Rehabilitation Reserve Fund		\$301,086
Transfer to System Development Fund		\$120,000
Total Transfers & Other Financing Uses		\$421,086
Expenditures Requiring Appropriation	\$1,590,242	\$3,186,837
Ending Funds Available	\$279,238	\$439,110

New to the 2019 Enterprise Fund budget is the setting aside of \$301,086 in a Capital/Rehabilitation Reserve Fund. This Board-adopted fund enables the District to be prepared to absorb the cost of the major expense of rehabilitating and re-equipping any well that experiences an equipment failure. The pumps and motors in each well

*(Continued on page 4) See 2019 Budgets*

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**Board Message**  
*By Russ Lawrence, Board Treasurer*

First of all, I would like to introduce myself. My name is Russell Lawrence and I am a newly elected Board Member/Treasurer for the Paint Brush Hill Metropolitan District (PBHMD).

Like yourself, I have always had questions regarding our water bill. So, let's look at our monthly water bill and why are there three (3) different charges. I am providing information the three different charges on our monthly water bill.

The **first line** on our bill is Usage Tier levels, as shown below. As you can see the Usage Tier is divided in six usage levels with associated cost with each level. Your water cost is determined based on the amount of water you used in any given month. The more water you use, the higher is your water bill is. The amount water used by each house helped in defining the Usage Tier, shown below.

Many have asked "How was the Usage How Tier level determined and calculated?" The PBHMD Board authorized a Water Rate Study, which includes various costs to include: the costs associated with pumping (bring the water out of the ground), storage tank requirements, the amount of water used over a year period, and amount water used by each house.

Usage Tier	Monthly Water Usage	Cost per Gallon
1	0 to 15,000 gallons	\$0.0075
2	15,001 to 25,000 gallons	\$0.0115
3	25,001 to 35,000 gallons	\$0.0145
4	35,001 to 45,000 gallons	\$0.0195
5	45,001 to 55,000 gallons	\$0.0245
6	Over 55,000 gallons	\$0.0295

After determining the water utilized by the residents, the total cost is divided by the numbers of houses billed. This calculation gives you cost per gallon per level. Before any Water Rates increase, the PBHMD Board is required by Colorado Revised Statutes, Title 32, to send out Notice of Intent to Set and/or Increase Rates and Fees before a Water Rate increase can occur. Note: Usage Tier Level 1 was reduced to 10,000 gallons in 2016 and increased back to 15,000 gallons in 2017.

The **second line** on our bill is Water Service Fee: Many residents ask, "Why do we have a water service fee?" The Water Service Fee is used for the fixed costs of maintaining a customer of PBHMD, such as daily Operations and Maintenance (O&M) of the wells (11 total)/water tanks (2 total), emergency repairs to wells and broken water pipes, meter reading and billing, employee salaries, vehicles, chemical supplies, monthly testing well, etc.

How was the Water Service Fee determined and calculated? Like the Usage Tier (water usage), Water Service Fee looked at all the fixed cost associated with repairs, maintaining and operating the PBHMD over a year period dividing it by the total number of Single-Family Equivalents (SFE).

The **third line** on our bill is the Sewer Collection Fee: PBHMD owns sanitary sewer mains and a lift station within the district. What is a Lift Station? It is a concrete vault where waste water is collected, then pumped through sewer mains to the Woodmen Sewer Treatment Plant. The sewer collection fee goes for the daily O&M costs of the sanitary sewer mains and the lift station.

How was Sewer Collection Fee's determined and calculated? The Sewer Collection Fee's considers at all the costs associated in maintaining and operating the sanitary sewer mains and lift station over a single year period. Then you dividing the annually operational and maintenance costs by the total number of houses billed. This calculation gives you the Sewer Collection Fee for each house billed. Remember, at one time this fee was seventeen dollars (\$17.00) per month and now after a thorough Study it is a flat six dollars (\$6.00) per month.

*(Continued on page 4) See Board Message*

# Paint Brush Hills Metropolitan District Source Water Protection Plan



## What is Source Water Protection?

Source water protection is a *proactive, non-regulatory* approach to preventing the pollution of lakes, rivers, streams and groundwater that serve as sources of drinking water.

For generations, water quality was taken for granted, and still today, many people assume that our water is naturally protected. But anything we do on top of the ground has the potential to affect someone's drinking water. As water moves through and over the ground, contaminants can be picked up and carried to a community drinking water supply.

## What's In a Source Water Protection Plan?

A SWPP identifies: the area in need of protection, called a Source Water Protection Area; potential sources of contamination; and management approaches that could help to reduce the risk of contaminants entering the source waters.

Paint Brush Hills MD developed a Source Water Protection Plan in 2018 for their drinking water sources, which consists of groundwater wells .

## Here are some ways you can help to protect the District's Source Water

- **Apply Fertilizers & Pesticides Properly**—When possible, use non-chemical control methods to reduce or eliminate pest problems. If using pesticides and/or fertilizers, always read the label first and follow the directions to the letter. Don't use more product than directed by the label (don't think that twice the amount will do twice the job), don't spray outdoors on windy or rainy days, and take precautions to avoid runoff. If using a commercial applicator or lawn care service, ask for information about potential risks and safety precautions to take.
- **Dispose of Pet Waste Properly**—Clean up and dispose of pet waste by either flushing it down the toilet or sealing it in a plastic bag and putting it in the trash. Always pick up your pet waste when walking your dog.
- **Properly Dispose of Drugs & Personal Care Products**—Don't flush expired or unwanted prescriptions and over-the-counter drugs down the toilet or drain unless the label specifically instructs you to do so. Return unwanted or expired prescription and over-the-counter drugs to a drug take-back program. For household disposal, mix drugs with cat litter, sawdust, or coffee ground and place in a disposable container with a lid or a sealable plastic bag. Seal container and dispose in the trash.
- **Properly Dispose of Household Hazardous Waste**—Never pour on the ground, down the drain, or toilet: cleaning supplies, paints, solvents, fertilizers & pesticides, gasoline, motor oil, anti-freeze, or other waste chemicals. Read product labels for disposal directions and check with your local environmental, health or solid waste agency for more information on household hazardous waste disposal options in your area.

For more information about the Paint Brush Hills Metropolitan District  
Source Water Protection Plan go to

<http://pbhmd.com/DocumentCenter/View/359/Source-Water-Protection-Plan-2018-08-16>  
or to report a drinking water quality concern, call 719-495-8188

## 2019 Budgets (Continued from page 1)

has a seven-year life expectancy. This creates a high likelihood that a well equipment failure can happen in any given year. In the past, the District may have been required to delay the replacement of failed well equipment until it is able to accumulate the needed funds. The District will now have a reserve fund so that more timely repairs may be made.

There is also the addition of a System Development Fee that is paid by builders on a per-lot basis and those funds are accounted for in a System Development Fund. Expenditures from the System Development Fund are limited to infrastructure development and construction that benefits the lots from which the Fee is assessed.

### Conservation Trust Fund

The Conservation Trust Fund receives quarterly revenue

## Board Message (Continued from page 2)

I hope you find this information very helpful. If you have any questions or concerns, please send me an email at [russ@pbhmd.com](mailto:russ@pbhmd.com). I hope to see at next PHBMD monthly meeting.

## New water meter technology coming to PBHMD

The District is engaged in a phase approach to replacing all of its Badger water meters with Kamstrup FlowIQ 2250 meters. The first phase began with the installation of Kamstrup meters in all new construction starting with Scenic View at Paint Brush Hills. The next phases included Paint Brush Hills Filings 4 & 5. The remaining filings within the District will be completed in phases during 2019.



eliminate the current “walking routes” where employees have to walk up to homes that have a device on the outside of their home from which the meter reading is taken.

The new water meters are able to detect conditions in which there may be a water leak or pipe burst in your home, or if the meter has been tampered. The meter will transmit an alert whenever it detects one or more of these conditions. Currently, we can only determine if a pipe burst, leak, or tampering exists or has existed during the

from the Colorado State Lottery. The expenditures from this fund are limited to improvements to and maintenance of parks, trails, and open spaces. Qualifying expenditures in the General Fund will be reimbursed from this fund.

### Subdistrict A

Subdistrict A exists within the District and is the area where new residential development is occurring. The Subdistrict was created in 2015 in order to finance the required infrastructure to serve this development including wells, water and sewer lines, and stormwater facilities. The repayment of the financing for this infrastructure is paid through a mill levy assessed only on the properties within the Subdistrict. The Subdistrict has its own budget that was adopted by the Board of Directors.

*Note: You will be able to view the detailed 2019 Budgets on the District's website after they are filed with the Colorado Division of Local Government in January 2019.*

once-monthly meter reading. Once the data collection point is implemented, any alert may be received during the District's normal business hours.

The meter technology that is built into the Kamstrup water meters enables the District to extract hourly water usage data from a customer's water meter whenever there is a question concerning the amount of a customer's water usage. As an example, if a customer believes that they shouldn't have as much additional water usage during landscape irrigation as is being metered, the District can determine the amount of water being used during the times of the day that they are watering their landscape. This technology will only be used whenever a customer disputes their water usage or when a customer specifically requests this data.

Another advantage with the data collection point is that the District will be able to consistently read water meters on the same day of the month. The number of days of water usage for which customers will be billed will not exceed 31 days. This feature is important during the landscape irrigation season as it will alleviate inconsistent meter reading dates due to normal meter reading dates falling on weekends or a holiday, and resulting water usage being pushed to the next higher water usage tier level.

Overall, the new water meters will enable the District to provide better customer service, more consistent water usage billing, and lower meter reading labor costs.



# **PAINT BRUSH HILLS METROPOLITAN DISTRICT**

# **FOOD DRIVE**

**to benefit High Plains Helping Hands, a local food pantry.**

**Join us by helping those families in the Falcon area who are in need during this holiday season with your donation of non-perishable food items that may be dropped off at:**

**Paint Brush Hills Metropolitan District  
Administration & Maintenance Building  
9985 Towner Avenue, Falcon  
Mondays thru Fridays  
7:30 AM & 4:00 PM  
through Friday, December 14, 2018  
and**

**Saturday, December 8, 2018 between 9:00 & 11:00 AM.**

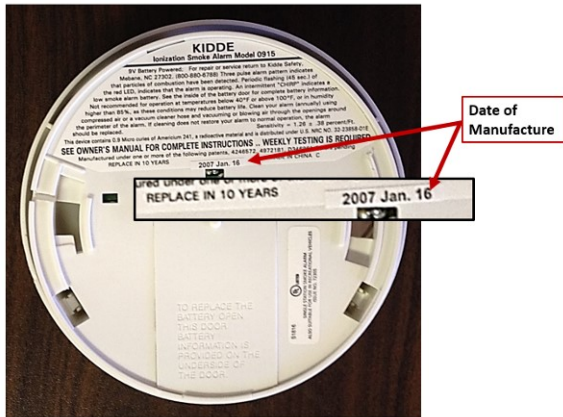
***Cash donations (checks only) payable to High Plains Helping Hands will also be accepted in lieu of or in addition to food donations.***



## News from the Falcon Fire Protection District

### Time to Check Smoke Alarms and Carbon Monoxide Detectors

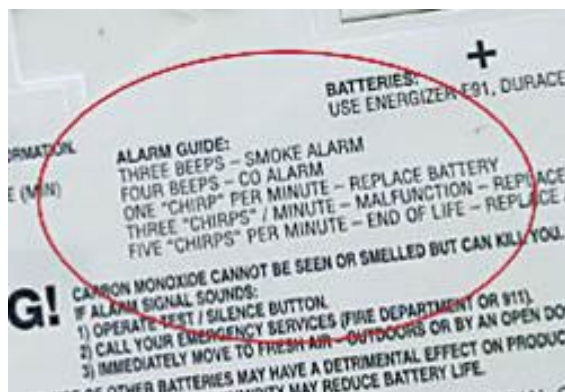
Did you know that smoke alarms and carbon monoxide alarms have a life expectancy? Over time, sensors in these life-saving devices can degrade, meaning they may not function properly when they are needed most. They can also fail if batteries are not replaced regularly.



Smoke alarms should be replaced every ten years. Carbon monoxide (CO) alarms should be replaced every seven years. To find out how old an alarm is, look at the date of manufacture on the back of the alarm. Some newer alarms will also have an end-of-service date.

Labels on the back of smoke and carbon monoxide alarms have useful information such as how to maintain them and the type of batteries to use. Newer alarms describe the meaning of different signals they emit. Here is an example from a combination smoke and carbon monoxide alarm:

Alarms that are not equipped with non-replaceable 10-year



batteries need to have batteries changed at least once every year. All smoke and carbon monoxide alarms should be tested monthly.

### Keep Up with the Falcon Fire Protection District

Website: [www.falconfirepd.org](http://www.falconfirepd.org)

Facebook: @FalconFireDepartment

Twitter: @FalconFireDept

## Get Ready for Winter!



Winter, along with its freezing temperatures, will be here before we know it. There are some steps you can take to prevent the pipes in your home from freezing. Check out the American Red Cross website on **Preventing Frozen Pipes Preventing and Thawing Frozen Pipes** at <http://www.redcross.org/prepare/disaster/winter-storm/preventing-thawing-frozen-pipes>.

### Know what should go down the drain that is sewer safe!

The toilet is only meant to flush the **three P's—pee, poop and (toilet) paper**. Human waste and toilet paper should be the only thing going down the toilet. Unfortunately, over the years, people have turned the toilet into a trash can. From medications and sanitary products to deceased pet fish and cigarette butts, if it fits, people flush it.

Flushing these types of items down the toilet causes home pipes to clog, wastes water (up to 5 gallons of water every time you flush) and most importantly can have a huge impact on our sewers and not to mention our waterways.

Below is a list of items that people commonly flush that should not be going down the toilet. Sanitary Products, Paper Towels, Diapers, Baby Wipes and Facial Tissues—are made of materials that don't break down and can cause all pipes to clog. The trash is the place for these items.

Another issue, especially around the holidays, is what goes down the garbage disposal. It's tempting to just send all types of food, grease, animal fat, egg shells, and oil down the disposal. Doing this can cause a clog in your drain pipe resulting in a costly call to a plumber. Use a drain screen in your sink to avoid having food items go down the drain. These items should go in the trash.

Go to <http://www.what2flush.com> for more information on what shouldn't go down your drain.





# 2018: The Year in Photos



Well #9 motor & pump replacement.



Wells 3 & 4 rehabilitation.



New Directors elected. Russ Lawrence, Becky Bonilla & Chad Atherton take oaths.



Street valve maintenance.



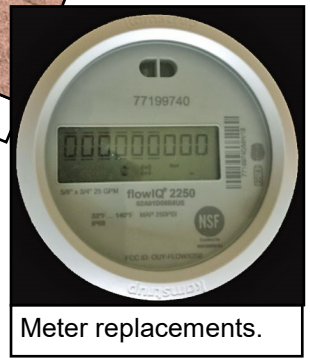
Sewer mains cleaning & videoing.



Water tanks repainted.



Scenic View Park



Meter replacements.



Filings 4 & 5 stormwater channel remediation.



Filings 13B, C & D new home construction.

## Board Meetings

December 13, 2018 7:00 PM —Special Meeting

January 17, 2019 7:00 PM—Regular Meeting

February 21, 2019 7:00 PM—Regular Meeting

March 21, 2019 7:00 PM—Regular Meeting

April 18, 2019 7:00 PM—Regular Meeting



*All meetings of the Board of Directors are held at the District's Administration & Maintenance Building at 9985 Towner Avenue, Falcon unless otherwise noticed, and are open to the public.*

  
Paint Brush Hills  
Metropolitan District  
9985 Towner Avenue  
Falcon, CO 80831

## Holidays Office Closures

### Christmas

- Monday, December 24th & Tuesday, December 25th—Closed all day



### New Years

**Happy New Year!** Monday, December 31st & Tuesday, January 1st—Closed all day

### Martin Luther King Holiday

- Monday, January 21st—Closed all day



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