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Paint Brush Hills Metropolitan District

NEWSLETTER

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The Board of Directors and staff of the Paint Brush Hills Metropolitan District hope you enjoy this edition of the *Newsletter*.

Board of Directors Meeting

April 14, 2016 Special Meeting

There will be a Special Meeting of the Board of Directors on Thursday, April 14, 2016 7:00 PM in the District Office, 9830 Liberty Grove Drive, Falcon, Colorado. The April 21, 2016 Regular Meeting of the Board of Directors is cancelled. All meetings are open to the public.



May 3, 2016 Regular Election

Mail Ballot Election

The District's Regular Election will be held on Tuesday, May 3, 2016 (please see the [Notice of Mail Ballot Election](#)). Candidates' statements will be posted on the District website at www.PBHMD.com on April 6, 2016.

TABOR and the 5.5% Statutory Revenue Limits

The District will not be able to retain

[District Board of Directors](#)

How to Reach Us

Billing Questions	719-495-8188
After Hours Water & Sewer Emergencies	719-351-7438
District Office	719-495-8188

Paying Your Bill

You have several options to pay your PBHMD bill

By Mail	Paint Brush Hills Metro District 9830 Liberty Grove Drive Falcon, CO 80831
Drop-Off Location	Paint Brush Hills Metro District Office Payment Drop Box 9830 Liberty Grove Drive Falcon, CO *Payments placed in the drop box after noon on the last business day of the month may incur a late charge.
ACH	An Automatic Payment Plan (monthly electronic bank draft for your bill amount) is also available. Please complete the Automatic Payment (ACH) form and email it to pbhmd@pbhmd.com .
Online Payment	Payments may be made online by clicking here . *There are fees that apply to this payment method.

Water Leaks Can Cost You

How much money are your leaks costing?

It's a tiny leak, how bad could it be?

approximately \$26,000, or 7%, of the property tax revenue it collects under its mill levy in 2016. This will require the District to refund what amounts to approximately \$35.00 per household or temporarily reduce its mill levy so that it collects approximately \$26,000 less revenue in 2017 in addition to the TABOR and statutory limitations that may be imposed on its 2017 property tax revenue.

There are three options for the District's Board of Directors to consider as a result of the limitations to the property tax revenue it can retain. The three options are:

1. Reduce expenses;
2. Increase fees;
3. Ask voters to exempt the District from the TABOR and 5.5% revenue limitations.

The District recently mailed a detailed Fact Sheet to District residents concerning these limitations. The [Fact Sheet](#) is also available on the District's website in case you missed it.

Board to Consider Water Rate Action

The Board of Directors will consider setting rates and fees based on a Rate Study Report and the Finance Committee's recommendations at a Special Meeting on Thursday, April 14, 2016 Regular Meeting (see [Notice](#)).

The Board directed the District's Finance Committee to meet with District Engineer to review the rate study and provide the Board with its recommendations on any rate adjustments. The Rate Study by RG & Associates was commissioned by the Board following a Mountain View Electric Association (MVEA) notification of a large power rate increase. The District's MVEA rates will increase by an average of 9.4% effective with its April 2016 billing. This MVEA rate increase will be in addition to a 6.5% rate increase in June 2015.

New Billing Statements Coming Soon

The District will begin billing its customers from the District Office in May 2016. As a result, you will notice some changes in your statement. [What's Changing?](#)

- Previous balances and payments made since your last statement appear on the statement;
- Water usage billing tiers will be shown with the amount of water and charge for each tier;
- Auto-Pay customers will see their payment date and amount, and display

Even small leaks and drips add up fast. For example:

- Dripping indoor faucet = \$10/month
- Dribbling or steady stream outdoor faucet = \$50-\$100/month
- Leaking Toilet = \$50-\$100/month
- Total = \$110-\$210/month or \$1,320-\$2,520/year

Did you know that the most common cause of dripping faucets and shower heads is a worn-out-washer? Did you know the cost of the washer needed to repair a leak is **less than 10 cents**?

If your water bill suddenly increases, but you haven't changed the way you use water, chances are you've sprung a leak. If you can not identify visible leaks, **read your water meter**. It's good preventive maintenance to conduct a leak check of your house once or twice a year.

How to Read Your Meter:

1. Turn off all water-inside and outside, including your automatic icemaker and evaporative cooler.
2. Record the reading on your water meter.
3. Wait 30 minutes.
4. Record the new reading on your water meter. If the reading has changed, you have a leak.

Source: Colorado Office of Water Conservation and Drought Planning
www.cwcb.state.co.us/

What's New at PBHMD.com

View new website content at PBHMD.com by clicking any of the links below:

- [February 18, 2016 Regular Meeting Minutes](#)
- [February 29, 2016 Financial Statements](#)

- \$0.00 due on the statement; and
- A graph showing your past 13 months of water use will appear (this data will be incomplete until June 2017).

What Isn't Changing?

- Your account number remains the same; and
- If you're on Auto-Pay (ACH), you don't have to set up a new one. We will transfer your Auto-Pay information to the new billing system.

We anticipate that your billing statement will be mailed on time but it may be delayed as a result of unanticipated issues with the new billing system.

Submit Your Billing Preferences Questionnaire

Take advantage of the new features with launch of the District's new billing system in May 2016.

Please complete the online [Billing Preferences Questionnaire](#). We will update your billing information so that you can take advantage of the new features when they become available.

Get Ready for Landscape Irrigation

Water Demand Management Strategy

I won't be long before District residents start watering their landscaping. The District has a Water Demand Management Strategy in place to help it meet the increased water demands that come with landscape irrigation. The District requests that residential and commercial landscape irrigation be limited to three days a week based on your street address as follows:

- **Odd-numbered** street addresses: Tuesday, Thursday, and Saturday
- **Even-numbered** street addresses: Wednesday, Friday, and Sunday

See more about the District's [Water Demand Strategy](#).

We hope you enjoyed this newsletter and found that it contained helpful information and links. What do you think? [Send us your feedback](#).

Sincerely,
The Paint Brush Hills Metropolitan District

(Unaudited).

- [Billing Preferences Questionnaire](#)

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