

JULY 2018

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July 2018 Board of Directors Meeting

The Board of Directors will hold its Regular Meeting on Thursday, July 19, 2018 at 7:00 PM in the District's Administration & Maintenance Building, 9985 Towner Avenue, Falcon. All meetings are open to the public.

Meeting

Summer Projects

The District has been and continues to be engaged in several summer projects.

Street Valve Maintenance: The District has completed the maintenance of its 360 street valves. This annual maintenance program includes checking valve caps, exercising the valves, and vacuuming out debris from the valve boxes.



July 2018 Board of Directors Meeting

The Board of Directors will hold its Regular Meeting on July 19, 2018 at the District's Maintenance Building, 2705 Towner Avenue, Falcon. All meetings are open to the public.

Meeting

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Street Valve Maintenance: The District has completed 360 street valves. This annual maintenance program includes cleaning the valve caps, exercising the valves, and vacuuming out debris.



Summer Projects

Water Tanks Repainting:



Amairitek Services completed the repainting of the District's water tanks. The total cost of repainting the tanks was \$85,900. \$44,000 of the total cost will be reimbursed by the District's insurance carrier as the result of a hail damage claim. The tanks repainting is part of the District's ongoing facilities maintenance that is included in the 2018 Budget.

Storm
Improvement
phase of
Water
Project



This phase includes the clearing of vegetation and silt that has been impeding the storm water flow, restoring the channel, and replacing the rock in the channel that runs east from the west side of Waterbury Drive to the east of Liberty Grove Drive between Salem Court and Brockton Lane. The District budgeted \$30,000 for this phase of the project. This project is a part of the

phased approach the District is taking to improve its entire storm water drainage system.

Scenic View Park: Hawkins Land Solutions will begin work on August 1, 2018 to develop Scenic View Park on Scenic Brush Drive and Praire Astor Drive. Their work will be followed by the construction of a play area by All Around Recreation.

Motorized Vehicles on District-Owned Properties

The District owns several properties within the District including parks, open spaces, and trails. Many of these properties border residential lots. The District's Park and Recreation Policies & Regulation section 3.4.4 prohibits the operation of motorized vehicles on the District's properties, except for emergency vehicles and the District's maintenance vehicles. There are several residential properties where gates have been constructed so that the District's property is accessed through these gates.

The District is asking for your cooperation in not operating any motorized vehicle on District-owned property. Only the District's Board of Directors may authorize a variance from the District's Park and Recreation Policies & Regulations.

Water Meter Replacement Project

The District will begin sending letters during the week of July 9, 2018 to customers whose water meters need to be replaced. This phase of meter replacement will include Paint Brush Hills Filing 4 (Brockton Lane, Danbury Court, Salem Court, Waterbury Drive, Worcester Court, and portions of Liberty Grove Drive and Cranston Drive).

The new meters will ultimately be networked so that it will take only a few minutes to read the meters from the District's office. It now takes a few days each month to read the water meters and requires the meter readers to walk routes. The new meter reading system will reduce the potential for injuries to the District's employees, particularly dog bites, and reduce labor costs. In addition, the District will receive notifications and alert a customer of potential water leak.

Covenants, Conditions, and Restrictions

The District is being contacted with questions about the Covenants, Conditions, and Restrictions, and Design Review within the District. The filings within the Paint Brush Hills Metropolitan District are covenant-controlled. The District is not engaged in the enforcement of the CCRs or the review of designs, and is not able to provide any assistance concerning them.

The District has provided on its website the Declarations of Covenants, Conditions, and Restrictions (CCR) for each of the filings for which it has copies and the contact information of the covenant control authority for each filing as a convenience to its residents and property owners. Please contact the covenant control authority

with any questions concerning the CCRs and/or Design Review Requests.

Upcoming Events

July 19, 2018 7:00 PM – Regular Board Meeting
August 16, 2018 7:00 PM – Regular Board Meeting
September 3, 2018 – Labor Day – Office Closed
September 20, 2018 7:00 PM – Regular Board Meeting
October 18, 2018 7:00 PM – Regular Board Meeting

Building and Real Estate Development

Bennett Ranch Elementary School: The construction of the Bennett Ranch Elementary School continues to be on-schedule and is nearly complete.

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Paint Brush Hills Filing 13E: The District learned from The Landhuis Company that it is beginning development of an additional 175 single-family residential lots on the north side of Londonderry Drive and west of Tottenham Court. This development will be known as Paint Brush Hills Filing 13E. The site work will begin on the week of July 2, 2018.

Landscape Irrigation

As the weather warms up, the District's residents will begin to irrigate their landscaping. The District wants to remind you that it 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

Additionally, the District's Rules and Regulations states, "Irrigation systems, either manual or automatic, shall only be operated during off-peak energy usage periods (10:00 p.m. through 10:00 a.m.)."

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