

AUGUST 2018

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## **Board of Directors**

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## **August 2018 Board of Directors Meetings**

The Board of Directors will hold two meetings during the month of August. There will be a Study Session of the Board on Thursday, August 9, 2018 at 6:30 PM.

The Board will hear presentations from the District's Water Rights Counsel and Engineer concerning the District's water portfolio. The District's Engineer and the District Manager will also conduct a presentation on the District's rate setting methodology. There will be no decisions regarding rates or any other matter during this meeting. The Board of Directors will hold its Regular Meeting on Thursday, August 16, 2018 at 7:00 PM.

# Meeting

The Study Session and the Regular Meeting will be held in the District's Administration & Maintenance Building, 9985 Towner Avenue, Falcon. All meetings are open to the public.

## **Storm Water Channels Improvement Project**

The second phase of the District's Storm Water Channels Improvement Project, which began on June 25, 2018, is now complete. This phase included 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. The project was completed under its budgeted amount.



This project is a part of the phased approach the District is taking to improve its entire storm water drainage system.

## **Building and Real Estate Development**

**Paint Brush Hills Filing 13E:** The site work has begun on the development of an additional 158 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.

**Paint Brush Hills Filing 14:** The Landhuis Company has submitted plans to El Paso County for an additional 224 residential lots along the northwest side of the District.

Visit our website at [www.pbhmd.com](http://www.pbhmd.com)

### **Upcoming Events**

August 9, 2018 7:00 PM – Board Study Session  
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

### **Meter Replacement Project**

The District began its next phase of replacing water meters. The current phase includes replacing 199 meters Paint Brush Hills Filings 4 & 5. An initial letter was mailed to the customers these filings on July 16. A second letter was mailed on July 23 to customer who had not responded to the first letter.

To date, 97 customers have scheduled meter replacements and 77 replacements have been completed.

Please contact Kelcey at the District's office by calling (719) 495-8188 and selecting option 1 to schedule your meter replacement if you have received a letter requesting its replacement.

### **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.

### **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.

### **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.)."

You may want to consider some water-saving tips such as raising the height of your mower deck or how often you fertilize your turf.

### **Scenic View Park**

The Board of Directors officially named the park within the Scenic View filing, Scenic View Park. The construction of the park is to begin this month.



The 16,000 square-foot park will include a significant amount of turf, and a defined area with a play structure and swings. The park will cost approximately \$60,000 to complete. The District applied for a grant to offset its costs. All Around Recreation, LLC has been contracted

to complete the swings and play structure, and Hawkins  
Land Solutions will complete the landscape work.