

# Brook Forest Water District

[www.brookforestwater.org](http://www.brookforestwater.org)

[Brookforestwaterdistrict@gmail.com](mailto:Brookforestwaterdistrict@gmail.com)

January 2017  
FIRST QUARTER NEWSLETTER  
**HAPPY NEW YEAR!!**

## **November 2016 Election Results:**

Thank you to everyone who voted. Our ballot issue passed, allowing the District to enter in to a multi-year low interest loan. The District is pursuing different options, but will likely apply for a loan through the State Revolving fund low interest loan program in summer 2017, with construction to begin on our planned water line replacement project in spring/summer 2018.

## **Water Main Break and Broken Valve on Water Tank**

The District recently had to interrupt service to many residents as there was a main break, in addition to a malfunctioning valve that had to be replaced on tank 2. In order for the main break to be repaired, we had to hire a dive team to enter the tank and plug the discharge to allow for a new valve to be installed. Below is a couple of pictures of the divers, one is the diver going into the tank and the second is the diver coming out of the tank. We really appreciate Dom's hard work as well as the crews that made the repairs.

### **Diver going into the tank**



### **Diver coming out of the tank**



## **We Need Your Help!:**

During the latest water shut off as the water main was being replaced, there were many residents that were not contacted via phone or email ahead of time due to the District not having any contact information for some residents. Please contact our District Administrator and provide her with your updated contact information so we can contact you in the event that your water will be shut off during distribution system repairs. She can be contacted in the following manner:

1. Call Nickie at (800)-544-9903
2. Email Nickie at --  
[brookforestwaterdistrict@gmail.com](mailto:brookforestwaterdistrict@gmail.com)
3. Contact Nickie through our website --  
[brookforestwater.org](http://brookforestwater.org)
4. Write your email address on your statement when you pay it. Your email address would also allow us to provide you up-dates when there are system wide or local issues that affect your water supply, so please help us do a more effective job.

9249 South Broadway, #200-344, Highlands Ranch, CO 80129  
Administration/Billing: (800)-544-9903  
Maintenance: (303) 674-8194

**Online Bill Payment is here!**

Due to an increase interest by our customers for the District to offer an online bill payment option you can now go online to our website, [brookforestwater.org](http://brookforestwater.org) and follow the links to “Online Payments” in order to pay your bill with a credit card or echeck. 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.

**Late Fee Structure – Just a 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. 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.

The new rate structure has been put into place to encourage on-time payments that our previous penalty structure failed to achieve.

**Water District Facebook Group:**

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 Board Meetings:**

Board meetings are always open to the public. They are held the 2nd Tuesday of the month at 7pm and are held in 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***

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***Bruce Nicklow***

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## APRIL 2017 SECOND QUARTER NEWSLETTER

### **Spring Time is Here!;**

That means it's time to schedule a test of your stop box with Dominic our System Operator. Please contact him to make an appointment at (303) 674-8194. Below are pictures of the types of meter pits that can be found in the District

### **THE TYLER**



### **METER PIT**



### **THE MCDONALD**



### **A Note from Our System Operator Regarding the Curb Boxes & Meter Pits:**

These are the three types of curb boxes that have been installed in the District over the years. The Meter Pit is usually buried. The Tyler is sometimes visible or can be buried as well. The McDonald Type is installed protruding above ground and is usually visible unless it has been damaged or buried due to plowing/grading. Remember, you are responsible for the main from your house to the Stopbox at all cost, avoiding damage to your stopbox is in your best interest, please get them checked.



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### **Water Main Replacement Project:**

As many of you may know the District Board has been in the process of getting funding for a much needed water main replacement project. Repairs are done every year to the lines to merely put a patch on main breaks that continue to occur. With the age of the lines an increase in repairs and maintenance are inevitable. The district is currently in the funding process to get a loan from the State of Colorado, we will keep you posted as to when the work will begin. The District hopes to commence with the project in spring 2018.

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**Emailing Quarterly Invoices:**

As outlined in the previous newsletter, we face growing costs as a result of the recession. It reduced available contractors and materials increasing the demand on shrinking resources with the result being higher costs. There is one thing that each of you can do to help facilitate communications and that is provide Nickie with your email address. We would like to move to emailing the quarterly invoices to each and every one of you. There are three or more ways to provide your email address:

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4. Write your email address on your statement when you pay it. Your email address would also allow us to provide you up-dates when there are system wide or local issues that affect your water supply, so please help us do a more effective job.

**What is in Our Water? Good Question!**

We have received questions from customers over the past few months as to what gets added to our water. The ONLY thing that the District adds to the water supply (as required by State law) is chlorine. We do not add fluoride or any other additive, any amounts that may be in the water are due to erosion of natural deposits. Our source of water comes from the wells in the District and the type of water is ground water. For further information, the most current Water Quality report may be found on our website under the publications section.

**New Rates – Just a 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. 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.

The new rate structure has been put into place to encourage on-time payments that our previous penalty structure failed to achieve.

**Due Date for Your 2<sup>nd</sup> Quarter Invoices:**

The first week of April you will receive your 2<sup>nd</sup> Quarter invoice. Payment must be received at our billing office by April 30<sup>th</sup>, if not **RECEIVED** by then a \$20 late fee will be charged to your account.

**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 in the Library of Buffalo Park Church of the Hills, 28628 Buffalo Park Rd., Evergreen, CO 80439.

Thank you,

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***Tony Langowski, Vice President***  
***Ilse Ramsey, Treasurer***  
***Bruce Nicklow***  
***Dave Pellegrini***

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## JULY 2017 THIRD QUARTER NEWSLETTER HAPPY 4<sup>TH</sup> OF JULY! STAY SAFE!

### **Summertime is Here!:**

That means it's time to schedule a test of your stop box with Dominic our System Operator. Please contact him to make an appointment at (303) 674-8194.

### **Outside Watering – Not Allowed:**

With summertime here many outside projects are in the works like power washing houses and decks or prepping houses for staining, but please remember outside use of the District water for exterior projects is not permitted.

Thanks for your cooperation!

### **Late Fee and Rate Reminder:**

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**Please pay your invoices on time to avoid late fees or a possible water shut off.**



### **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 will begin July 1, 2015, we will begin 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.



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### **Due Date for Your 3rd Quarter Invoices:**

The first week of July you will receive your 3rd Quarter invoice. Payment must be received at our billing office by July 31st, if not **RECEIVED** by then a \$20 late fee will be charged to your account.

**50 Amazing Facts About Water – Sometimes Interesting – Sometimes Disturbing:**

Brought to you by the ESP Water Products website [www.espwaterproducts.com](http://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. Less than 1% of the water supply on earth can be used as drinking water.
2. By the time a person feels thirsty, his or her body has lost over 1% of its total water amount.
3. About 25,700 litres (6,800 gallons) of water is required to grow a day's food for a family of four.
4. Groundwater can take a human lifetime just to traverse ONE mile.
5. A person can live about one month without food, but only about a week without water. If a human does not absorb enough water dehydration is the result.

**District Website – Come check us out:**

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## AUGUST 2017 SPECIAL EDITION NEWSLETTER OUTSIDE WATERING – NOT PERMITTED

### **Outside Watering – Not Permitted:**

It has been brought to the Board members attention more than once by residents that we have a gross use of outside watering by some residents, and this should NOT be occurring. We recently received the following email from a resident, dated June 28, 2017:

*To the BFWD Board:*

*Thank you for the District Newsletter and the Water Quality Report. I am appreciative that the Newsletter noted that outside watering is not allowed. However, the message does not seem to be getting through. I have lived in the district for 40 years and have watched countless people move into the District. Some of these new residents must believe that they live on a metropolitan water system and can use any amount of water for any purpose as long as they can pay for it.*

*While walking my dog today, I noticed at least SIX homes with water hoses hooked up outside, and water running down the driveway of one home. This is a small sampling to say the least and it is not specific to today. For years I have noticed this prohibited use of water, including car washing, tree and flower watering, driveway cleaning, power-spray washing, hot tube filling, etc. Last year I made this same written complaint to the District and received no response. The same homes have the same water hoses clearly visible from the roadway.*

*By not more strongly emphasizing the importance of water conservation and the consequences of misuse, I think the District is sending the wrong message to both the people who are diligently conserving this valuable resource and to the people who misuse their water. I remember the days when I manned the District's burst water mains during the coldest days of winter.*

### **Email continued -**

*I remember frozen/broken pipes in vacant homes, leaking water tanks, and all the problems the District had in desperately trying to be responsible water managers so that the end-users could have indoor water on a regular basis. As a geologist, I also understand the fact that the groundwater the District is using is being replaced by Nature at a rate much slower than it is being used. Maybe the District should also publish draw-down and well data in addition to the water quality data? In doing this, perhaps the clueless wasteful user will take a more conscientious role in conservation. Thank you.*

At the next board meeting on August 8, 2017, the Board of Directors will be discussing possible violations as a result of outside watering by our residents, which per the District Rules and Regulations is not permitted.

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## OCTOBER 2017 4<sup>th</sup> QUARTER NEWSLETTER

**Thank you to everyone who participated in the lead and copper sampling! We appreciate your assistance.**

### **Outside Watering and Augmentation Plan**

Over the past couple of years, the District Board has communicated to our residents the specific rules and regulations of the District about outside watering... **it is simply not permitted (See Rules and Regulations on our website – Section 1.02 -** It is hereby declared that the water system of Brook Forest Water District is for the purpose of supplying water for domestic and related commercial uses. However, in order to provide a proper amount of water for the health and welfare of all the families in the Brook Forest Water District, no water shall be drawn from the District's sources through any garden hose or similar device attached to the inside or outside plumbing of a building and no garden hose or similar device shall be left attached to the District water supply furnished to any building. These restrictions are not to apply to any firefighting devices. The water used by each user must be for health and sanitation purposes and not for irrigation, livestock watering, car washing, recreation, swimming pools or other non-essential use. [Amended September 10, 1996].)

Where does this rule come from, who started it? In the beginning when the District was formed, a Water Augmentation Plan ("Plan") was created. A water augmentation plan is a court-approved plan, which is designed to protect existing water rights by replacing water used in a new project. Augmentation plans are usually required in areas where there is a shortage of water during part or all of the year. The District takes all the necessary steps to protect their resource through the appropriate usage of water by residents. Within this Plan, the District bought original water rights and water storage that they felt would be the most economical way for the District to be set up. If the plan were to be amended, opened up, the District could potentially lose the current water rights that they own.

It is not the Board that is restricting the use of the District's water, but rather the District Board members adheres to what the Water Augmentation Plan legally states in the original document. If the District allowed for outside watering, at what cost would it be? A loss of water rights and sky rocketed water rates.

District water may be used for indoor use only.



### **50 Amazing Facts About Water – Sometimes Interesting – Sometimes Disturbing:**

Brought to you by the ESP Water Products website [www.espwaterproducts.com](http://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 – (1-5 can be found in our July 2017 Newsletter):

6. Most of the earth's surface water is permanently frozen or salty.
7. If all the world's water were fit into a gallon jug, the fresh water available for us to use would equal only about one tablespoon.
8. When water contains a lot of calcium and magnesium, it is called hard water. Hard water is not suited for all purposes water is normally used for.
9. An Acre of corn will give off 15,000 liters (4,000 gallons) of water per day in evaporation.
10. A small drip from a faucet can waste as much as 75 liters of water a day.

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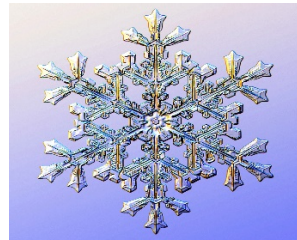
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### **Snow Will Soon Arrive:**

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.



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