

Brook Forest Water District

January 2023 Newsletter



Happy New Year!

Wildfire Mitigation (Note from Bill Weisenborn, Board President):

Thanks to all homeowners who had their property inspected in 2022 for wildfire mitigation. Please keep up the good work to reduce fuel on your property. Slots should start to open for 2023 for fire mitigation inspections soon. Contact the fire department to schedule an inspection.

BFWD Board of Directors/Meeting Dates:

Board meetings are always open to the public. They are held the 2nd Tuesday of the month at 7pm and are held via ZOOM video conference, contact the District Administrator for more information.

President – Bill Weisenborn
Vice President – Tony Langowski
Treasurer – Bruce Nicklow
Secretary – Ted Schlaebitz
Director – Steve Drucker

2023 District Projects:

During fall 2022 the Board worked to approve a budget for 2023. Included in the 2023 budget are two water main replacement projects to install a new 6” pipe, the two different sections of main to be replaced are on Brook Forest Drive and Timber Trail Road. We will post project updates to the district website and Facebook group.



Wintertime Shut Offs:

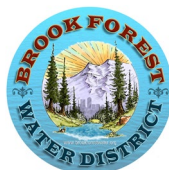
If you will be going out of town during the winter months for an extended period (at a minimum one quarter, not more than three quarters), you may request that your water be shut off at the street for non-use. The quarterly fee will be \$60 per quarter, equivalent to our Readiness-to-Serve charge (see Appendix A of the District Rules and Regs on our website). For our System Operator (Dominic) to shut your water off, all bills owing on the property must be paid prior to any shut off and the property owner must pay the District in advance for the turn off and turn on fee, in the amount as stated in Appendix A of the District Rules and Regs – see Section 8.09 B. of the District Rules and Regs for further information.

Service Line Insurance:

During the past year, the District has worked with two homeowners whose service lines (copper) have had to be repaired and may need to be fully replaced in the future. The service lines are the responsibility of the customer (please see the District Rules and Regulations section – 9.08). The board recommends all residents should check with their property insurance company to find out whether their insurance covers service line repairs/replacement. Please note that copper failure is extremely rare, but it would not hurt to inquire about your personal coverage.

We 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





100 Amazing Water Facts You Should Know:

Water is the most important resource in the world. Here are 100 Amazing Water Facts you may not know. Brought to you by Seametrics (Flow Meters and Environmental Sensors for Precision Fluid Measurement) website,

www.seametrics.com/blog/water-facts/

We are going to share with you the 100 amazing water facts over the next several newsletters.

1. 68.7% of the fresh water on Earth is trapped in glaciers.
2. 30% of fresh water is in the ground.
3. 1.7% of the world's water is frozen and therefore unusable.
4. Approximately 400 billion gallons of water are used in the United States per day.
5. Nearly one-half of the water used by Americans is used for thermoelectric power generation.
6. In one year, the average American residence uses over 100,000 gallons (indoors and outside).
7. Water can dissolve more substances than any other liquid including sulfuric acid.
8. The freezing point of water lowers as the amount of salt dissolved in it increases. With average levels of salt, seawater freezes at -2 °C (28.4 °F).
9. About 6,800 gallons of water is required to grow a day's food for a family of four.
10. To create one pint of beer it takes 20 gallons of water.

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 began July 1, 2015, we began 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.



BROOK FOREST WATER DISTRICT
SPRINGTIME NEWSLETTER - APRIL 2023

Springtime is Here!

That means it is 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



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.

Outside Watering – Not Allowed:

With spring here and summertime around the corner, many of you may have 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!

District Website – Come check us out:

Come checkout our District website at www.brookforestwater.org. We post lots of publications that you will find helpful. Our Board minutes, District Rules and Regulations, Operator's reports, financial statement audits are just a few documents you will find. In addition, on the home page you will find our meeting agenda's, the current rates and any water shut off announcements. You will find the link to our online bill payment link on our homepage as well.

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 via ZOOM conference call. Please check our District website for conference information.



100 Amazing Water Facts You Should Know:

Water is the most important resource in the world. Here are 100 Amazing Water Facts you may not know. Brought to you by Seametrics (Flow Meters and Environmental Sensors for Precision Fluid Measurement) website,

www.seametrics.com/blog/water-facts/

We are going to share with you the 100 amazing water facts over the next several newsletters.

1. 780 million people lack access to an improved water source.
2. In just one day, 200 million work hours are consumed by women collecting water for their families.
3. 1/3 what the world spends on bottled water in one year could pay for projects providing water to everyone in need.
4. Unsafe water kills 200 children every hour.
5. Water weighs about 8 pounds a gallon.
6. It takes 120 gallons of water for one egg.
7. A jellyfish and a cucumber are each 95% water.
8. [70% of the human brain is water.](#)
9. 80% of all illness in the developing world is water related.
10. Up to 50% of water is lost through leaks in cities in the developing world.



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

FIRE MITIGATION:

Please be aware that Evergreen Fire Rescue has a Slash program that can be found on their website at www.evergreenfirerescue.com. You can find the program on top right side of the homepage, click on “Mitigation/Chipping Program”, the program will start up again in May, but you can start signing up now.

Also consider asking tree removal and fire mitigation services to walk your property to obtain a plan and an estimate to bring your land into a safer condition. It will give you an idea of how an expert views your property and provide you with a plan to tackle all at once or in small steps over time. A journey begins with the first step.

House address numbers are still needed on many of the home in the District. Mainly for EMS services rushing to your home, but also for the fire protection services. Black numbers tacked to a tree offer little help to responding emergency teams. A better solution is high contrast between numbers and background, like black numbers on white tiles at the end of your driveway. The time saved finding you could mean the difference between life and death someday.

Thank you,
The Board of Directors,

Bill Weisenborn, President
Tony Langowski, Vice President
Bruce Nicklow, Treasurer
Ted Schlaebitz, Director
Steve Drucker, Director

Brook Forest Water District

www.brookforestwater.org

Brookforestwaterdistrict@gmail.com

JULY 2023 – 3rd Quarter Summertime Newsletter

Happy 4th of July! Stay Safe!



CONSTRUCTION COMING SOON:

The district will begin main replacement projects later this summer, specific dates will be finalized and published on the district's website as they are made available.

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!

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 began July 1, 2015, we began 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.

District Board Meetings:

Please note since April 2020 District Board meetings have been held via ZOOM video conference. Please check our District website for conference information.

100 Amazing Water Facts You Should Know:

Water is the most important resource in the world. Here are 100 Amazing Water Facts you may not know. Brought to you by Seametrics (Flow Meters and Environmental Sensors for Precision Fluid Measurement) website,

www.seametrics.com/blog/water-facts/

We are going to share with you the 100 amazing water facts over the next several newsletters.

1. In Nairobi urban poor pay 10 times more for water than in New York.
2. In some countries, less than half the population has access to clean water.
3. \$260 billion is the estimated annual economic loss from poor water and sanitation in developing countries.
4. 40 billion hours are spent collecting water in Africa alone.
5. The average cost for water supplied to a home in the U.S. is about \$2.00 for 1,000 gallons, which equals about 5 gallons for a penny.
6. A person can live about a month without food, but only about a week without water.
7. Water expands by 9% when it freezes.
8. There is about the same amount of water on Earth now as there was millions of years ago.
9. The length of the side of a cube which could hold the Earth's estimated total volume of water in km = 1150.
10. Children in the first 6 months of life consume seven times as much water per pound as the average American adult.

Thank you,

The Board of Directors,

Bill Weisenborn, President

Tony Langowski, Vice President

Bruce Nicklow, Treasurer

Ted Schlabit, Secretary

Steve Drucker, Director

Page 1

9249 South Broadway, #200-344, Highlands Ranch, CO 80129

Administration/Billing: (800)-544-9903

Maintenance: (303) 674-8194

Wildfire Preparedness in the Brook Forest Water District

Did you know that there is a lot of activity going on within the water district to reduce the risk of damage to homes in case of wildfire? Neighborhood ambassadors are working closely with Evergreen Fire Rescue (EFR) to educate homeowners on steps you can take to reduce wildfire risk. We have gone door-to-door throughout our neighborhoods to collect contact information so that we can keep you informed of our activities. **This letter is for those of you who have not yet provided that information. Please contact your ambassador below.**

Some may believe that when a wildfire occurs, a team of firefighters will be on hand to protect your home. That is not the case. We will be lucky to have one team to protect many homes. They will use their limited resources to protect as many structures as possible, focusing on those where homeowners have reduced their wildfire risk by creating a defensible space and bypassing those that have not.

You can learn a lot about what defensible space is by visiting the websites listed below. Better yet, you can learn exactly what is recommended for your property by scheduling a **FREE** defensible space inspection with EFR. When you sign up, an EFR specialist (and probably your ambassador) will walk your property with you and show you specific ways to improve your home's survivability. And no, clear cutting your property is never recommended!

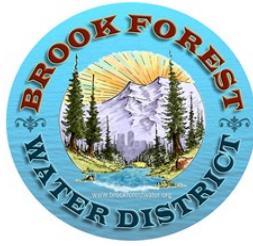
If all of this is new to you, please contact us so that we can keep you informed:

- Sign up for your **FREE** defensible space inspection. More than 50 homeowners have already taken advantage of this service in our area. [Sign-up for defensible space inspection here](#). If there are no available time slots, contact your ambassador to be added to a wait list.
- EFR slash chipping in our area (July 24 – August 3 only), [sign up by clicking here](#).
- Sign up for Lookout Alert for emergency notifications (severe weather, wildfire evacuations, etc.) if you are in Jefferson County or CodeRed if you live in Clear Creek County.
- For any of the above, go to www.evergreenfirerescue.com to register. For defensible space inspections or slash chipping, zoom in on Buffalo Park Estates or Brook Forest to find which Plan Unit you live in.
- Jefferson County Slash Collection sites: see www.jeffco.us/slash.com for details and locations.
- A lot of good information can also be found at www.rotarywildfireready.com.

If you are not already receiving this wildfire information, please contact your ambassador.

Rob Meek, Ambassador
Buffalo Park Estates Plan Unit
bpewildfireawareness@gmail.com
303 396-3442

Jennifer Page, Ambassador
Brook Forest Plan Unit
brookforestcwpip@gmail.com
646 410-1927



4th Quarter Newsletter – October 2023



Construction in the District – Waterline Replacements:

Construction will soon be starting in the district to replace several sections of mainline pipe. The locations, approximate start dates and length of projects are listed below. The first one starts on October 2nd, the homeowners affected by this construction have previously been notified. Please be aware of workers and traffic control in the area during construction. **All time periods are subject to change and are currently estimates.**

Project #1: Brook Forest Road – Replacing old 4” ductile iron with new 6” ductile iron pipe.

- Location – From the intersection of Forest Estates Road and Brook Forest Road South to the South Side of 8246 Brook Forest Road – approximately 900 feet.
- Time period – 6 to 8 weeks (October to December 2023).

Project #2: Brook Forest Drive – Replacing old 4” ductile pipe with new 6” ductile iron pipe.

- Location – From the intersection of Little Cub down to Brook Forest Road – approximately 240 feet.
- Time period – Starting December 2023 for approximately 4 – 6 weeks (December 2023 to January 2024).

Project #3: Lodgepole Court (Developer Project)– Installing new 6” ductile pipe.

- Location – From the fire hydrant on Lodgepole Court east – approximately 1,000 feet.
- Time period – Starting January 2024 for 6 to 8 weeks (January to April 2024).

Project #4: Timber Trail Road – Replacing 4” with 6” ductile iron pipe.

- Location – From the pump station on Timber Trail Road. East to the intersection of Timber Ridge and Timber Trail Road – approximately 967 feet.
- Time period – Starting April 2024 for 6 to 8 weeks (April to June 2024).

Please visit our website during construction for additional updates.

Board President – Bill Weisenborn Retires from the Board:

After 18 years on the Brook Forest Water District Board Bill Weisenborn has retired from the Board. We appreciate all that he did for the District over the years, he will be missed.

BFWD New Board Officers:

Tony Langowski – President
Ted Schlaebitz – Vice President
Bruce Nicklow – Treasurer
Steve Drucker - Secretary

Snow Will Soon Arrive:

As we get closer to the snowy season here in Colorado, please be sure to clear your stopbox 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. Just a reminder, the stopbox is the homeowner’s responsibility.

100 Amazing Water Facts You Should Know:

Water is the most important resource in the world. Here are 100 Amazing Water Facts you may not know. Brought to you by Seametrics (Flow Meters and Environmental Sensors for Precision Fluid Measurement) website,

www.seametrics.com/blog/water-facts/

We are going to share with you the 100 amazing water facts over the next several newsletters.

1. Americans drink more than one billion glasses of tap water per day.
2. The United States draws more than 40 billion gallons (151 million liters) of water from the Great Lakes every day – half of which is used for electrical power production.
3. 85% of the world population lives in the driest half of the planet.
4. Agriculture accounts for approximately 70% of global freshwater withdrawals (up to 90% in some fast-growing economies).
5. Various estimates indicate that, based on business as usual, 3.5 planet Earth would be needed to sustain a global population achieving the current life style of the average European or North American.
6. Thirty-six states are anticipating water shortages by 2016.
7. 300 tons of water are required to manufacture 1 ton of steel.
8. 1 in 6 gallons of water leak from utility pipes before reaching customers in the U.S.
9. Americans use 5.7 billion gallons of water per day from toilet flushes.
10. Refilling a half-liter water bottle 1.740 times with tap water is the equivalent cost of a 99 cent water bottle at a convenience store.

Wintertime Shut Offs:

If you will be going out of town during the winter months for an extended period of time (at a minimum one quarter, not more than three quarters), you may request that your water be shut off at the street for non-use. The quarterly fee will be \$60 per quarter, equivalent to our Readiness-to-Serve charge (see Appendix A of the District Rules and Regs on our website). In order for our System Operator (Dominic) to shut your water off, all bills owing on the property must be paid prior to any shut off and the property owner must pay the District in advance for the turn off and turn on fee, in the amount as stated in Appendix A of the District Rules and Regs – see Section 8.09 B. of the District Rules and Regs for further information.



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 Website – Come check us out:

Come checkout our District website at www.brookforestwater.org. We post lots of publications that you will find helpful. Our Board minutes, Operator's reports, financial statement audits are just a few documents you will find. In addition, on the home page you will find our meeting agenda's, the current rates and any water shut off announcements. You will find the link to our online bill payment link on our homepage as well.

Thank you,

The Board of Directors,

Tony Langowski, President

Ted Schlaebitz, Vice President

Bruce Nicklow, Treasurer

Steve Drucker, Secretary

Vacant, Director