

Hamilton Creek Metropolitan District

April 2003

www.hamiltoncreek.org

Water Source Changeover

The Metro District is nearing the completion of the first phase of the water repair work. Water from the new source has been entered into the system as part of the testing of the electrical controls. The District anticipates a complete switch over to the surface water source of Hamilton Creek by the time you receive this newsletter.

As indicated in the January newsletter, the new water source will not have the taste and odor issues of the existing wells. However, it is anticipated there will be some reactions between the old water and the new water as it is introduced to the system. The anticipated reaction is not directly from the old water, but rather from the mineral deposits on the pipes from the years of use of the current water source. Most of the deposits are likely within the internal plumbing of your home. As the deposits are inside of the home, and the problem is not with the current water in the system, flushing the system prior to entering the new water would have no effect. It has been concluded that the best way to make the water source change over is to enter the new water into the system and allow it to mix with the existing water.

The water system of the District, including underground pipes and water tanks, has over 200,000 gallons of water in the system. It is possible individual homes may have mixed water, new water, or a mix of the water for several weeks, if not longer, once we change sources. You may notice changes in the water and fluctuations in taste and odor during this period. If you are an absentee owner, it may take some time for the new water to enter your in house plumbing the next time you are in Hamilton Creek.

The District appreciates your patience during the change over. The District is optimistic that this is the beginning of providing better quality water to all residents in the future. Should you have any questions regarding the water system please contact the District Administrator, Bob Polich, at (970) 668-5500 ext 12, or email to admin@hamiltoncreek.org. Water operator, Matt Willitts can be contacted at (970) 262-0217, (970) 390-8615 (cell) or email at watersolutions@msn.com.

Water Restrictions

Conditions are greatly improved from the drought of last summer. The increased snow pack and wet spring to date are welcome signs, but they still do not offer a complete recovery from the multiple dry years resulting in the drought last year. More importantly, there is limited data available on the capacity of the new surface water source of Hamilton Creek. Historically, District residents use up to three times more water during the summer landscaping months. There is sufficient water in the new source to provide all residents with a stable supply of high quality water meeting all State and Federal water quality standards for household use. However, if residents do not follow water conservation, particularly concerning outside irrigation, the District would need to continue to utilize the existing wells to supplement the new water source. This would reduce the water quality.

Current Water Restrictions

- Outside irrigation is limited to before 9 AM or after 6 PM.
- Use of a watering can or a hand held hose with a shut off nozzle is **ALLOWED** at any time.

Forest Maintenance.

Part of the function of the Metro District is the upkeep and improvement to the common forested area. Forty-four trees suffering from pine beetle infestation were removed late in 2002. Drought stress is blamed on the increase in problem trees, but the number is not considered a concern to the current forest health. Rick Herwehe, A Cut Above Forestry, completed a study of the forest in March. An electronic copy of the report will be available shortly on the web site. The District anticipates extensive forest management work in future years. The majority of this work will involve extensive thinning of forested areas and seedlings planting to improve the forest mix. Some heavily forested areas on private lots may also benefit from thinning. Chemical treatment is a consideration for individual trees. While the practicality of chemical treatment on the common area is limited, it can be appropriate for private property when there is a strong desire to save specific trees. More information on tree spraying for residents is available on the reverse side of this newsletter.

Legal Update. There has been no decision released by the Colorado District Court from the three day trial in early January. The focus of the trial was if the water supply of the District was contaminated with fluoride in 1990 and if the intent of the parties during the bankruptcy process was for interest payments to end when the original principal is paid. The principal of the bonds will be paid off in December 2004.

Septic Tank Pumping. The District provides septic tank pumping on a regular schedule for residents. Most residents are on a schedule that has pumping every three years. If this is the year for your property, there is additional information included in this mailing.

Some residents that were pumped last year might have received information directly from Snowbridge regarding the pumping frequency. The District is working with Snowbridge to make any adjustments to the schedule if necessary. Pumping frequency considers both the frequency of use and the prior condition of the tank. Residents are reminded that to maintain ideal conditions in your septic system and leach field, you should limit the amount of harsh chemicals like bleach and household cleaners disposed of in your drains.

The pumping process requires all of the septic tank lids to be accessible. A few inches of coverage can be placed on the lids if desired, but be sure to mark them so when it is your pumping year, you can quickly remove it to allow access.

Tree Spraying Some residents have expressed an interest in spraying individual trees on their property to protect them from pine beetles. The forest experts utilized by the District have recommended chemical spraying to protect high value trees on private property. The District has made preliminary arrangements for spraying to obtain a bulk price. The initial price quote is \$10 per tree if there were a total of 200 trees to be sprayed. Spraying would only be done on trees on private lots (no common area) and only at the specific request of the owner. The cost of the spraying is an owner's expense. The spraying would likely be done in June and can be done no later than July 15th.

If you are interested in having trees on your property sprayed, please contact the District no later than May 15th and indicate the number of trees to be sprayed. A final cost will be determined based on the interest expressed. The contact info is on this page – email is best, but any means works.

Association Clean Up Day
Saturday June 21, 2003

*

Annual Association Meeting
Saturday June 28, 2003



Photo of a prior Homeowner Association annual meeting. Additional information regarding the clean up date and annual meeting will be mailed to homeowners later in May.

Thank you. The District appreciates the large response from owners who prepaid the Metro fees for the year. This was helpful in addressing the cash flow shortage the District faces this year due to the water repair work and legal expenses. For those who prepaid, the enclosed billing reflects the prepayment credit applied towards the current quarterly charges.

Contact information – Bob Polich, Administrator

Hamilton Creek Metropolitan District
PO Box 627
Frisco, CO 80443

(970) 668-5500 Ext 12
(800) 783-3026 Ext 12
(970) 668-5534 Fax
admin@hamiltoncreek.org