

# Hamilton Creek Metropolitan District

Winter 2003

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

## Prepayment Request

Information within this newsletter will update you on the water repairs and courtroom activity of the District. The water repair to correct the level of fluoride in the system has been ongoing this winter to meet the needs of the residents and the mandates of the Colorado Department of Health. The majority of the funding for the water repair is from property tax receipts. The District is several months away from starting to collect these tax proceeds. However, as the water repairs are nearing completion, the cost of the repair is due now. A majority of this years budgeted expenses have already occurred, yet the District is just now starting to collect revenues.

To help meet current operating expenses the District is requesting residents consider a voluntary one-time option of paying the base Metro District user fees for 2003 in advance. User fees are billed at the rate of \$125 per quarter plus water usage in excess of 15,000 gallons at \$3 per 1,000 gallons. User fees are billed in advance and excess usage billed in arrears. With the first quarter billing, the District is offering a 5% discount for prepayment of the 2003 base fees. Users who are interested in taking the discount and helping the District meet it's current cash flow needs should add \$350 to the current payment. The calculation is as follows:

*4 quarters @ \$125 each = \$500. Less a 5% discount of \$25 = \$475. The current 1<sup>st</sup> quarter billing is \$125. The prepayment balance is the discounted annual amount of \$475 less \$125 included on this statement = \$350. Properties with County approved assessorly apartment would double this amount.*

**Water Repairs** The District has completed construction on the intake structure beneath the Creek, electrical and pipeline feeds from the Creek to the pump house, and is finishing installation of the new temporary pump house. The intake at the Creek consists of a stainless steel collection pipe buried approximately ten feet under the Creek. Filtering sand and collection gravel surrounds the pipe. It operates somewhat like a sideways well that is recharged by the Creek running above. A concrete vault was buried next to the intake area to house the pumps. Pipe is installed to pump water from the intake structure to the new temporary pump house. Work is starting in the new pump house to install bag filtration equipment to treat the new surface water and booster pumps to move the water into the system. The water will still go through the existing pump house for required chlorination and contact time treatment. Following installation of the operating equipment, the District needs to conduct tests of plant operation and water quality to get State permission to begin using the new water source. The District hopes to begin use of the new water source in April.



View of the status of the water repair work. On the left is the pipeline path to the Creek. The Creek intake area and pump vault is in the snow. The right side is the pipeline path to the new pump house. The existing pump house is behind the new one.

**The "New" water.** The selection of the Creek as the source water to eliminate the fluoride in the current water supply was based on the overall high quality of the Creek water. However, the surface water quality is so radically different than the existing well water source that the switch over may not be without difficulties. Every precaution will be taken to minimize the affect to users. It remains possible, due to the chemical reactions between the residues left in household pipes by the existing water and the new water, that water quality with regards to taste and odor may get worst during the transition period. It is expected the new water source will be in effect "cleaning" the system for a period of time after the use of this water begins.

**Legal Update** The District returned to Colorado District Court for three days in early January for a trial regarding two issues returned by the Colorado Court of Appeals to the Trial Court. The issues at this trial were if the well used by the District at the time of the February 1990 bankruptcy was contaminated with fluoride and to determine what the intent of the parties that wrote and approved the Bankruptcy Plan was regarding the interest accrual on interest not paid following the payment of the principal in December 2004. Various experts for each side testified regarding the contamination of the water in 1990 and the District had the original developer testify regarding his intent of the Bankruptcy Plan. At this time there is no indication when the judge will rule. Based on the history of this case it is likely it will again return to the Appellant Court.

**Drought** Many owners have probably read the local and regional stories reporting the gloom and doom of the continuing drought. Our new water source is surface water that is directly affected by limited snowfall. The design of the water repair attempts to anticipate low flows and make the best of the situation. The existing water from the wells will be a backup source to the District, but due to water quality issues, its use in the system should be avoided if at all possible. We should have sufficient water to provide household usage with the new water source. However, during drought periods such as the one we currently are in, we likely will not have sufficient water to support outside irrigation. Outside water restrictions, limiting outside usage to before 8 AM and after sundown are still in effect. Based on the current snow pack, it is likely residents usage patterns this summer will dictate whether the water system relies solely on the new high quality water source or if we will need to supplement the water supply with the existing wells that have water with taste and odor issues.

**Forest Management** Another effect of the drought is additional stress to the forest. This has been cited as the likely cause of beetle infestation of trees this fall. A forest survey during the spring of 2002 found no problems trees; the fall survey found 43 problem trees. The majority of these trees were removed late in 2002. All beetle-infested trees will be removed before July. Overall, the common area forest is healthy. The District will continue to maintain the forest through thinning and seedling planting. To address concerns of homeowners regarding protecting individual trees on their lots, the District has requested a bid on tree spraying. Spray would be at the option of individual owners and at their expense. Information on this program will be provided in future newsletters.

Association Clean Up Day  
Saturday June 21, 2003

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Annual Association Meeting  
Saturday June 28, 2003



Installation of the intake pipe below the Creek.



The vault for the pump equipment. This is now buried. The Creek water is flowing above the intake pipe.

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