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SUBDIVISION OF
THE STATE OF
COLORADO**

Buffalo Mountain Metropolitan District “BMMD”

Summer 2013 Newsletter

Servicing Wildernest property owners in the Unincorporated area of Summit County, CO with:

- Water
- Sewer
- Road Maintenance
- Snow Plowing
- Road Storm Drainage
- Covenant Enforcement
- Rec-Path

2013 Ryan Gulch Road Drainage Improvement Project

In early June, BMMD began a capital improvement drainage project on the lower portion of Ryan Gulch Road in an effort to protect the road, rec-path and properties from high-volume water run-off.

The project location starts on Ryan Gulch Road just West of the Wildernest property rental offices, and ends just West of New Lamertine condominium complex. Traffic will be reduced to one lane, 7:00 a.m. – 6:00 p.m., Monday through Friday. As an alternative route, residents can cross over at Buffalo Drive, and exit/enter Wildernest through Mesa Cortina. The rec-path will also be closed in this area during construction.

The project focuses on improving drainage by re-directing storm water and taking it underground. BMMD will be installing approximately 1,500 linear feet of culvert and also building a secondary drainage system which includes the installation of a concrete curb, swale and gutter system above-ground replacing the existing dirt and rock drainage ditch.

Other improvements consist of:

- Adding a new water quality retention pond and improving the size and function of an existing water quality retention pond.
- Installing new inlets and sediment traps.
- Repairing existing road guardrail.
- Repaving impacted section of rec-path and roadway

District Manager, Shellie Jetton said “this project is an engineering challenge due to the relatively steep grades and two sharp curves on Ryan Gulch Road. The District must protect the integrity of the roadway and prevent dangerous ice build-up during winter months.”

The goal is to have the project completed by early July, if not sooner. Efforts are being taken to minimize disruption to nearby property owners and residents. Columbine Hills Concrete thanks you for driving safely through the construction area.



For updates, questions or concerns please call BMMD at (970) 513-1300, or email shellie@bmmmd.org, or visit our website at www.bmmmd.org.

BMMD appreciates your cooperation during this project.

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Source Water Protection Plan

BMMD along with the Colorado Rural Water Association have started to develop a Source Water Protection Plan. The mission of this Protection Plan is to protect BMMD’s valuable water resource by reducing risk of contamination.

This non-regulatory Protection Plan is a proactive approach to preventing the pollution of lakes, rivers, and ground water that serve as sources of drinking water.

As the Plan is developed, public participation is important to its overall success. Informed Wildernest citizens, equipped with fundamental knowledge about their drinking water source and the threats to it, will be the most effective advocates for protecting this valuable resource.

BMMD will be preparing educational materials and inviting public comment as the plan is finalized.

Water Quality Report

Enclosed with this Newsletter is the BMMD 2013 Drinking Water Consumer Confidence Report for calendar year 2012. We routinely monitor for contaminants in your drinking water according to Federal and State laws.

BMMD is pleased to report that there were no drinking water violations or deficiencies in 2012. We are proud to continue providing Wildernest residents with quality drinking water.

Wilderness Protective Covenants

All property owners within Wilderness are subject to the BMMD Rules and Regulations. The purpose of these Regulations is to provide a comprehensive guide for the administration and operation of all water, sanitation, storm drainage, streets, transportation, and other utility facilities or systems which are owned or operated by BMMD.

Included within the Regulations under Article XV. 1500 are the **Protective Covenants**. The Covenants were created to promote the common good and enjoyment of the property owners' investments, protect property values, and maintain a pleasant residential environment.

The Covenants impose restrictions, prohibitions, and guidelines, upon all Wilderness property owners. Following is a highlight of topics that are most commonly violated and which property owners need to be aware of in order to avoid enforcement actions by BMMD. The following is an excerpt and does not represent the entire Article XV.

Parking: No party shall park, store or allow any motor vehicle, recreational vehicle, boat or trailer to remain on unpaved areas (excepting a gravel driveway or parking area constructed to Summit County standards prior to 1/1/08) or within any easement, side setback or rear setback; park any unlicensed or inoperative vehicle (unless

covered with a cover made to fit the vehicle); park any commercial vehicle; or park any recreational vehicle, boat or trailer in any front setback or front yard (that area of the lot between front of the building and the street) of a single-family or duplex lot, including a driveway or parking area.

Architectural Review: No building or other structure shall be constructed, erected or maintained on any lot, nor shall any addition thereto or change or alteration therein be made until the complete plans and specifications have been submitted to BMMD, and approved in writing.

Garbage & Trash: No refuse, garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap or debris of any kind shall be kept, stored or allowed to accumulate on any parcel, except within an enclosed structure or appropriately screened from view.

Fences: All fences, walls, and screens are subject to BMMD's prior approval. Most fences, walls and similar barriers are prohibited by the covenants, however BMMD has developed guidelines that are somewhat more flexible. Certain fences for safety, patio, decorative, restraint and/or electronic are allowed but are subject to certain requirements. The Fence Guidelines can be found on the BMMD website.

Landscape Maintenance: The property owner shall remove dead, dying, diseased,

or insect-infested landscape materials as soon as possible but in any event within thirty (30) days of a written request by the Manager. No property owner shall excavate or fill, construct, place, plant, remove or replace any temporary or permanent improvement, structure, building or deep rooted shrub, plant or tree, in, on or under any part of such easements without BMMD's prior approval.

Enforcement: *1st Notice of Violation* will include written notice to property owner describing the violation and requesting that the property owner correct the violation within a stated period of time. *2nd Notice of Violation* will inform the property owner that the violation has not been corrected and a penalty of \$50 will be imposed, including notification that an additional \$100 penalty will be imposed if the violation is not corrected within ten days. *3rd Notice of Violation* will inform the property owner that the violation has not been corrected and a penalty of \$100 will be imposed, including further notice that for every subsequent ten day period an additional \$100 will be imposed if the violation remains uncorrected. All such penalties will be included on your quarterly water/sewer bill.

A complete set of the Regulations including the Protective Covenants are available to download on the BMMD website.

Ready, Set, Go - Emergency Preparedness Workshop, July 18th

With the current wildfire activity around the State of Colorado, it is more important than ever for residents who live in the wildland urban interface to be prepared for wildfires.

The Ready, Set, Go! Program is a three step process encouraging homeowners to create their own Action Plan of getting their property wildfire prepped and ready long before a fire is upon you, and to understand the role of evacuation in our area. This process significantly increases the safety of the homeowner and family and allows the firefighters to best do their job of extinguishing the fire, thus

increasing the chance of saving homes and loved ones.

BMMD, along with Lake Dillon Fire Rescue (LDFR) invite all Wilderness property owners to attend a Ready-Set-Go Emergency Preparedness workshop on July 18th, from 5:00 p.m. – 7:00 p.m., at the BMMD offices located at 106 Adams Ave. (across from Ford Dealership) in Silverthorne.

“Ready” is being prepared for an emergency. In the case of a wildfire this includes ember-proofing homes and creating space between wildfire fuels and homes.

“Set” is staying aware of news and information and packing items into an evacuation kit. **“Go”** is the process of carrying out the emergency action plan.

BMMD Manager, Shellie Jetton said “Wilderness residents are faced with a set of unique circumstances in cases of emergency and evacuation routes. There are only two ways in and out of Wilderness. LDFR will inform residents on the best course of action. I would encourage residents to attend this important informational event.”

Water Conservation

Due to the late spring snow in the month of May, drought conditions are less severe than what the experts predicted for Summit County this summer. However, this is the second year in a row of below-average snowpack and drier-than-normal conditions in our watersheds, and reservoir levels are still well below normal.

There are a number of ways to save water and BMMD is asking for your help in conserving water this summer. We need everybody to do their part - be water smart and conserve!

Water Conservation in the Home

Home water use varies considerably, depending upon the number of people in a household. The largest water users in the home are toilets, clothes washers, faucets, and showers. Water saving tips include: Don't let water run in the sink, install energy-efficient appliances, change your showerhead, and install a low-flow toilet.

Limit Outside Water Use

Landscape with native grasses and perennials. Hand water or use a rotary sprinkler. Use a drip

system for trees and shrubs. Water in the evening or early morning.

Changing water use habits is easy, saves you money, and offers a way for your family to work together on conservation.

For more ideas on water conservation, visit the BMMD website at bmmmd.org and see 101 ways to save.



got water?
Do your part, be water smart!

Water Leaks

If you feel your water consumption is higher than it should be, you should check for leaks. The most common leaks are toilets.

Leaking water produces a high water bill without your knowledge. Some leaks are sporadic and require some detective work. Other leaks are very obvious. It doesn't matter what type of leak you have, they both have solutions.

Check for Toilet Leaks

Toilet leaks are one of the most common sources of leaks. A full running toilet can use up to 14,000 gallons in a day. Pinpointing a toilet leak is easy and usually inexpensive. Follow these procedures to locate a toilet leak:

- Wait 5-10 minutes after the last flush.
- Remove tank cover. Is the water level in the tank too high and spilling into the overflow tube? If it is you have a leak.
- While you have the tank cover off, put food coloring, laundry bluing or a leak detector tablet in the toilet tank. Wait at least 30 minutes. If the colored water appears in the bowl, you have a leak.

Service Line Leaks

Water leaks can develop in the home's water service line. Although such leaks can be difficult to detect, there are some telltale signs which may indicate that you have a leak

in your service line. You should be continuously observant for:

- Wet spots in your yard between the meter and your house.
- The sound of running water or a hissing sound coming from your main shut off valve when water is not being used in your home.
- Water leaking into your basement or crawl space near the location of your water service line.
- A noticeable loss in water pressure or flow throughout your home.
- Water bills showing progressively higher water consumption that cannot be explained otherwise.

Responsibilities of the BMMD Customer

Each BMMD customer is responsible for maintaining the entire length of his water Service Line which includes:

- Curb box & shut-off valve
- Water meter
- Any portion of the Service Line

Leaks or breaks in the Service Line, curb box, shut-off valve, or meter shall be repaired by the Customer within seventy-two (72) hours from the time of notification of such conditions by BMMD.

Curb Shut-Off Valve

The curb shut-off valve is used to turn the water service on and off to a property. It is usually located in the public right-of-way. BMMD requires that the curb shut-off valve be operable at all times. The property owner owns the curb shut-off valve and is responsible for its maintenance.

Should you experience a service line leak and you do not have a working curb shut-off valve, BMMD cannot turn off your water at the main. A plumber would have to "freeze" your service water line in order to fix your leak. This can be a very costly repair.

Defective or Old Water Meters

If your water meter has not been replaced in over 20 years it may be a "pulse" style meter and providing BMMD with inaccurate reads. Faulty wiring is also a cause of defective meters. It is the responsibility of the property owner to repair or replace defective water meters.

How BMMD Can Help

If you need assistance identifying a water leak, or have questions please call BMMD at (970) 513-1300.

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District Manager

Shellie Jetton
Email: shellie@bmmd.org

Administrative Assistant

Karin Batchelder
Email: Karin@bmmd.org

We need your email address!

In cases of emergency or notification that billing invoices have been mailed, please send us your

email address to:

Karin@bmmd.org

We're On The Web!
www.bmmd.org

**After Hours
Water and Sewer
Emergency Services**

For immediate assistance with BMMD water or sewer emergencies please contact Metro Services at (970) 468-7688.

For other after-hour District emergencies contact District Manager Shellie Jetton at (970) 409-0270.

Public Input Opportunity on Summit County Multi-Hazard Mitigation Plan

The Summit County Office of Emergency Management is hosting an open house and workshop to present information and obtain input on reducing risk resulting from natural disasters in Summit County. All interested parties are invited and encouraged to attend. The Multi-Hazards Planning Open House will be held on **Tuesday, July 9, 2013, between 5:00 and 7:30pm in the Buffalo Mountain Room, County Commons Building, located at 0037 Peak One Drive, Frisco, Colorado.**

The open house is part of the Summit County Multi-Hazard Mitigation Planning Project. Summit County; the towns of Breckenridge, Blue River, Dillon, Frisco, and Silverthorne; the special districts of Buffalo Mountain Metropolitan District, Copper Mountain Consolidated Metropolitan District, Hamilton Creek Metropolitan District, Mesa Cortina Water and Sanitation, Dillon Valley Water, East Dillon Water, Lake Dillon Fire Rescue and Red, White and Blue Fire; and the Denver Water Board are developing a comprehensive Multi-Hazard Mitigation Plan to reduce the vulnerability of people and property in the County to the impacts of natural hazards and to become eligible for mitigation funding programs from the Federal Emergency Management Agency (FEMA).

The meeting will be an open house format from 5:00 to 7:30 pm with a number of presentation stations. There will be no formal presentations during the open house. The purpose of the open house is to invite the public and stakeholders in the mitigation plan to 1) learn about the plan's purpose and benefits, 2) present the results of the countywide risk assessment, and 3) discuss community concerns and priorities for reducing risk to natural disasters.

Nationwide, taxpayers pay billions of dollars annually helping communities, organizations, businesses, and individuals recover from disaster. Some natural disasters are predictable and, in many cases, much of the damage can be reduced or even eliminated. FEMA has targeted natural disaster loss reduction as one of its primary goals. The Disaster Mitigation Act of 2000 requires local governments, including universities and special districts, to have a FEMA-approved hazard mitigation plan to be eligible for certain federal disaster assistance and hazard mitigation funding programs.

Hazard mitigation is defined as any sustained action taken to reduce or eliminate long-term risk to human life and property from hazards. Natural hazard mitigation planning is the process by which natural hazards that threaten a community are identified, their likely impacts are assessed, mitigation goals are set, and appropriate strategies for reducing risk are developed, prioritized, and implemented.

BMMD Billing Information

BMMD's water and sewer service fees are billed quarterly in arrears during the month following the end of each calendar quarter. Payments are due 30 days after charges are billed.

Wilderness Fees

Minimum quarterly fees are \$78.00 flat rate for sewer and \$42.00 for water for up to 15,000 gallons of water usage. Water usage in excess of 15,000 gallons per quarter is billed at the rate of \$6.00 per 1,000 gallons.

Cortina Ridge Fees

Minimum quarterly fees are \$117.00 flat rate for sewer and \$63.00 for water for up to 15,000 gallons of water usage. Water usage in excess of 15,000 gallons per quarter is billed at the rate of \$9.00 per 1,000 gallons.

Following is a snapshot of the 2013 Billing Schedule:

1st Quarter 2013: Mailed on 4/10/13, Due on 5/10/13

2nd Quarter 2013: To be mailed the beginning of July 2013, and due at end of July

3rd Quarter 2013: To be mailed the beginning of October 2013, and due at end of October

Late Payments

BMMD will send 30, 60 and 90 day late notices if you have a past due account. The 90 day letter will include a "shut-off" notice including information about disconnection of service. Until paid, all past due fees shall constitute a first and perpetual lien on or against the property served and may be foreclosed in the manner provided by law. BMMD may also collect such past due fees through the Summit County Treasurer in the same manner as taxes are authorized to be collected and paid. BMMD is open to discuss payment plans should you need one.