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MUNICIPAL
CORPORATION
AND POLITICAL
SUBDIVISION OF
THE STATE OF
COLORADO

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

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

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Buffalo Mountain Metropolitan District "BMMD"

Summer 2015

2016 Rate Increase

Wildernest & Cortina Ridge residents can expect their quarterly water/sewer bills to increase next year. The District is proposing to raise the Wildernest rates \$16.00 per month and Cortina Ridge rates \$24 per month starting in 2016, in addition to an annual 3% increase for five successive years thereafter. The rate increase will help pay for a number of multi-year infrastructure replacement and improvement projects, as well as sustain future operating and maintenance costs.

Much of Wildernest's infrastructure was built 30 to 50 years ago. The District has been able to rely on our current infrastructure without making additional large capital investments but that time has come to an end.

The rate changes are based on recommendations from a comprehensive Infrastructure Evaluation Study completed in 2014 by an independent engineering firm in Denver to determine the useful life of District assets and to ensure that water and wastewater charges meet the costs of providing those services.

As explained in the last several Newsletters, the District must replace two 150,000 gallon underground water storage tanks that are failing, repair aging pipes, address infiltration of groundwater into the sewer collection system, install new water distribution equipment, upgrade water treatment facilities, and update the District water meter reading technology. The rate increase will help fund the needed capital improvements and replacements in its water infrastructure totaling more than \$5 million dollars over the next five years.

Normally, a utility will use water and sewer tap fees to help fund infrastructure repairs and replacements which means new customers help spread out costs. These funds also help alleviate the financial burden on existing customers. However, the Wildernest subdivision is 96% built-out and those tap fees are nearly non-existent thus placing the financial burden back on existing customers.

The District service rates have increased \$4.00 over the past eleven years. The most recent rate increase occurred in 2012 reflecting a \$2.00 per month increase. Prior to that date, an increase occurred in 2004 reflecting a similar \$2.00 per month increase. According to the American Water Works Association, water and wastewater charges have increased annually by 4.7% and 4.9% over the past ten years. The District rates on average have increased only 0.88% or less than 1% annually.

The current District rates are among the lowest in Summit County. Average Colorado water rates charge \$42.00 per month. Wildernest property owners currently pay \$14.00 per month for water & \$26.00 per month for sewer (\$120 combined quarterly rate for 15,000 gallons of water consumption). Even with the proposed increase the District rates will compare as average to other Summit County water and sewer providers.

The District is actively pursuing a wide range of additional funding sources. Grant funding is limited and generally awarded through a competitive process. Grants are usually based on Household Median Income (MHI) and population restrictions. If significant grant funding is received, it could help offset future rate increases. The District is currently working with the Colorado Department of Public Health & Environment to actively target and allocate affordable resources to the immediate infrastructure replacement needs of the District.

The District is planning two public hearings to discuss the proposed increase. The first will be held on July 21, 2015, 6:00 p.m., at the District office located at 106 Adams Ave., in Silverthorne. The second hearing is scheduled on August 18, 2015, 6:00 p.m., at the District office. All District property owners are invited to attend. Parking is limited so you may be subject to locating off-site parking.

Having a secure and reliable water source protects property values instead of putting them at risk. The District infrastructure needs to be updated and existing customers must incur the weight of preparing for the future. The District continues to work hard to provide Wildernest residents with high-quality water and reliable service every day.

Water Meter Replacement Program

The BMMD will soon begin upgrading water meters with Automatic Meter Reading (AMR) technology throughout the Wilderdest subdivision. This will enable the District to more efficiently read your meter without entering your property or disturbing you in any way, except when there may be a problem with your service. The installation and/or retrofitting of water meters with AMR is an important part of upgrading our water system.

As with any measuring device, water meters can become less accurate as they age. Many water meters in the District have reached the end of useful life and are due for replacement. Replacing old water meters helps ensure that BMMD can accurately track both individual usage for billing purposes and also monitor and evaluate community water demands.

BMMD will be replacing customer water meters that are ten years and older with a new meter. Water meters that are less than ten years old will be retrofitted to be compatible with the new technology as well.

Frequently Asked Questions

What is AMR?

AMR stands for Automatic Meter Reading. The meter uses a radio frequency signal to transmit the meter read to a receiver that is utilized by the District's meter reading staff.

Will the AMR meter interfere with cell phones, garage door openers or other electronics?

No. The transmitter is fully compliant with all FCC regulations and will not interfere with any other radio signal.

Will the new reading system be able to detect a water leak at my home?

Yes. The new meter reading system will be able to detect high water usage at each property which usually is a result of a water leak in your plumbing system.

My meter works fine, does it have to be replaced or retrofitted?

Yes, the water meter replacement program is mandatory for all water users in the Wilderdest subdivision.

What is the cost to have my water meter replaced or retrofitted?

The water meters are being replaced at no charge to the homeowner. However, if problematic plumbing conditions exist before or after the water meter, the installation will be postponed and the customer will be advised of the plumbing repairs needed to complete the project.

What if my shut-off valve at my meter doesn't work and the installer can't shut the water off?

All property owners in the District are responsible for maintaining the entire length of the service line, including a working shut-off valve. In these cases, the installer will freeze the service line, install a new working shut-off valve, replace the meter, and turn the water back on. The District will then bill the homeowner the cost of the shut-off valve.

What if I refuse to have my water meter replaced?

Refusing to replace/retrofit your water meter will cause the water account to be assessed monetary fines each quarter.

Who will install or retrofit my water meter?

BMMD has contracted with HD Supply Waterworks to supply and install and/or retrofit all District water meters.

Do I need to be home for the meter replacement?

Yes. Someone 18 years or older must be home during the appointment.

Where is my water meter?

Water meters are located inside, typically in a basement, garage or utility area.

When should I expect the installers to contact me?

BMMD will begin the meter replacement program starting in late July/August 2015. It is expected to take two years to complete the project. The installation timeline will vary. It may take several weeks to several months before the installers will be in your area to replace or retrofit your meter.

Can I make my own installation appointment?

Yes. The District will mail each property owner information in early July with the installer's name and contact information to schedule an installation appointment. Otherwise, the installer company will contact each homeowner by phone, email, and door hangers.

Water Meter Replacement Program Q&A Continued....**What should I do if I am an owner and have tenants, but I do not reside at the property?**

If you have tenants but do not reside on your property, you are still responsible for providing access to the meter. With the owners' permission, the installers can easily work with your tenants to gain access.

Will my water service be interrupted during the installation?

Yes, there will be a temporary interruption while the meter is being replaced, typically about 30 minutes. For meters that will be retrofitted, water service will not be interrupted.

What's involved in replacing the water meter?

The process is simple: your water service is turned off, the old meter is removed, the new meter is installed, and then your water service is turned back on.

What if there is a leak at the meter or any other problem after the meter has been replaced?

Each property owner will be given installer contact information should problems occur after meter installation. Service personnel will determine the cause of the leak or problem and take appropriate action.

Will I be able to monitor my water consumption myself?

Yes. The system does allow for consumer engagement, via website, or smartphone. This service will be added to the system after the project is completed. The customers will be notified when available.

How do I know that you have my meter reading and not someone else's?

Each radio frequency device has a unique identification number, which is transmitted along with the meter reading. The unique identification number is compared to your account record to ensure that there is a match.

The District made me replace my water meter within the last several years, do I get reimbursed?

No. Over the last several years, BMMD enforced the Rules and Regulations which requires customers to repair and or replace broken water meters.

I live in a Condo or multi-family unit with only one master meter, will that be replaced/retrofitted?

Yes. All water meters connected onto the District water distribution system will be replaced and/or retrofitted.

BMMD sincerely appreciates your help in making this project a success. If you have questions or concerns please call the BMMD office at 970-513-1300 or email District Manager Shellie Duplan at shellie@bmmmd.org.

Remove Your Dead & Fallen Trees Free Summit County Chipping Services in Wildernest July 13-17 and August 31-September 4

To improve forest health and reduce the risk of wildfires within Wildernest, property owners and homeowners associations are required to remove standing dead and fallen trees from their properties. BMMD recently completed a comprehensive survey to identify standing dead trees in the Wildernest subdivision. All standing dead trees have been newly marked with florescent orange paint.

Wildernest property owners that have dead trees marked with florescent orange paint will soon receive a letter from BMMD mandating removal of the dead trees identified on the survey. Fallen dead trees also need to be removed to ensure defensible space.

You can protect your home from wildfire with help from the Summit County Community Chipping Program. Summit County government is helping residents and property owners create defensible space by providing free chipping and disposal for branches, logs and small trees. If you stack it in a slash pile, the County will chip it and haul it away at no cost.

The County will be in the Wildernest neighborhood July 13-17 and August 31-September 4th. Make sure you are ready! The County has specific material and pile guidelines that you must follow. For more information visit the County website at www.co.summit.co.us, or contact Dan Schroder at 970-668-4140.

4th of July Concert

The National Repertory Orchestra will perform at the Dillon Amphitheater on Saturday, July 4th. With some of the most talented young musicians from across the country, this free concert, sponsored by the Lake Dillon Foundation for the Performing Arts, BMMD and other contributors, is a great way to begin your 4th of July celebration.

Planning A Summer House Project?

The Wildernest Protective Covenants impose various restrictions and limitations on new construction and exterior modifications and grant enforcement authority to every Wildernest property owner.

In addition to any permits which may be required by Summit County, the covenants require that all new construction and exterior modifications (additions, decks, siding, etc.) be approved in advance by the *Wildernest Architectural Review Committee*.

Copies of the architectural guidelines and procedures for obtaining approval are available at the District's administrative office.

Be sure to obtain all required approvals and permits before beginning any construction or remodeling project.

BMMD Is Looking For An Architectural Review Committee Member

If you have architectural experience and are interested in serving on the committee, please contact Manager Shellie Duplan at 970-513-1300.

Water Quality Report Now Available

Each year BMMD complies with State and Federal regulatory requirements to provide safe clean drinking water to its District customers. To help promote protection of public health and environment, BMMD routinely monitors for contaminants in your drinking water and is proud to report that BMMD has no drinking water violations or deficiencies for calendar year 2014.

To download a copy of the Water Quality Report visit the District website at www.bmmd.org, and click on "Water Quality Report" on the home page. Or, email District Manager, Shellie Duplan, at shellie@bmmd.org and request a copy.

BMMD College Scholarship Recipient

Each year, the BMMD Board of Directors awards a deserving Summit High School senior living in the Wildernest subdivision a \$1,000 college scholarship.

The scholarship is awarded based on academic achievement, extracurricular activities and community service. This year, BMMD received scholarship applications from four eligible and qualified seniors.

The BMMD Board of Directors awarded the 2015 college scholarship to Paloma Guadalupe Sotelo Saenz. The District is proud of her accomplishments and wishes her continued success in her academic achievements.

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**After Hours
Water and Sewer
Emergency Services**

For immediate assistance with BMMD water or sewer emergencies please contact Metro Services at (970) 468-7688 or call (970) 409-0270.