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COLORADO

Buffalo Mountain Metropolitan District “BMMD”

Winter 2014/2015 Newsletter

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

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

BMMD to Upgrade Water Meter Reading System

Utilities across Summit County and the State are converting to radio technology for reading water meters. Currently, BMMD field personnel read water meters manually at each property in Wildernest at the end of each quarter. This manual process has become outdated and the District must upgrade the system.

Remote meter reading systems are currently established in the Summit County area and are successfully operated by other utilities such as the Town of Silverthorne, East Dillon Water District, Mesa Cortina, Hamilton Creek, Dillon Valley, and Keystone.

From a customer standpoint, remote meter reading systems include high-level consumption alarms which allow water utilities to detect costly personal property water leaks that left unchecked can lead to unexpected large water bills. Customer questions will be handled more quickly due to the availability of daily data about water usage, sometimes saving money and water. The system also provides a consumer-engagement application to allow customers to view usage data via website or smart phone.

From an operational standpoint, remote meter reading reduces the occasional inaccuracies that are inherent in the manual process. In addition, exposure to employee safety risks such as deep snow or sliding ice dams on roofs, is reduced, as well as customer security concerns related to meter readers entering customer yards. It also monitors meter functionality and will detect equipment failures.

BMMD is planning to upgrade to a remote meter reading system starting in the Spring of 2015. This upgrade will require the installation of a Meter Transmission Unit (MTU), at each existing water meter in the District. It's estimated each MTU will take about one hour to install.

BMMD will need to gain access to the water meter at each property in the District. Water meters are typically located in a crawl space, garage or utility room. In some cases, properties with existing meters that are over 15 years old are not compatible and will need to be entirely replaced.

There is no cost to the customer. This project will be fully funded by BMMD.

All property owners in Wildernest will receive a postcard and letter from BMMD within the next several months with detailed information about installation of the new meter technology. Your cooperation allowing access to your property during this upgrade is necessary and appreciated.

Storm Water Infrastructure Improvement Project

BMMD maintains over 8 miles of storm drainage ditches, culverts, catch basins and inlets. The control of storm water drainage in the Wildernest subdivision is especially challenging during high peak snowmelt and summer monsoon thunderstorms. The District maintenance crews clean and remove debris such as sand, dirt, rocks, and branches from the drainage system on a regular basis.

Starting in mid-May 2015, BMMD will begin construction on a storm water drainage project in two separate areas in Wildernest. The project is intended to improve drainage and sedimentation problems by installing an underground storm drain system and surface concrete curb and gutter swale in two areas along Ryan Gulch Road.

Area 1 starts at the corner of Ryan Gulch Road and upper Poplar Circle, adjacent to Aspen Shadows Condos and across the street from WoodWorks condos. **Area 2** is across the street from Treehouse Condos and ends at the South/West driveway at 9082 Ryan Gulch Road. Alternate routes will be provided to bypass construction.

All properties will have driveway access throughout the project, however the pedestrian path will be closed at each area during construction. The District is scheduled to complete the project in early July.

Please be cautious and drive slowly in construction zones. While efforts will be taken to minimize traffic disruption, it will be necessary to divert traffic to alternate routes or ask drivers to momentarily stop while one-lane traffic is managed by controlled flaggers. We appreciate your cooperation and patience.

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Infrastructure Evaluation

District to replace two water reservoirs in the next 3-5 years

Four infrastructure systems are operated and maintained by BMMD including a water supply and distribution system, wastewater collection system, road system, and storm water drainage system. The majority of the District infrastructure was built in the late 60's to early 70's, and as a result certain assets are nearing the end of useful life. Advance planning needs to be in place as the majority of these assets are critical to keep the BMMD systems in proper operating condition.

In order for BMMD to successfully manage the District infrastructure, an Asset Management Plan (AMP), must be continually updated and operational in order to assess and monitor the overall condition of the District systems. The management of the District's assets is important so BMMD can appropriately plan for future improvements and replacements when required. Capital replacement and repair is an ongoing task that will need to be completed for as long as the District is in existence.

In the spring of 2014, BMMD engaged the engineering firm, TST Infrastructure Inc., to review the District's AMP and evaluate specific management areas including; operation and maintenance; water/sewer hydraulic modeling; geographical information system (GIS); and interior/exterior inspections of Reservoir numbers 2 & 3, as well as the Cortina Ridge Sewer Lift Station.

The BMMD management & operations departments are working effectively and efficiently. The newly updated GIS computer system now incorporates all District main infrastructure assets in an electronic format, allowing BMMD to identify the location of assets immediately, including maintenance data related to each asset.

According to the hydraulic water model analysis, BMMD's water supply and distribution system meets the current water demands as those projected by full build-out conditions, as well as meeting fire suppression demand and maximum day demands as needed. In layman's terms this means the District's water supply meets customer demands.

One of the more immediate infrastructure concerns facing BMMD is the longevity of two water reservoirs located in the District. BMMD Reservoir numbers 2 & 3 are the oldest reservoirs in the water distribution system and are buried in soil. They are the only reservoirs out of the existing six located throughout the District that are constructed of steel, while the other reservoirs are concrete. Steel reservoirs are more prone to corrosion and associated degradation issues caused by the surrounding soil. Typically, concrete reservoirs have a lower annual maintenance cost and do not have a coating that will require replacement.

BMMD completes regular interior inspections of reservoirs 2 & 3 utilizing underwater video cameras to record the existing condition and conduct necessary repairs. Each inspection includes a thorough cleaning and complete written/video report. BMMD also completed exterior inspections of steel reservoirs 2 & 3 in October 2014. Although reservoirs 2 & 3 have performed satisfactorily for over 40 years, on-going inspections show blistering and corrosion which indicate that the useful life of reservoirs 2 & 3 have nearly come to an end.

TST Infrastructure, Inc. the structural and engineering experts have recommended BMMD replace reservoirs 2 & 3 with concrete reservoirs within the next 3-5 years. BMMD has already started planning this capital replacement project which will take considerable time and resources to accomplish.

BMMD Partners with Forest Service

Trail signs to be installed in Salt Lick Trail System

Many residents and visitors in Summit County often hike the Salt Lick Trail System, located just South of the Wilderdest subdivision. Easy to moderate trails allow all level of hikers to enjoy the trail system in summer and winter. Certain trails are also open to mountain bike riders and equestrians. The Salt Lick trailhead is located at the bottom of Ryan Gulch Road, off a dirt road near the Wilderdest Property Rental Offices.

Several years ago, the Dillon Ranger District identified some of the main trails in the Salt Lick Trail System, however many social trails make it confusing to navigate. Members of the BMMD Board of Directors decided to partner with the Ranger District and purchase directional trail identification signs to help keep hikers going in the right direction.

BMMD will be looking for volunteers to help install the signs and will reach out to the community this spring. Or you can join Friends of the Dillon Ranger District by visiting their website at www.fdrd.org.

Protective Covenants

Individuals owning property located in Wilderdest are subject to the BMMD Rules and Regulations. Incorporated 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 Wilderdest property owners.

As a reminder, it is a violation of the Protective Covenants to allow a recreational vehicle, boat or trailer, to remain in any front setback, front yard or driveway. The District will send violation notices which may include monetary fines if compliance is not followed.

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

BMMD Explores Future Rate Increase

Service rates are one of the lowest in Summit County

Water is the most essential utility delivered to us each day, meeting our drinking and sanitation needs and many others, from fire protection to irrigation and household cleaning.

On a global scale, Americans pay considerably less for water than people in most other developed nations. In the U.S., we pay less for water than for all other utilities. That remains true in these times of increasing water stress, says Janice Beecher, director of the Institute of Public Utilities at Michigan State University, whose data show the average four-person household spends about \$50 a month for water compared with closer to \$150 for electricity and telephone services.

Future BMMD annual operation expenses are expected to increase beyond current budget projections in response to capital improvement projects, repair and replacement of existing infrastructure, as well as ongoing maintenance costs.

The amount budgeted for routine repair and maintenance in the water and sewer funds are low for BMMD's size and complexity. Revenue from tap and service fees will not be sufficient to cover the significant capital improvements required and the current level of reserves is not adequate enough to meet the District's future capital replacement requirements that are needed within the next 5-10 years.

Water rates have surged in the past decade across much of Colorado. The charges on customers' water bills incorporate more than just the volume of water that pours from the tap or flushes down the toilet. They cover the cost of building and maintaining infrastructure, installing improved technology to meet regulatory requirements, paying for electricity to pump and treat water, providing water for firefighting and other emergency services, planning for drought, and more.

BMMD is dealing with an aging water and wastewater infrastructure, and is actively planning on the replacement of two reservoir tanks that have come to the end of useful life, over 9 miles of aging water/sewer pipes, on-going water main breaks, upgrading water treatment facilities, improving storm drainage systems, and rehabilitating pump houses.

Currently, BMMD's charges for water and sewer services are amongst the lowest rates in Summit County. BMMD water & sewer rates have increased four times over the past fifteen years. The last increase occurred in January 2012, by raising the sewer flat rate by \$2 per month.

The BMMD Board of Directors are exploring a rate increase that will fund future infrastructure improvements as well as ongoing operation and maintenance costs. A rate increase will not occur in 2015, however BMMD will be evaluating the rate structure and recommended increases to be applied starting in 2016. District property owners will have an opportunity to weigh in and will be invited to a public hearing this summer. Advance notice will be provided.

2015 District Maintenance Projects

Sewer Mains Camera & Clean—As sewer system networks age, the risk of deterioration and blockages becomes a major concern. As a result, the BMMD sewer department takes a proactive approach by cleaning and inspecting sewer main lines to maintain a properly functioning system. Inspection programs are required to determine current sewer conditions and to aid in planning a maintenance and repair strategy. Camera inspections are the most frequently used and most effective method to inspect the internal condition of a sewer pipe. Starting in early June 2015, BMMD will camera and clean the entire sewer mains infrastructure.

The sewer department also performs routine maintenance and cleaning of all manholes. BMMD is planning to rehabilitate several manholes this summer by raising the level to be flush with street grade.

BE ON THE LOOKOUT! If you see an overflowing manhole, detect a sewer odor or observe evidence of sewage on the ground, please report this by calling BMMD immediately at 970-513-1300.

Water Main Valve Replacement—Isolation water valves are critical to the integrity of the water distribution system and are used to isolate specific areas of a water pipeline in order to conduct regular maintenance or isolate in the event of an emergency. Several existing valves in BMMD are not functioning properly and will be replaced this summer.

Fire Hydrant Replacement—Like any other piece of equipment, if you don't operate and maintain your fire hydrants properly they won't work when you need them most. BMMD regularly inspects, operates and conducts maintenance on all Wildercrest public fire hydrants. Several hydrants are nearing useful life age and are scheduled for replacement this summer.

Storm Drain Ditch Cleaning - The BMMD maintenance crew will begin annual cleaning and re-grading of roadside ditches after the spring run-off. This includes flushing culverts under the roadway and removing built-up sediment. Private property owners also need to conduct maintenance to ensure adequate drainage during heavy runoff. New culverts, or culverts that are damaged or undersized under residential driveways, are the property owner's responsibility for replacement.

District maintenance crews also pick up trash along the road. Please do not litter - help us keep the Wildercrest subdivision safe and clean!

BMMD Now Offering Automatic Withdraw Payment Program

Tired of writing checks? Sign up for BMMD's new automatic withdraw bill-payment option and your bill will be paid from your bank account each quarter automatically.

- No withdrawal fee.
- There are no enrollment fees.
- No more checks to write or late charges to incur.
- Your BMMD payment will appear on your bank statement, just as it would if you had written a check.
- Continue receiving paper bills in the mail.

Customers who choose automatic withdraw payment must first authorize BMMD to debit their bank account. Customers must complete and sign the BMMD Authorization Agreement for Direct Payments (ACH Debits), and return the authorization agreement to the BMMD office.

You may discontinue your enrollment in the Automatic Withdrawal Payment Program whenever you like. BMMD must receive your request to cancel your enrollment three (3) working days before your next billing cycle.

For more information or to download an authorization form, visit the District website at www.bmmd.org or call the office at 970-513-1300.

BMMD continues to accept payments on the District website by credit card/electronic check or simply mail a personal check to pay your bill.

Snow Plowing & Snow Removal

BMMD is urging the community to cooperate with the District's snow-removal efforts and to comply with local and state snow-removal requirements which are critical to public safety in winter months.

BMMD is reminding residents and businesses that snow removal on private property is the responsibility of the property owner. Snow removed from a private driveway or parking area (including the portion within a public right-of-way) must be stored on your own property at least 10 feet from the paved edge of the road.

It is against Colorado State Statutes to plow, blow or shovel snow from your driveway or private property out onto the road, right-of-way or drainage ditch. Parking any vehicle and/or trailer in the street or right of way is prohibited and subject to ticketing and/or towing. Please do not allow children to play on the edge of the road in the snow berms.

Thank you for your cooperation. It is important that we all work together to keep our roads safe and clear.

Reflective House Address Signs Are Now Available Through Lake Dillon Fire Rescue

The first batch of reflective, code-approved address signs have arrived at the Lake Dillon Fire Rescue (LDFR), and engine crews are assisting homeowners with placing them where they can be clearly seen by emergency responders.

The signs, which are available at half-price thanks to a subsidy from the Summit Council Wildfire Council approved by the Summit County Commissioners, are available to all residents of Wilderrest and can be obtained for a mere \$17.50 by applying at the LDFR Silverthorne administrative station located at 401 Blue River Parkway in Silverthorne, or call 970-262-5100.

Mailing Address

**PO Box 2430
Silverthorne, CO 80498**

Physical Address

**106 Adams Ave.
Silverthorne, CO 80498
Phone: 970-513-1300
Fax: 970-513-1301**

District Manager

**Shellie Duplan
shellie@bmmd.org**

Customer Service

Customerservice@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 or call (970) 409-0270.

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