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Buffalo Mountain Metropolitan District “BMMD”

Winter 2015-2016 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
- Architectural Review

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

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2016 Rate Increase

Much of Wildernest's water and sewer infrastructure was built 30 to 50 years ago and until now BMMD has been able to rely on our current infrastructure without making large capital investments. Unfortunately, that time has come to an end. Due to age and growth, the District must now make the needed improvements.

After more than a year of careful study, the District financial and infrastructure analysis of the water and sewer systems indicate the existing rates are not sufficient to meet operation, maintenance, replacement and upgrade requirements, resulting in the need for a service rate increase.

After meeting with District customers at two separate public hearings in July and August 2015, the District continued to research alternative options to try to keep the rate increase as low as possible while at the same time meeting the current infrastructure replacement needs of the water and sewer distribution system. The BMMD Board of Directors, at its meeting on November 24, 2015, approved a water/sewer rate increase as follows:

Wildernest Rates

Effective January 1, 2016, the water/sewer service fee for all Wildernest property owners is \$144.00 per quarter up to 15,000 gallons of water consumption. Consumption over 15,000 gallons at the end of each quarter remains the same at \$6.00 per 1,000 gallons. The new rate reflects a \$8.00 per month increase per Equivalent Residential Unit (EQR).

Cortina Ridge Rates

Effective January 1, 2016, the water/sewer service fee for all Cortina Ridge property owners is \$216.00 per quarter up to 15,000 gallons of water consumption. Consumption over 15,000 gallons at the end of each quarter remains the same at \$9.00 per 1,000 gallons. The new rate reflects a \$12.00 per month increase per Equivalent Residential Unit (EQR).

The rate increase will be reflected on the 1st quarter 2016 invoice. Water and sewer service fees are billed quarterly in arrears during the month following the end of each calendar quarter. The 1st quarter invoices will be mailed out to customers the first week of April 2016.

For customers that pay invoices through banking “Bill Pay” or “Bank Check” system, you must update the payment amount on your bank check based on the new service rate referenced above.

Continued Infrastructure Evaluation

BMMD is strategically undertaking additional evaluations of the two deteriorating water reservoirs in the District. As previously reported to District customers, an independent engineering firm recommended the full replacement of the two reservoirs within the next 2-5 years. After seeking a recent second engineering opinion, the reservoirs may be receptive to alternative repair methods which may extend the useful life rather than needing full replacement, thereby saving the District customers significant money over the next twenty years. Testing will begin in the Spring of 2016.

The District will continue to evaluate future rate increases on an annual basis. Customers will continue to be informed through public hearings, newsletter articles, and website postings. If you have any questions, please contact District Manager Shellie Duplan at 970-513-1300, or email shellie@bmmd.org.

Wilderness Protective Covenants Architectural Guidelines

Established and recorded in 1969 and 1971, the BMMD Protective Covenants declares certain limitations, restrictions and uses, upon all properties located within the Wilderness subdivision. These Covenants are made to keep the subdivision desirable, attractive, suitable in architectural design, materials and appearance; all for the mutual benefit and protection of property values in Wilderness.

Included in the Covenants, is the requirement for all property owners to obtain pre-approval from the BMMD for any type of exterior home modification including re-painting, re-roofing, re-siding, deck expansion, driveway modification, exterior lighting, landscaping etc. This includes all HOA's.

BMMD's long established Architectural Review Committee (ARC), consisting of volunteer property owners within Wilderness, consistently enforce the Architectural Guidelines to assure a harmonious architectural style among the dwellings currently in place and any dwellings which will be constructed.

This committee is charged with determining if the proposed plans comply with the BMMD Architectural Guidelines. To this end, all projects will be evaluated for approval based upon the following general criteria:

- A. Relationship of proposed structure(s) to the lot on which it will be constructed;
- B. Relationship of proposed structure(s) to neighboring structures;
- C. Harmony of external design to other structures throughout Wilderness;
- D. Fitness of proposed structure to climate of the area;
- E. Proposed structure(s) coincides with generally accepted bulk and height relationships.
- F. Exterior colors of the roof, siding, trim, window frames, skylights, doors, etc. shall be earthtones to blend with the natural environment.

Prior to any alterations to the outside of a home, including staining or re-painting, the plans, specifications or color schemes must be submitted for review to the BMMD. It is critical that property owners contact BMMD during the initial planning stages of a project to avoid costly changes later if it is found that the project does not comply with the Guidelines.

To download a Request for Architectural Review form or download a copy of the Protective Covenants and Architectural Guidelines visit the BMMD website at www.bmmd.org. Submit proposed plans and specifications to District Manager Shellie Duplan at the District office or via email to shellie@bmmd.org. Submittals must include photos of existing conditions, drawings of the proposed modification, material samples, and paint samples. The review process can take several weeks depending on the size and scope of the project.

Board of Director Elections - May 3, 2016

The Buffalo Mountain Metropolitan District is governed by a five member Board of Directors elected for overlapping 4-year terms in May of even-numbered years. Members of the Board must be eligible electors of the District. The next regular election will be held on May 3, 2016, to fill the seats of three Directors whose terms expire on May 3, 2016. Two 4-year terms are open for election and one 2-year term is open for election.

Eligible electors interested in seeking election to the Board of Directors must file a Self-Nomination and Acceptance form with the Designated Election Official of the District not later than 5:00 p.m., Friday, February 26, 2016. An Affidavit of Intent to be a Write-In Candidate forms must be submitted to the Designated Election Official by the close of business on Monday, February 29, 2016.

If there are more candidates than positions to be filled, the election will be held via mail ballot. If there are not more candidates than positions to be filled, the election will be cancelled and the candidates declared elected by acclamation.

All forms and instructions are available for download on the District website at www.bmmd.org.

Locate and Operate Your Water Service Main Shut-Off Valve

Don't wait until you have a home emergency to try and find your water shutoff valve. Taking the time to familiarize yourself with the valves can help you avoid a costly disaster later. The main shutoff valve allows a full flow of water through the pipe when it's open. Turning off this valve (by turning it clockwise) cuts off the water supply to the entire house. The main valve is the one to stop most plumbing catastrophes, such as a burst pipe.

Main water shut-off valves are usually in the basement, crawlspace, garage or utility closet inside your house. When looking for it, start with your water meter. The shut-off valves are usually installed before and after the water meter, and the valve itself will be large, metal and have a sturdy handle.

Finding the Main Water Shutoff Valve

A. Basements – the shut-off valve is typically located near the front foundation wall. The main water may have come through the concrete floor or through the wall. The valve is typically within 3-5 feet of where the main water enters. In some cases, the main water may enter in a different area, like a mechanical room, up through the floor, near the water heater or furnace.

B. Crawl-space plus a basement – the shut-off valve may be where the water enters the basement or in some older homes, the shut-off may be inside the crawl space. If the latter is true, you may want to consider a secondary valve located in the basement.

C. Crawl-space with no basement – the shut off valve will typically be located near the water heater or under the kitchen sink, but anywhere is possible. As with “B” above, it may be inside the crawl-space; in which case, you may want to consider a secondary valve located up in the living space (near the water heater or under a sink).

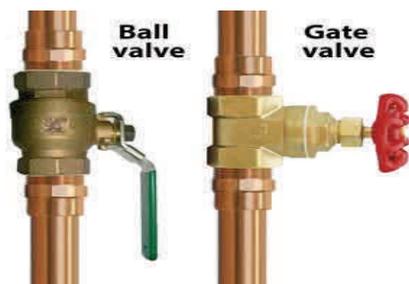
D. Slab-on-grade construction – the shut-off valve will typically be located near the water heater or under the kitchen sink, but anywhere is possible.

Different Types of Main Valves

Gate valve: Gate valves are very reliable and last for years, but they become difficult to turn after not being turned for years. If you haven't closed the main shutoff valve since you moved into your house, do it now. Better to find out that you can't turn it with your bare hands now than to wait until you're standing in 6 inches of water.

Ball valve: Houses with plastic or copper main water pipes leading into the house may have a full-flow ball valve. This valve is open when the handle is aligned with the pipe. To close it, turn the handle clockwise 1/4 turn so that it's at a right angle to the pipe.

After you've closed and opened the valve, it may start to leak a bit around the valve stem. The stem of the valve is held in place with a packing nut. Tighten this nut just enough to stop the leak. Don't overtighten it or the valve may be difficult to turn again. (If you need a cheat sheet to remember which way to turn the control, use a label or tag with the simple reminder: “Right off” with an arrow pointing right, for example.)



Any time you shut off the water and allow the pipes to drain, unscrew the aerators (small screens) on the ends of all faucets before you turn the water back on. Doing so keeps the small particles of scale that may shake loose from inside the pipes from clogging the small holes in these screens. Make sure you know where this valve is located & how to turn it off!

**Remove Your Dead and Fallen Trees
County Chipping Program Available for 2016**

As a property owner in Wildernest you may be aware of the hazards posed by dead/fallen trees that exist in a high density subdivision in what Fire Professionals call the Wildland/Urban Interface. This Interface or "RedZone" is the area where forested public lands border our communities. The Wildernest subdivision is considered a RedZone. Dead/fallen trees affect public safety in many ways all of which are a concern to BMMD and local Fire Districts.

The BMMD Protective covenants mandate that all Wildernest property owners and HOA's maintain defensible fire space and remove dead/fallen trees.

Summit County government is helping residents and property owners create defensible space by providing free chipping and disposal of branches, logs and small trees. If you clear woody vegetation from around your home and stack it in a slash pile, the County will chip it and haul it away at no cost. Chipping dates will be announced starting in June 2016.

In advance of the Summer Season, BMMD will continue to survey and identify dead/fallen trees throughout the Wildernest subdivision. Property owners will be notified of any such violations and will be required to remove the dead/fallen trees no later than June 30, 2016. Thank you for helping us keep our community safe from wildfire.

Water Meter Project Update

The BMMD began implementing a new radio-read water metering system throughout the Wildernest service area in October 2015. The water meter replacement/ retrofit project was originally estimated to take up to two years to complete, however with the outstanding cooperation of the Wildernest property owners the project is currently 90% complete. BMMD can now provide greater efficiency in meter reading, leak detection and better customer service relating to household water consumption.

BMMD will soon contact the remaining property owners that still need water meters replaced or retrofitted. New dates are being scheduled in the Spring of 2016. Please contact BMMD if you still need your water meter updated.

**National Trails Day, Salt Lick Trail System
Save The Date - June 4, 2016**

The Buffalo Mountain Metropolitan District in partnership with the Friends of the Dillon Ranger District, United States Forest Service, and the Town of Silverthorne will host the National Trails Day on Saturday, June 4, 2016, at the Salt Lick Trail System, located just South of the Wildernest subdivision.

National Trails Day® evolved during the late '80s and '90s from trail advocates, outdoor industry leaders and political bodies who wanted to unlock the vast potential in America's National Trails System, transforming it from a collection of local paths into a true network of interconnected trails and vested trail organizations. BMMD has helped facilitate this goal by purchasing trail identification signs.

If you are interested in supporting your local community hiking trail system, we are looking for volunteers to help with installing new trail signs as well as improving existing trails. Please contact BMMD at 970-513-1300 to volunteer!

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Customer Service

Customerservice
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Attention Wildernest Property Owner!
Please read important rate increase article on cover page!

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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.

Buffalo Mountain Metropolitan District
Providing Water/Sewer/Road services to the Wildernest Community for over 45 years