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MUNICIPAL
CORPORATION
AND POLITICAL
SUBDIVISION OF
THE STATE OF
COLORADO

Servicing Wilderrest
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

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Buffalo Mountain Metropolitan District “BMMD”

Winter 2017 Newsletter

Water/Sewer Service Lines Maintenance & Repair Responsibilities

Did you know that as a property owner in Wilderrest you are responsible for maintenance and repair of your outside underground water and sewer service lines located between your home and where it connects to the utility main line? Property owners at condo complexes (HOA's) are also responsible for lines servicing the complex. This article explains customer responsibility and ways to prepare for leaks and/or breaks on outside service lines.

The service line is the portion of pipe which is buried approximately 10' underground and is connected to the public utility main line (usually near or under the street), and runs into your home. Depending on how far your house or condo is from the street, your service line can be anywhere from 20 feet long to well over 200 feet long.

Over time, unpreventable environmental conditions may cause your service line to deteriorate or crack. Leaks or breaks are usually caused by age, temperature changes, pipe material, ground shifting/settling, soil conditions, or tree roots.

Identifying A Leak

If you notice water leaking from the ground please call the District at 970-513-1300 or 970-468-7688. A technician will be dispatched to the area to assess the situation.

Does Your Curb Shut-Off Valve Work?

If the District identifies a leak on or near your property, a technician will attempt to turn off your service line by shutting off your curb valve. The curb shut-off valve is used to turn the water service on and off to your property at the District main and is usually located in the public right-of-way near the street.

It is critical that your curb shut-off valve be operable at all times. If a service line leak is occurring at your property, you must be able to shut your water off at the curb valve to stop the leak and mitigate damage to neighboring properties.

If the District is unable to determine in its sole discretion whether a leak, break, failure or other condition exists within a District main or within a service line, and your property does not have a working curb valve to isolate your property, the District is authorized to immediately perform an emergency repair. If the source of the leak, break or failure is caused by a personal property service line, all such emergency repair costs will be the responsibility of the property owner.

72 Hours To Conduct Repairs

If a leak is occurring on a service line, the property owner must commence repairs within seventy-two (72) hours from the time of notification by the District. If satisfactory progress toward repairing said leak has not been accomplished within such time period, the District may shut off service until the leak has been repaired, or the District in its discretion may proceed to repair the leak or break and charge the full cost therefor, plus ten percent (10%) to the property owner.

Do You Know Where Your Service Lines Run Underground?

It can be a difficult process to locate the source of a leak or break. To reduce repair costs, it is critical that you know where your service pipes are generally located between the house and where it connects to the utility main near the street.

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Water/Sewer Service Lines Continued....

Knowing the location of your service lines may save you thousands of dollars in excavation fees.

Every property owner should have a copy of the property site plan showing the location of the water/sewer service lines. This will be a valuable tool in an emergency situation when the plumber or excavator must know which direction your underground lines run. Contact the Summit County planning or building department to request a copy of the property plan.

Do You Have Insurance Coverage?

The District recommends you contact your homeowner insurance carrier to discuss coverage. In the event of an unexpected break, leak or clog on your outside water or sewer service line, repair costs can be substantial. In an emergency situation, the cost to repair a service line can cost anywhere between \$3,000 - \$15,000 in Summit County. In some cases, repairs costs are even higher if your service line is located under a public road and you do not have a working curb valve.

If your property is 35 years or older, it is strongly suggested that you start planning for a service line replacement or save for emergency repairs. If you need assistance identifying a water leak, please call BMMD at (970) 513-1300.

Infrastructure Update

Aging infrastructure is a common problem across Colorado that affects both personal property & utilities. As infrastructure ages, certain upgrades and replacements are necessary to maintain functioning equipment. The BMMD water distribution system is at an age where vulnerabilities must be addressed to ensure a reliable system for the future.

Should you try to extend the life of an existing water tank or start over with a new one? It's a question those responsible for public water systems often face. Since the last BMMD infrastructure update in the Summer 2016 Newsletter, a great deal of progress has been made.

Following a comprehensive infrastructure analysis and more than a year of internal and external inspections, including ultra-sound testing to measure the depth of steel, it was determined that the two deteriorating steel water reservoirs in the BMMD water distribution system are eligible for re-coating rehabilitation, thereby extending the life of the tanks by 15-20 years.

Re-coating water tanks is an extensive process. The steel tanks must be taken out of service while the rehabilitation takes place. Taking the steel tanks out of service is currently not an option since the distribution system relies on the tanks for customer consumption and fire protection. In order to take the existing reservoirs off-line for rehabilitation, the District must first construct a new water tank to supply water to the distribution system during the time the existing steel tanks are rehabilitated. Once the existing tanks are rehabilitated, a benefit of adding a new storage tank will increase storage capacity in the distribution system for future generations and benefit public safety via enhanced fire protection. It will also mean a longer-lasting, less maintenance-dependent tank.

BMMD officials have started the planning phase and will meet with expert design engineers in the Spring while simultaneously strategizing budget preparation and financing. More information will be provided to property owners during public information hearings that will be scheduled this summer.

PRV Upgrade

This summer, BMMD will start upgrading the water distribution system with changing out manual pressure reducing valves (PRV's) with automatic PRV's in each pumping zone. This upgrade will provide additional fire protection for the district to allow water to be conveyed from a higher zone to a lower zone in a fire flow event.

Annual District Notices

Colorado statute requires that Special Districts prepare a public notice every year that contains certain information about the District. This notice, nicknamed the "Transparency Notice" includes information such as: Board of Directors, dates of the next election, District contact information, etc. Residents are hereby notified that the BMMD Transparency Notice is published on the District website at www.bmmd.org, and the Special District Association website at www.sdaco.org. The BMMD website also lists the 2017 dates of upcoming board meetings, billing information, and other District related information.

Snow Plowing & Snow Storage

Snow removal is a top priority for BMMD in winter. Our snow plow staff is dedicated to keeping Wildernest roads clear and safe as possible. Residents of Wildernest must also do their part in storing snow on personal property and out of the roadway. Also, it is illegal to park your vehicle on County roads. Outlined below is helpful information for residents or visitors of Wildernest.

Road Plowing

The County right-of-way typically extends fifteen (15) to twenty (20) feet from the edge of the asphalt on both sides of the public roads in Wildernest. This area is dedicated to snow storage. It is necessary to plow snow well off the road into the right-of-way to make room for the next storm and keep two way traffic flowing in both directions. Property owners or visitors may not park or place any objects in the right-of-way since it could be damaged by plows. BMMD is not responsible for damage to personal property located in the County right-of-way.

Driveways & Personal Property Snow Storage

Property owners and/or renters are responsible for plowing and removing snow from driveways and personal parking areas. During snow removal operations, snow is pushed off the road onto the county right-of-way. Private driveways access through this right-of-way area is the responsibility of the homeowner to keep clear. When clearing your driveway, either by yourself or with the aid of a private contractor, be aware that it is unlawful to push or throw snow onto or across the roadway. Your snow must be disposed of on your own property. Snow pushed onto the road not only makes plowing more difficult for road crews, but can cause a dangerous obstacle in the roadway or a nuisance to your neighbors.

No Parking On County Roads

It is illegal to park any vehicle on a regularly maintained portion of the roadway. A plow operator may, at his discretion, decline to plow all or portions of a road if one or more vehicles are parked so as to impede snow removal. Vehicles parked on the roadway will receive a Summit County Sherriff's warning placed on the vehicle, and the license plate will be recorded. If not moved promptly, the vehicle will be ticketed or towed. The vehicle owner will be responsible for all costs related to towing and impound fees.

Adopt A Fire Hydrant

As time permits, District and fire rescue personnel clear snow away from fire hydrants. However, due to recent heavy snowfalls, many hydrants have been buried in snow again. Lake Dillon Fire Rescue and the District is asking residents to "adopt a fire hydrant" by digging out a hydrant closest to their home for access in case of a fire. Hydrants are identified by a yellow stake with blue reflector.

The district appreciates the voluntary efforts of residents who clear their neighborhood fire hydrant of snow. Even a small walkway to a hydrant makes a difference until crews can clear a larger area. "In case of a fire, when minutes can mean the difference in saving a structure, or a life, being able to get to water is critical," said Lake Dillon chief Jeff Berino in a written statement. "Digging out a hydrant during an emergency takes valuable time that we might not have."

Driveway Culverts

Due to the above-average snow accumulations this winter, make sure you are prepared for spring run-off. You own and are responsible for the maintenance and repairs of your driveway culvert. Keep culverts clear of rocks and debris. Make sure that nothing blocks either end of the culvert. Sometimes all it takes is a shovel to clear debris. If your culvert is clogged and water is diverted from the drainage ditch to neighboring properties, you will be responsible for any damage that occurs.

2017 Water & Sewer Quarterly Billing

BMMD's water and sewer service fees are billed quarterly in arrears. At the end of each quarter, BMMD reads water meters and mails bills out to customers during the first week following the end of each quarter. Outlined below are the billing dates for 2017:

- 1st quarter 2017, ending 3/31/17, Will be mailed 1st week of April & due 4/28/17
- 2nd quarter 2017, ending 6/30/17, Will be mailed 1st week of July & due 7/30/17
- 3rd quarter 2017, ending 9/30/17, Will be mailed 1st week of October & due 10/31/17
- 4th quarter 2017, ending 12/31/17, will be mailed the first week of January 2018

Wilderness Architectural Review

Are you planning exterior modifications to your property this summer? If you are, all such exterior modification projects, including re-painting, re-roofing, re-siding, deck expansions, driveway modifications, landscaping, etc., must be submitted to BMMD for review and approval.

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 BMMD Architectural Guidelines or Protective Covenants.

BMMD's long established Architectural Review Committee (ARC), 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) Compliance with BMMD Architectural Guidelines;
- B) Harmony of external design to neighboring & other structures throughout Wilderness;
- C) Fitness of proposed structure to climate of the area;
- D) Proposed changes(s) adhere to easement restrictions and accepted bulk and height relationships;
- E) Summit County Permit requirements.

To view the Guidelines or to download an architectural review application, visit the BMMD website at www.bmmd.org or call the office and request an emailed copy.

Wilderness Protective Covenants

BMMD provides for the administration and operation of all water, sewer, road maintenance, architectural guidelines and covenant enforcement services within the Wilderness subdivision. All such properties within the Wilderness subdivision are subject to the BMMD Rules & Regulations and Wilderness Protective Covenants.

Established and recorded in 1969 and 1971, the Protective Covenants declares certain limitations, restrictions and uses upon all properties located within the Wilderness subdivision. Certain limitations include trailers, parking, trash, fences, signs, dead tree removal, and more.

Each property owner within Wilderness is responsible for the compliance with the Covenants, regardless of whether the property in question is rented to others or vacant for any length of time. Should a property owner be in violation of the Covenants, BMMD will send written notification of such violation to the property owner, and may impose penalties if not corrected within a specific time period.

These Covenants were 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. You can download a copy of the Covenants on the BMMD website at www.bmmd.org.

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

Assistant Manager:

Jen Jones
jen@bmmd.org



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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 Wilderness Community for over 45 years