



**SHADOW MOUNTAIN VILLAGE PROPERTY OWNER**  
Craig, CO 81625

July 24, 2017

Re: Payment Balance Due for Delinquent Real Property Taxes  
Shadow Mountain Village Local Improvement District

Notice that entire balance for improvements is due and collectible if account remains unpaid.  
Notice that property shall be sold at annual tax lien sale on November 2, 2017, if account remains unpaid.

Dear Property Owner:

This letter is to provide you an opportunity to pay the outstanding debt owed for the improvements to your water and sewer service lines. Each property at Shadow Mountain Village has been assessed \$2,005.32, payable in 20 annual installments of \$109.08, to pay for those improvements. Total assessment includes principal, interest, and fees. This payment is due at the same time as property tax and is billed to you in a separate invoice. The full unpaid balance will go to tax lien sale which includes advertising and additional fees.

You are receiving this letter because your account has not been paid. Failure to pay will result in the property going to an annual tax lien sale November 2, 2017, pursuant to Colorado Revised Statute Section **30-20-617**. According to Colorado Revised Statute Section **30-20-615**, the entire balance for improvements are due and collectible if the account remains unpaid. In the event your property is sold, costs of the sale are added to the amount owed. We encourage you to make full payment of the balance you owe to avoid this consequence.

The history of these improvements at Shadow Mountain Village is the following:

Each property owner in Shadow Mountain Village is part of the Shadow Mountain Village Local Improvement District (SMVLID). The SMVLID was formed as part of the project to reconstruct roads and sidewalks, water and sewer mains, and water and sewer service lines. Since each homeowner owns the water and sewer service lines from the house to the main in the street, Moffat County recommended forming SMVLID in order to finance and pay for the costs of the upgrades to each property and reduce the financial burden to the homeowner.

Voters approved the formation of the Shadow Mountain Local Improvement District (SMVLID) in November 2013 by 76%. The ballot question authorized the District to obtain financing and to construct new water and sewer service lines for each resident. If the County had not helped out with the improvements, the likely costs to each homeowner would have been close to \$10,000.00.

---

## COMMISSIONERS

221 West Victory Way, Suite 130, Craig, CO 81625  
Phone: (970) 824-5517  
Fax: (970) 824-5517

**Don Cook**  
*District 1*

**Ray Beck**  
*District 2*

**Franklin A. Moe, Chairman**  
*District 3*



The ballot question authorized expenditures by the SMVLID not to exceed \$4,783.00 per resident. The SMVLID procured two loans, one for \$599,427.00 for water service lines, and one for \$430,704.00 for sewer service lines. The County was able to secure principal forgiveness for the water loan, so that loan **does not** have to be paid back. This action by Moffat County reduced the cost to the homeowner to an amount of \$2,005.32 per property.


The SMVLID held a hearing on February 24, 2015, where the assessment was passed in the amount of \$2,005.32 per property, payable over 20 years. A subsequent hearing was held on April 24, 2015, where the assessment was changed from monthly installments to annual installments. The original plan was to have the assessment applied to the monthly water bill; however, that payment option had to change to an annual assessment, instead of monthly, in order to obtain financing with the lowest possible payment.

If you pay the full amount of all unpaid installments immediately, your right to be able to pay for these improvements in installments will be restored and your property will not sold at the annual tax sale on November 2, 2017.

The Colorado Revised Statutes referred to in this letter are attached. If you have questions, please contact Shauana Merrill at 970-826-3404.

Thank you in advance for your cooperation.

MOFFAT COUNTY BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Franklin A. Moe, Chairman

  
\_\_\_\_\_  
Ray Beck, Commissioner

  
\_\_\_\_\_  
Don Cook, Commissioner

Encl.

RT/sm

© County Development Services | 11-07-20 Shadow Mountain LID Outstanding Payment Letter (2).doc

---

---

## COMMISSIONERS

221 West Victory Way, Suite 130, Craig, CO 81625  
Phone: (970) 824-5517  
Fax: (970) 824-5517

**Don Cook**  
*District 1*

**Ray Beck**  
*District 2*

**Franklin A. Moe, Chairman**  
*District 3*

**IMPORTANT INFORMATION FOR SHADOW MOUNTAIN VILLAGE  
PROPERTY OWNER:**

COLORADO REVISED STATUTE

**Section 30-20-615. Penalty for default - payment of balance**

Failure to pay any installment, whether of principal or interest, when due shall cause the whole of the unpaid principal to become due and collectible immediately, and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate established pursuant to section 5-12-106 (2) and (3), C.R.S., until the day of sale; but, at any time prior to the day of sale, the owner may pay the amount of all unpaid installments, with interest at the penalty rate set by the assessing resolution, and all costs of collection accrued and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any property not in default as to any installment or payment may, at any time, pay the whole of the unpaid principal with the interest accruing to the maturity of the next installment of interest or principal; except that any owner who pays the whole of the unpaid balance pursuant to this section may be assessed a prepayment premium not to exceed three percent of the unpaid principal, the amount of which premium shall be specified in the resolution imposing the assessment.

COLORADO REVISED STATUTE

**Section 30-20-617(1). Sale of property for nonpayment - county may purchase property on default**

(1) In case of default in the payment of any installment of principal or interest when due, the county treasurer shall advertise and sell all property concerning which such default is suffered for the payment of the whole of the unpaid assessments thereon. Said advertisements and sales shall be made at the same times, in the same manner, under all the same conditions and penalties, and with the same effect as provided by general law for sales of real estate in default of payment of the general property tax.

(2) At any sale by the county treasurer of any property for the purpose of paying any special assessment for local improvements made under the provisions of this part 6 in the district, the county treasurer, having written authority from the board, may purchase any such property without paying for the same in cash and shall receive certificates of purchase therefor in the name of the county. The certificates shall be received and credited at their face value, with all interest and penalties accrued, on account of the assessments in pursuance of which the sale was made. The certificates may thereafter be sold by the county treasurer at their face value, with all interest and penalties accrued, and assigned by him to the purchaser in the name of the county. The proceeds of such sale shall be credited to the fund created by resolution for the payment of such assessments respectively. In the event that all bonded indebtedness incurred in payment for said local improvements has been discharged in full, said certificates may be sold by the board for the best price obtainable at public sale, at auction, or by sealed bids in the same manner and under the same conditions as is provided in subsection (4) of this section. The proceeds shall be credited to the general fund of said county. Such assignments shall be without recourse, and the sale and assignments shall operate as a lien in favor of the purchaser and assignee as is provided by law in the case of sale of real estate in default of payment of the general property tax.

**[CONTINUED ON NEXT PAGE]**

(3) Any county as such purchaser has the right to apply for tax deeds on such certificates of purchase at any time after three years from the date of issuance of said certificates, and such deeds shall be issued as provided by law for issuance of tax deeds for the nonpayment of the general property tax.

(4) Cumulatively with all other remedies, any county which is the owner of property by virtue of a tax deed, or is the owner of property otherwise acquired, in satisfaction or discharge of the liens represented by such certificates of sale, may sell such property for the best price obtainable at public sale, at auction, or by sealed bids. Such sales shall be after public notice by the county treasurer or the county clerk and recorder to all persons having or claiming any interest in the property to be sold or in the proceeds of such sale by publication of such notice three times, a week apart, in a weekly or daily newspaper of general circulation within the county in which the property is located. Such notice shall describe the property and state the time, place, and manner of receiving bids; except that the time fixed for the sale shall not be less than ten days after the last publication. The county may reject any and all bids. Any interested party, at any time within ten days after the receipt of bids for the sale of property, may file with the county a written protest as to the sufficiency of the amount of any bid made or the validity of the proceedings for the sale. If the protest is denied, such person, within ten days thereafter, shall commence an action in a court of competent jurisdiction to enjoin or restrain the county from completing the sale. If no such action is commenced, all protests or objections to the sale shall be waived, and the county shall then convey the property to the successful bidder by quitclaim deed.

(5) In addition to all other remedies, any county which is a holder of certificates of purchase may bring a civil action for foreclosure thereof in accordance with article 38 of title 38, C.R.S., joining as defendants all persons holding record title, persons occupying or in possession of the property, persons having or claiming any interest in the property or in the proceeds of foreclosure sale, all governmental taxing units having taxes or other claims against said property, and all unknown persons having or claiming any interest in said property. Any number of certificates may be foreclosed in the same proceeding. In such proceeding the county, as plaintiff, is entitled to all relief provided by law in actions for an adjudication of rights with respect to real property, including actions to quiet title.

(6) The proceeds of any such sale of property shall be credited to the appropriate special assessment fund. The county shall deduct therefrom the necessary expenses in securing deeds and taking proceedings for the sale or foreclosure.

(7) When any county has sold or conveyed at a fair market value certificates of purchase or property which it has acquired in satisfaction or discharge of special assessment liens, such sales and conveyances are hereby validated and confirmed as against all parties having or claiming any interest in such property or the proceeds of such sale.

(8) It is hereby declared that the purpose of this section is to restore delinquent property to the tax rolls and to realize the greatest possible amount from such property for the benefit of all persons and taxing bodies having liens thereon.