



Mission:
To provide the highest quality of water at the most affordable price for current customers and to provide for the expansion of the District as growth occurs.



Greetings & Salutations!

Hello friends and neighbors! Happy Thanksgiving! I pray in the coming week we are all able to share a special meal with those we love most and that all our family and friends have safe travels to and from! Best of luck on Black Friday and Cyber Monday!

It's looking like a nice quiet Thanksgiving dinner this year. Linda and I will probably journey to town and help with meal deliveries to those less fortunate. Hopefully that weekend I'll get a few lights hung to make things a bit festive around here, maybe even set up the Christmas tree! And yes, watch a football game or two!

Just a reminder, even though the school year is in progress, we still need to give our kids a brake! Slow down and drive safely through our neighborhoods!

Meter Reading: The meter reading for December will be on the 5th for all neighborhoods. I will post January's date in my next letter. Yes, I said January, as in 2014!

Community Calendar: Once again Platte Valley Medical Center has a busy month of activities. You can find them on the web at www.pvmc.org/events or just stop in. Here are some of the topics for this month:

Pilates Mat Class

Tuesday December 3, 10, 17, 24 & 31, 5:45 p.m.

Contact Karen Vizyak
kizyak@pvmc.org

Stroke Recovery Support Group

Monday, December 2, 1:30 – 3:00 p.m.

Contact Christine Buzzell
303-498-1844

Cancer Support Group

Saturday December 14 & 28, 11a.m.

Contact Vicki Kennedy

vicki@pvmc.org

Total Joint University

Tuesday December 10, 5:30 – 7:30 p.m.

Contact Christine Buzzell
cbuzzell@pvmc.org

FREE Women's & Newborn Center Tours

Wednesday, December 4 & 18, 6:00 p.m.

Contact Karen Albrecht
kalbrecht@pvmc.org

Pilates Mat Class

Thursday December 5, 12, 19 & 26, 5:15 p.m.

Contact Karen Vizyak
kvizyak@pvmc.org

Heart Rhythm Meditation

Wednesday December 4 & 18, 12:30 p.m.

Contact Call Michelle Kaiser
330-498-1844

Again this year I'm happy to share that the American Legion Ladies Auxiliary #180 is hosting the **American Legion Craft Holiday Bazaar**. This will be their 5th annual event on Saturday, November 23 beginning at 9AM. The event will be held at the American Legion Post 180, 595 Railroad Avenue, Keenesburg, CO. I'm told crafters are needed! For more information please call Johanna Abbot at 303-210-7701 or Debby Lewton at 970-381-0525.

With the holidays coming up, please send me any community events you may have or Christmas Eve Services you would like to invite your neighbors too. I would love to share your favorites! Remember, I need your information around the first of the month.

New Discussions: Per my last newsletter, we held a budget workshop at the end of October. Director Wyckoff spent a lot of time working with our staff in October to provide the Board with a solid outline of where we are and what we believe it will take to operate for next year. I am happy to report, even with the unexpected pump and well repairs and/or replacement, we did operate this year within budget.

During our meeting we reviewed past actions such as drive by meter reading, altering operations times and rescheduling water pump and processing times and working with our friends at United Power to find the best time of operation with the lowest rates. We reviewed our actions of going paperless, purchasing Netbooks for the Directors to use and saw significant savings in all of our cost.

Over the past couple of years we have worked hard to document our structure and couple it with a comprehensive maintenance schedule to get ahead of the problems before they happen. We have implemented software programs that have improved our ability to track cost and forecast our future needs.

However, our forecast with bond debt, future projected repairs and maintenance items, the purchase of additional water shares and building a reserve for catastrophic events, whether they be hardware/equipment failures or an act of God, the Board has determined that in 2014 we will need to raise our rates.

The Board voted at the November meeting to raise our MILL Levy by 1.34 Mills. So why, with the economy still sluggish, would our

Board raise taxes? Now I could throw out some big words like fiduciary responsible, but the bottom line is we have seen a 12% decrease in our revenues due to the property values declining. Looking down the road and seeing bond debt coming due, the Board felt it was the right thing to do to keep up with the decline rather than having a huge jump in taxes in a few years. Now keep in mind, all of our numbers are based on a very conservative growth. I believe the number presented to me was four lots have sold in the last month or so in Box Elder Creek Ranch. If we begin to experience growth, then the Board will be able to roll back the Mill Levy. So everyone is aware, the cost is projected to be about \$41 per year on a \$388,800 home.

All of you who are registered voters received a letter about something called AOS or Availability of Services. For most of us, there is no impact. In Great Rock North and Rocking Horse Farms, we have a couple of lots with no home but have water service that can be used. In Box Elder Creek Ranch the developer has many lots that have service at the curb ready to be tapped. This fee impacts the empty lots at a rate of 50% of our monthly service fee to help share the capital and debt cost burdens of our District. When these lots are built up, this fee goes away and becomes the normal charge we all pay.

The last financial issue we are addressing will be discussed in our December meeting. When we reviewed and restructured our billing method, we decided we needed to understand the cost to provide water to each home. We determined the cost to be \$35 to cover our operations/administration services and that the processing cost of the water was \$4.50 per 1,000 gallons.

After our budget review this year we have determined that our cost per 1,000 gallons is still on target but our operations/administration services cost is lagging. The Board feels it should raise that number to be \$40/month starting in the year 2014. We will take this under consideration with detailed discussion in December.

A reminder, next year is an election year. We will have three Board seats up for reelection in 2014. It's not too early to start thinking about serving your community and neighbors. I believe everyone should serve at least one term to learn all that's involved in providing water. I know I have a great appreciation for the water delivered to my home from this opportunity as a Board member.

Old News! So I have changed the name of this section. Here is a reminder of the ways you can pay your water bill if you choose so.

Last month I wrote about this great new way to pay your water bill. What I was negligent in sharing was that this was a service provided by the State of Colorado and that they charged 2.5% of the bill as their fee. So we discussed options, how can we pay our bills? The following is a five point description of ways we can accomplish this.

Customers have the following options to make payments:

-mail a check or money order

-enroll in auto-pay - this option will automatically debit funds (the amount due for that month) from a checking account on the due date. Application can be requested by calling the Utility Billing Department at 303-987-0835 or via email at ljohnson@sdmsi.com. This bill pay option is initiated by the District. Once enrolled, the customer will continue to

receive a monthly bill indicating the amount that will be debited on the due date.

-enroll in bill pay with your bank (typically this service is free to the customer of the bank). This bill pay option is initiated by the customer each month and should be completed well in advance of the due date.

- pay portal – this is an online service in which a

-customer can initiate a payment via electronic check (\$1 fee) or via credit card (fee = 2.25% of the total amount paid). This option is initiated as a same day payment and can be made on the due date if a customer chooses without incurring a late fee.

-walk-in payment – customers can drop payments off at the District's offices at 141 Union Blvd., Ste. 150 in Lakewood.

Communication: Watch for the exciting news. ~~Next month I'm told we go live with our website!~~ Ok, so scratch the excitement, we are moving "exciting" to December! It seems the State has low expectations of how much information we could load. Lisa and the team had to go back to the State and request more computing power..... Go figure!

As a reminder, you can join us on Facebook by searching for Greatrock North Water and Sanitation District and "Like" our page. For Twitter, search for the name of the District as well, we show up as @Greatrock_North and you can follow us there. We will use these sites to post meetings, neighborhood events and water outages.

The Board continues to monitor water quality, so if you feel your quality is not what it should be, let us know. We can't fix it if we don't know there's a problem. You can reach Wayne, Jeff or one of the team at 303-833-5505 or drop me a line at my email.

Expenses: Each month the District has to pay the bills, our expenses. We all know that water comes at some cost. Since each month's expenses are different, I thought I would share each month just how much we as a District pay to keep us all in water, the bottom line.

General Fund	\$ 42,096.60
Debt Service Fund	\$ -0-
Capital Projects Fund	\$ -0-
Total Claims:	\$ 42,096.60

Remember, if you have any questions, concerns or comments, just drop me a line at my email! Our next Board meeting will be on December 3rd at the United Power Building. One thing to note is the door locks at 5:30pm. If you drop by after 5:30pm, to the right of the doors are some windows. We keep the blinds open and try and keep an eye out for those who are a little late in arrival. Hope to see you all at our next meeting!!

Be safe, have fun and enjoy life!

Regards to all,

Terry Krayenhagen, President

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