



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! Hard to believe that fall is in the air! Here we are, almost October! Another year nears its end! I pray you all had an opportunity to take a vacation, to find time to spend with family and friends, and live and enjoy life this past summer!

Speaking of friends, we have had 16 new members join our neighborhoods since May! Have you taken time to meet your new neighbor? What are you waiting for? It's nice to see homes selling and new folks moving in.

It's back to school time! 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 October will be on the 5th for all neighborhoods. I will post November's date in my next letter. HEY WAIT! That month has Thanksgiving! And SNOW!

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 October 1, 8, 15, 22 & 29, 5:45 p.m.

Contact Karen Vizyak
kizyak@pvmc.org

Stroke Recovery Support Group
Monday, October 7, 1:30 – 3:00 p.m.

Contact Christine Buzzell
303-498-1844

Cancer Support Group
Saturday October 12 & 26, 11a.m.

Contact Vicki Kennedy
vicki@pvmc.org

Total Joint University
Tuesday October 8, 5:30 – 7:30 p.m.

Contact Christine Buzzell
cbuzzell@pvmc.org

FREE Women's & Newborn Center Tours
Wednesday, October 9 & 23, 6:00 p.m.

Contact Karen Albrecht
kalbrecht@pvmc.org

Pilates Mat Class
Thursday October 3, 10, 17 & 24, 5:15 p.m.

Contact Karen Vizyak
kvizyak@pvmc.org

Heart Rhythm Meditation
Wednesday October 2 & 23, 12:30 p.m.

Contact Call Michelle Kaiser
330-498-1844

Please send me any community events you may have. I would love to share your favorites!

New Discussions: We had another busy month providing water. Mid-August we meet at the Box Elder Creek tank site to discuss operations, 7AM! Our water operator Jeff walked us through each facility and how they worked. We discussed improvements in operations and in our electronics. As we grow, so do the needs of the District and how we provide water to each of our neighbors.

We continue to monitor costs, working to lower the bottom line. Last month we installed new pumps and motors at the Rocking Horse Farms tank site. The company who installed the new system told us we should see a large savings in electricity. They believed the new system is so much more efficient that it will pay for itself in savings in a year. We will monitor this very closely, and if the savings is there, we will upgrade our other tank sites.

An outcome of replacing pumps and motors was that we needed to shut down the water. We were told it would be about 4 hours. Our manager Lisa was preparing to hand deliver fliers to all residents in Rocking Horse Farms. I asked her why she didn't use the new service that notifies home owners of the issue. Her answer, only about 70 homes have signed up for the service out of about 400 homes. So you have an idea of cost, it would have cost the District, that's you and me, about \$1,000 for her and her company to notify each home in Rocking Horse Farms. The cost would be even more in Great Rock North and in Box Elder Creek Ranch. If you haven't signed up for automated notification, please contact Lisa at our management company or me per my email below. Help us save everyone money.

At our October meeting we will determine the dates for our budget hearing. This will happen in October, so if you would like to attend, watch for our public notifications, call Lisa at the office, drop me an email or come to our October meeting! We would love you input at all our meetings.

One of the things that came to light at our last meeting was pressure reducing valves. Both Rocking Horse Farms and Box Elder Creek Ranch seem to have these installed in their homes. Great Rock North on the other hand does not seem to have these installed. The Board recommends each home has a PRV to protect our homes from high pressure caused by fire pumps being activated. This can cause damage to the plumbing in the home.

This damage is not covered by Greatrock North Water & Sanitation District. The following is the official reason why it's wise to have one installed in each home.

Residential Pressure Reducing Valves

Pressure reducing valves (PRVs) are generally installed to protect household plumbing from high water pressure. Your subdivision relies upon a pump station to boost water pressure in supply mains and to supply water for firefighting. High water pressure can lead to wasted water and may damage some home appliances, faucets, hoses, and other water fixtures. A PRV can fail and may result in limited water availability when more than one residential water device is in use.

Exciting News! Ok, so the news is old news, but nonetheless, important. 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: We're getting closer! Director Wyckoff and I will meet with Lisa at the end of September to put the finishing touches on the website! We should be live in October!!! I'm so excited, this has been a long time in the works.

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	\$ 38,608.19
Debt Service Fund	\$ -0-
Capital Projects Fund	\$ 407.64
Total Claims:	\$ <u>36,521.16</u>

Remember, if you have any questions, concerns or comments, just drop me a line at my email! Our next Board meeting will be on October 1st 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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