

MAY 2018

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May 2018 Board of Directors Meeting



The Board of Directors will hold its Regular Meeting on Thursday, May 17, 2018 at 7:00 PM in the District's Administration & Maintenance Building, 9985 Towner Avenue, Falcon. All meetings are open to the public.

Board of Directors Election

Election
Election
is Tuesd
mail ba
ballot
District
Mainten
from 7:00 AM to 7:00 PM on



Election Day. Ballots received after 7:00 PM on Election Day will not be counted. Make your vote count!

Got the District's Elections webpage at <http://pbhmd.com/2158/Elections> for more information about this election.

Water Meter Replacement Project

The District will begin its next phase to replace its water meters with a new metering system. This project began with the installation of new Kamstrup FlowIQ meters in the homes that were constructed since 2016.



The next phase will include the replacement of water meters in Paint Brush Hills Filing 4 (Brockton Lane, Danbury Court, Salem Court, Waterbury Drive, Worcester Court, and portions of Liberty Grove Drive and Cranston Drive). Letters will be sent to customers whose meters are scheduled to be replaced.

The new meters will ultimately be networked so that it will take only a few minutes to read the meters from the District's office. It now takes a few days

each month to read the water meters and requires the meter readers to walk routes. The new meter reading system will reduce the potential for injuries to the

District's employees, particularly dog bites, and reduce labor costs. In addition, the District will receive notifications and alert a customer of potential water leak.

Upcoming Events

May 8, 2018 7:00 AM – 7:00 PM
– **Board of Directors Election**

May 17, 2018 7:00 PM – **Regular Board Meeting**
May 28, 2018 – **Memorial Day – Office Closed**
June 21, 2018 7:00 PM – **Regular Board Meeting**

July 4, 2018 – **Independence Day**
– **Office Closed**

System Development Fee Adopted by the Board

At the April 19, 2018 Regular Meeting, the District's Board of Directors implemented a \$1,600 per residential lot System Development Fee. The purpose of this Fee is to provide the financing of infrastructure requirements that are directly related to the development of residential or commercial construction. The System Development Fee will be charged to builders prior to the issuance of a building permit. The Fee revenue that is collected will be applied toward to the cost of an additional 500,000-gallon water storage tank.

Landscape Irrigation

As the weather warms up, the District's residents will begin to irrigate their landscaping. To help you, we remind you that it has a Water Conservation Strategy in place to help it manage the demands that come with landscape irrigation. The District requests that residential landscape irrigation be limited to three days a week based on your street address as follows:

- **Odd-numbered** street addresses: Tuesday, Thursday, and Saturday
- **Even-numbered** street addresses: Wednesday, Friday, and Sunday

Additionally, the District's Rules and Regulations states, "Irrigation systems, either manual or automatic, shall only be operated during off-peak energy usage periods (10:00 p.m. through 10:00 a.m.)."



Home Construction

Cambell Homes is about to begin construction of a new development based in Filing 13. They join Richmond American Homes in this filing.

Construction will begin soon on the development of residential lots on the north side of Londonderry Drive, west of Tottenham Court.

Checking for Water Leaks

To check for leaks in your home, you first need to determine whether you're wasting water. Then identify the source of the leak.

- Take a look at your water usage during a colder month, such as January or February. If a family



of four exceeds 12,000 gallons per month, there are serious leaks.

- Check your water meter before and after a two-hour period when no water is being used. If the meter changes at all, you probably have a leak.
- Identify toilet leaks by placing a drop of food coloring in the toilet tank. If any color shows up in the bowl after 10 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining the tank.)
- Examine faucet gaskets and pipe fittings for any water on the outside of the pipe to check for surface leaks.

Source: U.S. Environmental Protection Agency
https://www3.epa.gov/watersense/our_water/howto.html#leaks

If your water bill suddenly increases, but you haven't changed the way you use water, chances are you've sprung a leak. If you cannot identify visible leaks, **read your water meter***. It's good preventive maintenance to conduct a leak check of your house once or twice a year.

How to Read Your Meter:

1. Turn off all water-inside and outside, including your automatic icemaker and evaporative cooler.
2. Record the reading on your water meter.
3. Wait 30 minutes.
4. Record the new reading on your water meter. If the reading has changed, you have a leak.

Source: Colorado Office of Water Conservation and Drought Planning www.cwcb.state.co.us/

**Water meters in most homes in the District are located in the basement near your water heater. If your home was built in 2016 or later, the water meter is in a meter pit in front of your home. Please call the District Office at 719-495-8188 for assistance if your home has a meter pit.*