

# Newsletter

## **PBHMD Board of Directors**

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## **PBHMD District Staff**

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Linda Eberhard – Accounts Payable  
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Steve Knepper – O.R.C.  
[steve@pbhmd.com](mailto:steve@pbhmd.com)

## **Landscaping Materials in Open Spaces**

To help keep our open spaces within official Colorado guidelines, we are asking residents to properly take care of your landscaping materials. These materials need to be used in a timely manner in order to help encourage native plant growth which helps curb erosion issues.

We ask you to do your best to get the materials within your property line as soon as you can. If you are having difficulties or concerns, please reach out to our district office so we can better help you.

## **HAPPY NEW YEAR**

### **By Christopher Olney**

2020 has been a challenging year for most of us. As we look back at what we have faced, we can see the resolve and determination of a strong community. As a community, we have grown in an uncertain time. As a community, we have protected and helped those that needed it. As a community, we have matured as members and leaders. 2020 has tested us all.

2021 will bring new challenges and opportunities for our community to develop and grow. Our community will be stronger and more prepared. Our community will strive to be better and to set a standard for other Metro Districts to follow.

Happy New Year!

## **Expansion of Stapleton**

Stapleton is in the very beginning stages of being expanded to 4-6 lanes. The plans do NOT include Stapleton between Towner and Meridian, which are outside of the project limits. The timing, of construction, is unknown at this time. Thus far, only the study has been funded. The focus of the study is to provide a framework to preserve right-of-way, establish an access management plan for the corridor, and identify potential environmental issues and mitigation strategies if any are needed. The study will also develop conceptual level design for the roadway and associated facilities. Together these pieces will position the project so that the planned roadway can be constructed in the future, consistent with county, city, and regional planning.

Please visit the link below if you would like updates on the project. The district will keep up with the project as much as possible.

Thank you.

<https://www.briargate-stapleton.com/>



## Friendly Reminders!

Board Meetings will be on January 21<sup>st</sup> and February 18<sup>th</sup>. Any changes will be announced on our [Facebook](#) and [website](#). Board Meetings have a new time of 5:30 PM to 8:00 PM.

Our office will be closed on January 1<sup>st</sup> and 18<sup>th</sup> in observation of New Year's Day and Martin Luther King Jr Day and February 15<sup>th</sup> in observation of Presidents' Day.

## District Community Improvements

By Robert Guevara – District Manager

*"What the new year brings to you will depend a great deal on what you bring to the new year."* - Vern McLellan

What the district is bringing.

Projects:

1. Upgrading the water system to ensure remote homes and new homes have proper pressures.
2. Rehabbing wells 8 & 5 or 10.
3. Placing wells 3 & 4 back online, they have not been used since 2007
4. Adding a garage at PH #3 for more storage of vehicles such as;
  - a. Portable emergency pump for the lift station
  - b. New tractor and mower, allowing the district to handle all landscaping, saving money
  - c. Adding a bay to handle all vehicle maintenance instead of outsourcing

We would love to see increased participation at the board meetings. The meetings have been moved from 7 pm to 5:30 pm with a hard stop at 8 pm (Every 3<sup>rd</sup> Thursday). Please come and see what your board is working on and to add your input.

Improving communications with residents

1. New improved web site that allows direct communications with district
2. All feedback reviewed. i.e., sprinklers, dog stations, storm drain issues, mowing issues or anything else. Resident feedback has led to changes
  - a. Dog (poopy) stations added
  - b. Basketball courts check weekly
  - c. Storm drainage investigated and repaired
3. Monitored Facebook community page for any issues, complains or suggestions.

Please let us know how we can help make this a great new year.  
We are listening.



Our district office is located at:  
9985 Towner Ave  
Falcon, CO 80831

Want to learn more about Paint Brush Hills?

Visit our website at [www.pbhmd.colorado.gov](http://www.pbhmd.colorado.gov),  
reach out to us on [Facebook](#) or call (719) 495-8188

## Preventing Frozen Pipes

By Steve Knepper – O.R.C.

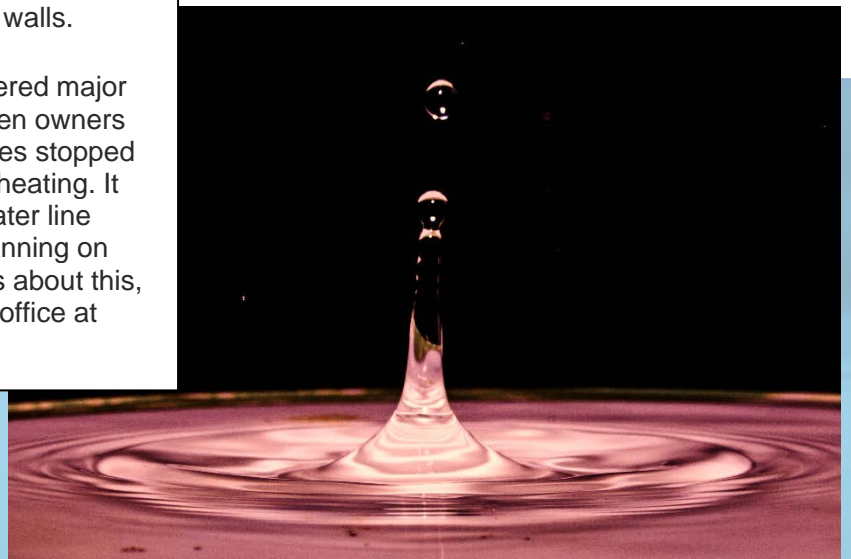
As we have moved into the winter months and cold temperatures, make sure to keep an eye on your water pipes and plumbing. Frozen pipes that break or burst can cause expensive water damage. Even a small tear in a water pipe can pour hundreds of gallons of water each minute into your home. As many homeowners take time over the winter holidays to visit family and travel, it is important to know what preventative measures you can take to help prevent frozen or burst pipes. Here are just a few tips to prevent frozen pipes:

- Look for air leaks around electrical wiring, dryer vents, and pipes, and use caulk or insulation to keep the cold out. With severe cold, even a tiny opening can let in enough cold air to cause a pipe to freeze.
- Insulate pipes in attics or crawl spaces or better yet, use heating tape on susceptible pipes.
- Keep heat in the home at least 55 degrees and make sure you have good batteries in your thermostat.
- Allow faucets to drip if there is a concern of freezing, this will also take pressure off pipes.
- Insulate pipes that are in cold and drafty locations.
- Disconnect any outside hoses.
- Open cabinet doors to allow heat to get to un-insulated pipes under sinks and appliances near exterior walls.

Over the years, several homes in the District have suffered major damage due to broken pipes. Most problems arose when owners were on vacation and turned the heat too low or furnaces stopped working when rentals were vacant without appropriate heating. It can be a wise idea to shut the main valve where the water line comes into the house and drain the pipes if you are planning on being away for an extended time. If you have questions about this, feel free to reach out to one of operators at the District office at (719) 495-8188.

This space could be used for a local ad!  
Interested in advertising on our newsletter?

Email Erin at [erin@pbhmd.com](mailto:erin@pbhmd.com)



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# Kid's Corner

## Having a Homemade Valentine's

By Erin Dillon - Editor

As we begin a new year and say good-bye to the holidays, we can look to a fresh start in the year and all the fun it can bring. Although we are still battling COVID-19, Valentine's Day can still be filled with good food and close loved ones.

For our children, they may not be able to exchange valentines with their classmates. But that doesn't mean they still can't make valentines for family and friends. This might even be the year that they could make them from home! With a few simple supplies and a good headspace for puns, you could help them create personalized valentines for friends, family or even classmates. It is also a good exercise for our students who are still working on their writing or art skill. Or perhaps they don't want to make normal valentines, now it's time to get creative and look into good craft items around the house.

But if your child wanted to do something else Valentine's Day related, making an easy or special dessert may help yourself and give them a little treat as well.



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Email Erin at [erin@pbhmd.com](mailto:erin@pbhmd.com)

## A Sweet Treat for the Family

### Chocolate Cherry Brownie Bites

- 1 box brownie mix 9X13 size
- eggs according to package directions
- water according to package directions
- oil according to package directions
- 1 - 10 oz. jar maraschino cherries drained (reserve juice for frosting)
- 1/3 cup semi-sweet chocolate chips
- 5 Tbsp butter softened to room temperature
- 3 oz cream cheese softened to room temperature
- 2 cups powdered sugar
- 2 Tbsp reserved maraschino cherry juice

### Instructions

1. Mix brownie mix according to package directions with the required oil, eggs, and water. Using a cookie scoop, Credit – <https://butterwithasideofbread.com/chocolate-cherry-brownie-bites/> scoop the batter into a well-greased mini muffin pan.
2. Immediately after removing the brownie bites from the oven, press an indentation into each one, using the back of a 1/2 tsp measuring spoon. While the brownies are still warm, place 3 semi-sweet chocolate chips into each center. Let the chocolate chips sit for a few minutes until softened, then gently press a maraschino cherry on top of the melted chocolate in the center.
3. Let brownies cool completely and then make the frosting. To make the frosting, use an electric mixer to beat the butter, cream cheese and powdered sugar. Once the mixture is well combined, add the reserved cherry juice and beat until smooth. Frost the brownie bites and enjoy!