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Paint Brush Hills Metropolitan District



NEWSLETTER

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November 2016

The Board of Directors and staff of the Paint Brush Hills Metropolitan District hope you enjoy this edition of the *Newsletter*.

Paint Brush Hills Metropolitan District Measure 5B

The Paint Brush Hills Metropolitan District (the "District") placed Measure 5B (the "Measure") on the November 8, 2016 El Paso County General Election ballot to utilize the revenue, if retained by the District, to provide essential District services to its residents and property owners (sometimes referred to as *de-TABORing* or *de-Brucing*). Colorado law, specifically TABOR and the statutory 5.5% limitation, place strict revenue constraints on the District. In light of the current fiscal constraints of the District, voters are being asked to consider whether the amount over the revenue limits should be retained to continue essential District services.

[District Board of Directors](#)

Board of Directors Meeting

November 17, 2016 Regular Board Meeting

The November 2016 Regular Meeting of the Board of Directors will be on Thursday, November 17, 2016 7:00 PM in the District Office, 9830 Liberty Grove Drive, Falcon, Colorado. All meetings are open to the public.



Board of Directors

Kim Griffin
President
kim@pbhmd.com

Calvin Pollard
Vice President
cal@pbhmd.com

John Bruszenski
Secretary
john@pbhmd.com

Doug Burrer
Treasurer
doug@pbhmd.com

Chris Olney
Assistant Secretary/Treasurer
chris@pbhmd.com

How to Reach Us

Billing Questions [719-495-8188](tel:719-495-8188)

**After Hours
Water & Sewer
Emergencies** [719-351-7438](tel:719-351-7438)

District Office [719-495-8188](tel:719-495-8188)

District Office Holiday Schedule

The District Office will close at 2:00 PM on Wednesday, November 23, 2016, and will be closed on Thanksgiving Day and Friday, November 25, 2016.

Paying Your Bill

You have several options to pay your PBHMD bill

The District is **not** asking to increase the District mill levy.

Please [click here](#) to see the Summary of the Paint Brush Hills Metropolitan District Measure 5B.

Storm Water Drainage Projects



Storm drain culvert at the south loop of Allendale Drive

The first of several storm water drainage remediation projects was completed last month. The first phase of the project was planned for the southern portion of Filing 7 Tract C located near Allendale Drive and Litchfield Drive. This area was identified by the Board of Directors as having the highest priority for remediation. This phase of the project included the clearing and rebuilding of the storm water channel, erosion mitigation, and re-establishing the vegetation along the banks of the channel in the southern portion of the tract. The engineer's cost estimate for this phase was \$67,332 if the project was outsourced and \$32,487 if the District's staff completed the project with rented equipment.

The District rented the excavation equipment for the project that was completed by a District team member. The entire drainage channel in Tract C and Tract D to the north was remediated during the two-week project. The final cost was approximately \$20,000 to complete what had been estimated to cost \$163,025 for both tracts if the District had outsourced this project.

The District's Engineer has identified approximately \$2 million of needed repairs and rebuilding of the District storm water facilities. The Board of Directors will continue to prioritize the remaining project phases and research additional opportunities to reduce the project costs.

Proposed 2017 Budget

The proposed [2017 Budget](#) is available on the District's website. The proposed budget is

Customer Account Portal Payments may be made online by clicking here.
*There are fees that apply to this payment method.

Drop-Off Location Paint Brush Hills Metro District Office Payment Drop Box 9830 Liberty Grove Drive Falcon, CO
*Payments placed in the drop box after noon on the last business day of the month may incur a late charge.

ACH An Automatic Payment Plan (monthly electronic bank draft for your bill amount) is also available. Please complete the [Automatic Payment \(ACH\) form](#) and email it to pbhmd@pbhmd.com.

By Mail Paint Brush Hills Metro District 9830 Liberty Grove Drive Falcon, CO 80831

Submit Your Billing Preferences Questionnaire

Please complete the online [Billing Preferences Questionnaire](#). We will update your billing information so that you can take advantage of the new features when they become available.

How to Read Your Meter

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 can not identify visible leaks, **read your water meter**. [Read more.](#)

Checking for Water Leaks

To check for leaks in your home, you first need to determine whether

subject to adjustments until its adoption by the Board of Directors.

The Board of Directors will adopt the 2017 Budget for the Paint Brush Hills Metropolitan District and the Paint Brush Hills Metropolitan District Subdistrict A at its November 17, 2016 Regular Meeting.

District Office & Shop Construction Begins

Groundbreaking Ceremony on November 19, 2016

The construction of the District's new District Office and maintenance facility began on October 24, 2016. The site excavation is currently taking place. The building construction is scheduled to begin in mid-December. Completion is scheduled in April 2017.

The public is invited to the Groundbreaking Ceremony on Saturday, November 19, 2016 10:00 AM at the building site. The building site is located at 9985 Towner Avenue.

New Online Customer Website Portal

Customers may now view their bills, water usage history, and payment history, and pay their bill on the newly-launched [Customer Account Portal](#) on the District website. There is a link to the customer account site on the District's website home page

Please have your Billing Statement available before you register.

The following information must be entered on the registration page exactly as it appears on your bill:

- First Name
- Last Name
- Account Number

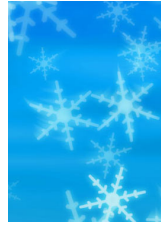
If you have bookmarked the Colorado.gov payment portal, please bookmark the new Customer Account Portal. The District will discontinue taking payments through the Colorado.gov site.

Be Ready for Freezing Temperatures

The American Red Cross has some suggestions to prevent your pipes from freezing. Winter, along with its freezing temperatures, will be here before we know it. There are some steps you can take to prevent the pipes in your home from freezing. Check out the American Red Cross website on

you're wasting water. Then identify the source of the leak.

[Read more.](#)



[Preventing and Thawing Frozen Pipes.](#)

Every Winter, the District receives calls from residents whose neighbors' homes show signs of a water leak due to frozen pipes. If a leak is confirmed by District staff and there is no one home, the water service to the property will be shut off at the curb stop. This will result in a \$25 charge to the property owner for the shut off and an additional \$25 charge to restore water service.

We hope you enjoyed this newsletter and found that it contained helpful information and links. What do you think? [Send us your feedback.](#)

Sincerely,
The Paint Brush Hills Metropolitan District

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9830 Liberty Grove Drive, Falcon, CO 80831

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