



Newsletter

Paint Brush Hills
Metropolitan District

PBHMD Board of Directors

Rebecca Bonilla – President
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Melissa Raetz – Vice President
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Russell Lawrence – Treasurer
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Christopher Olney – Secretary
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David Lisle – Asst Secretary
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PBHMD District Staff

Robert Guevara – District Manager
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Kelcey DeGeorge – Billing Admin
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Linda Eberhard – Accounts Payable
linda@pbhmd.com

Steve Knepper – O.R.C.
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New Website

We are pleased to announce that our new website has been launched! To keep our website user friendly and visually easier to navigate, we have switched back to our former website. The website switch does not affect your user account portal for billing, and we have made sure that the link works properly.

If you have any questions or there is something on our website that does not work, please reach out to Erin at erin@pbhmd.com.

Our new URL is www.pbhmd.colorado.gov, please be sure to update your bookmarks.

Friendly Reminders!

The Board Meeting will be on December 10th. Any changes will be announced on our [Facebook](#) and [website](#).

Our office will be closed on December 25th and closing early on December 24th in observation of Christmas and January 1st in observation of New Year's Day.

Please be careful on the roads! Colorado weather can be uncertain and ever changing, so keep an eye out for any ice or hazardous situations.

To keep the District looking good, business ad signs along roads, intersections and other District property are NOT allowed. With our high winds, they just become trash to be picked up. Yard sale and lost pets signs are allowed but please retrieve them after your sale or when your pet is located. DO NOT tape anything to street signs or utility poles.

THANK YOU

By Christopher Olney – PBHMD Director

From 1775 to 2020 over 1,304,680 patriotic souls have given their lives on the altar of freedom. A selfless sacrifice for the benefit of our country. Some did not have a choice while others volunteered. Our freedom is a gift from those lost, those that fought and came home, and those that still stand today. The United States of America has always been defended by the brave men and women of our armed forces.

Thank you to all of our past and present military for your selfless sacrifice for this nation and for protecting our fundamental belief of freedom.

“We’re blessed with the opportunity to stand for something—for liberty and freedom and fairness. And these are things worth fighting for, worth devoting our lives to.”

-Ronald Reagan



Yes, your rates “may” increase

Robert Guevara – District Manager

In the midst of Covid-19 money is tight, I wanted to take this time to explain the reasons for or not for any rate increase.

Becky (Board President) and Directors along with myself wanted to give an update on the increase of our water rates. For the past 8 months the district has been working to organize, evaluate, and prioritize our spending. Through some commonsense decision and controls we have made some significant cuts and reductions. Here are just a few of these cuts and reductions:

Linda our accounts payable representative is very dedicated at finding, investigating, and filing for possible grants to benefit the district. I do not want to steal her thunder so please read her article in this issue. Good Job, Linda.

Landscaping is a large spend for the district. This includes but are not limited to our main entryway on Londonderry. Ray, Landscaping and Grounds supervisor, takes pride in the appearance of the community. Not all landscaping companies will take this type of approach, by letting Ray oversee this process will save \$20,000 this year alone. Over-all, this will be a \$30,000/yr. savings

We changed our web site from a dot com to a dot gov. This will save the district over \$3,000 per year in web fees. Erin, who oversees our website and Facebook page, has done an outstanding job to ensure functionality is not lost while still improving site to be more user friendly.

We have instituted a maintenance program to find and correct future problems before they become a high cost repair issue. Previously it was a wait until it breaks approach. Calvin our inspector also takes the commonsense approach, he is always looking for cost savings. Recently he saved the district over \$20,000 on the purchase of a new emergency Pump

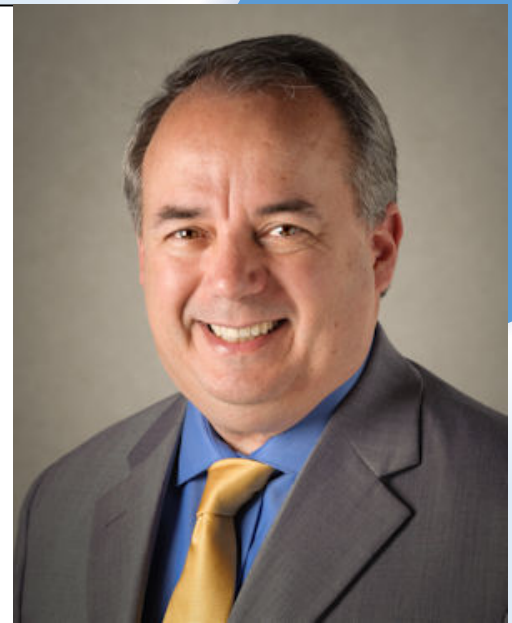
We have also reviewed our contractors and other programs to ensure they are in the best interest of the district. We kept the good ones and cut ties with the contractors or programs that did not make sense or were not cost effective. AFTER ALL, JUST BECAUSE WE ARE GOVERNMENT DOES NOT MEAN WE SHOULD SPEND CARELESSLY. (novel idea I know) 😊

During our budget process I reviewed every tax dollar and fee collected along with every dollar spent to ensure it is treated in good faith for the District and residents. Current plan also includes paying off all loans within 3 – 4 years. This alone will save the district over \$260,000 in interest expense.

We do have several major projects planned for the upcoming year but working closely with the developer and using TAP fees prudently to ensure the projects do not impact our rates.

With this all said, Russ Lawrence (Treasurer) and I have work closely together to ensure that we stay within the current projected income level. The board and I feel that because of these measures, NO rate increase is required at this time. I know I trick you all by titling my article as a rate increase but I wanted you to understand that our Board of Directors and District Team are working hard to ensure our funds are spent wisely.

God Bless, Merry Christmas, Happy Hanukkah, and Happy Holidays.



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, reach out to us on [Facebook](#) or call (719) 495-8188

Erosion Issues Within the District

By Calvin Lindt – Inspections & Maintenance

One of the responsibilities of the District is erosion control, I oversee this process. To those of you who are next to or border any open space or county park ways, such as around Londonderry loop, first thing you need to know is the county is responsible for making the decisions on what has to be fixed and to what degree. Secondly, any erosion on your property that runs onto county or district property is required to be fixed, you can be held responsible for the cost. So please, if you are having trouble with erosion due to your yard not being landscaped, down spouts, or any number of reasons. Installing straw socks, or landscaping cloth, can help to stop the erosion. If the county tells us something needs to be fixed, we must fix it. Don't let it become your problem. It is your community; help keep it looking great.



Government Grants

Government Grants

By Linda Eberhard – Accounts Payable

Paint Brush Hills Metropolitan District has exciting end of the year funding opportunities from the Federal and State. The highlights for the end of year grants are:

- COVID-19 added cost to the District and through DOLA, the District will be reimbursed \$6,200.00.
- The District has also filed for its end of the year Safety Grant through the Colorado Special Districts Property and Liability Pool in the amount of \$6,100.00.
- Colorado Rural Water has offered to help the District with the Source Water Program – (SWP) Grant. Due to numerous vandalisms, the District will be adding cameras to help detour more vandalisms.

These grants have allowed the District to keep rates at their current level.



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Kid's Corner

Ending the Year on a Positive

By Erin Dillon - Editor

As the year is winding down, we can spend time with our loved ones and close friends to enjoy the holidays. Our children are off from school and hopefully get a chance to enjoy some snowy weather with all the fun activities that entails. 2020 has been quite the year and it's a good time to look back on the positives that the year has brought. Make time to sit down with our children over warm meals and talk about how the year has especially affected them. Help them find the positive events that have happened this year, even if it is as small as getting a new favorite toy. With everything going on, it's always a good idea to try and find the kindness in the world. Finding a way to help your children carry on that kindness onto someone else that may need it, like a relative that you haven't been able to see in a while.

So, take a moment to make or send a card to a friend, skype, or zoom with extended family and make sure to have that relaxation time with your family. Let's laugh and smile our way into the New Year to make 2021 a great year for everyone. Everyone here at PBHMD wishes our residents a Happy Holidays and a wonderful New Year!



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

Email Erin at erin@pbhmd.com

Slow Cooker Beef Stew

Ingredients

1-1/2 pounds potatoes, peeled and cubed
6 medium carrots, cut into 1-inch lengths
1 medium onion, coarsely chopped
3 celery ribs, coarsely chopped
3 tablespoons all-purpose flour
1-1/2 pounds beef stew meat, cut into 1-inch cubes
3 tablespoons canola oil
1 can (14-1/2 ounces) diced tomatoes, undrained
1 can (14-1/2 ounces) beef broth
1 teaspoon ground mustard
1/2 teaspoon salt
1/2 teaspoon pepper
1/2 teaspoon dried thyme
1/2 teaspoon browning sauce, optional
Minced fresh thyme

Instructions

- Layer the potatoes, carrots, onion and celery in a 5-qt. slow cooker. Place flour in a large shallow dish. Add stew meat; turn to coat evenly. In a large skillet, brown meat in oil in batches. Place over vegetables.
- In a large bowl, combine the tomatoes, broth, mustard, salt, pepper, thyme and, if desired, browning sauce. Pour over beef. Cover and cook on low for 7-8 hours, or until the meat and vegetables are tender. If desired, sprinkle with fresh thyme before serving.

Credit – <https://www.tasteofhome.com/recipes/slow-cooker-beef-stew/>