

# Newsletter

Paint Brush Hills  
Metropolitan District

## PBHMD Board of Directors

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## Construction in the new Filing

**By Calvin - District Inspector**

As the first point of contact for all infrastructure being install in the PBHMD, I wanted to give a little insight into what is happening at the new development at the northwest part of our district.

Infrastructure for the district is sewer, water mains, and service lines that go to houses. In the development, there is approximately 12,000 ft. of sewer main, 13,000 ft. of water main, 33 sewer manholes, 32 fire hydrants, also included is the piping that goes from the mains to the houses and about 8000 tons of material to stabilize (bed) that piping in. This is to make sure it stays where it belongs.

If you see the crews putting in large (8-inch dia.) green pipe, they are installing sewer main. If they are installing large (8-inch dia.) blue pipe they are installing water main. The large cement pipe is storm sewer piping. The bedding material must be imported. Hence the large dump trucks going up and down the roads.

When the sewer & water lines are completed, Black Hills and MVEA will come in and repeat the process for their services. After ALL infrastructure is complete, the developer will start to pave the roads. After the roads are paved, the builders will be given the green light to start to build. The earliest that we could see new construction would be October, most of which will be next year.

It is very important that **all residents stay out of this construction area**. It is extremely dangerous and considered trespassing. It does not matter if they are actively working or during weekend or after hours.

I hope this gives you a little insight into what is going on for the next few months at the new development.

## Community Outreach

Do you have a community event that you would like to advertise? We would love to help you with that! As we get our newsletter started once again, we would like to reach out to our community for input. We would love to have community involvement by having you send in photos, events, or mini articles to put into the newsletter. Reach out to Erin at [erin@pbhmd.com](mailto:erin@pbhmd.com) to discuss being in our next issue.

Please note that not all advertisements, articles or photos sent in will be published. There is a word and content restriction of 300 words to keep our newsletter accessible to everyone. If you have any questions, please feel free to reach out to Erin.





### Friendly Reminders!

Board Meetings will be on September 16<sup>th</sup> and October 21<sup>st</sup> and a Board Working Session on September 23<sup>rd</sup>. The Board Working Session is open to the public but will not be open for public comment. Any changes will be announced on our [Facebook](#) and [website](#).

Our office will be closed on September 6<sup>th</sup> in observation of Labor Day.



### Updated Rules and Regulations

By Robert Guevara – District Manager

This past month, the Board approved the new/updated rules and regulations for the district. The rules and regulations has not been updated for 7 years. Below are some of the highlights of the updates.

1. Appendix A - New fee for Turning on/off water for the resident. If the resident needs water turned off or on and the resident can schedule this between the District and themselves, there is no charge. Normally we will be able to help out immediately, but this is not always the case. If the resident wants the District to stop everything to turn on or off their water the charges are:

125.00/hour (min. 1 hour) during working hours (8 am – 4 pm)

125.00/hour (min. 2 hours) after hours or weekend.

The District acknowledges that these are quite high, but if our on-call tech is called in after hours we are required to pay them for 2 hours.

NOTE: If the water leak is due to actions of the District or outside of the resident's control, there will be no charge. Please be mindful on calling us after hours just because the sump pump is running.

2. Article 7.5 and 7.6 - Clarified that NO RV Dumping is allowed. This includes any type of grey water or black water. The chemicals in these tanks are not allowed in the sewer systems.

3. Article 6.1.1 - Added verbiage on access to meters and curb stops. These must be accessible to the District. A common problem is burying the curb stop when landscaping is installed. Any cost of finding and uncovering the curb stop can be passed on to the homeowner. Decorative coverings are allowed if the average person can pick up and move the coverings with one hand.

4. Appendix C 2.3 - Park hours of operation changed to "Dawn to Dusk"

5. Article 4.1 and 4.3 - Clarified and added fees to the builder for not cleaning their work site at the end of their workday. Working hours for builders are 7:30 am – 7:00 pm, these are in line with the county.

6. Appendix C - Open space stewardship; if a builder or resident discards any material into an open space or easement the resident could be subject to fines for illegal dumping and responsible for the cost of the clean-up. The District WILL report violators to the county. This includes redirecting storm water or sump pumps into the open space or easement.

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

Want to learn more about Paint Brush Hills?

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



## Pet Etiquette

By Christopher Olney – PBHMD Director

While most pet owners are conscientious about their surroundings when walking their dogs, there will always be others who leave their dog's droppings in someone's yard and simply walk away. Many cat owners are guilty of not cleaning the litter box for days, leaving a bitter smell of urine and cat litter in the air. Allowing their feline companion to meander about the neighborhood. It's frustrating, and, well, just plain rude.

Some owners' actions bother other people, while some can be bad for your pet. As a community, we have the responsibility to each other to be cognoscente of our pets and how we care for them.

The [American Veterinary Medical Association](#) shared these guidelines for being a responsible pet owner:

- Lifelong care of the pet. This means committing to the relationship for your pet's entire life.
- Selecting a pet that is suited to your home and lifestyle and avoiding impulsive decisions.
- Recognizing that owning a pet requires an investment of time and money.
- Keeping only the type and number of pets for which, you can provide an appropriate and safe (and clean) environment. This includes appropriate food, water, shelter, health care and companionship.
- Animals that spend extended periods of time outside require habitats that protect their health, safety, and welfare. Outdoor confinement of an animal should include provisions to minimize distress or discomfort to the animal, and assure access to appropriate food, water, and shelter from extreme weather conditions.
- Ensuring that pets are properly identified (i.e., tags, microchips, or tattoos) and that their registration information in associated databases is kept up-to-date.
- Adhering to local ordinances, including licensing and leash requirements.
- Helping to manage overpopulation by controlling your pet's reproduction through managed breeding, containment, or spay/neuter. Establishing and maintaining a veterinarian-client-patient relationship.
- Providing preventive (e.g., vaccinations, parasite control) and therapeutic health care for the life of your pet in consultation with, and as recommended by, your veterinarian.
- Socialization and appropriate training for your pet to facilitate their well-being and the well-being of other animals and people.
- Preventing your pet from negatively impacting other people, animals, and the environment. This includes proper waste disposal, noise control, and not allowing pets to stray or become feral.
- Providing exercise and mental stimulation appropriate to your pet's age, breed, and health status.
- Include your pets in your planning for an emergency or disaster, including assembling an evacuation kit.
- Making arrangements for the care of your pet when or if you are unable to do so.

<https://www.wftv.com/living/pets/animal-etiquette-how-be-polite-responsible-pet-parent/4AQXL7FS6ZAVBNQXWHFAVI7MQM/>

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# Kid's Corner

## Is it Fall Already?

By Erin Dillon - Editor

This year has gone by in the blink of an eye and it's hard to believe that it's already getting into Fall. Although, it may be hard to see some days, we can start looking forward to cooler weather and beautiful fall colors. The holiday season is right around the corner, but for now we can enjoy the ease of Halloween and Fall activities.

Besides hiking outdoors, there can be many ways to spend time together during the weekend. Festivals and events have started to come back but be aware of any restrictions they may have and use your best judgement for yours and others health. No matter what, be safe! And if going out is not something your family wants to do, staying in and doing activities or playing in the yard can be just as fun. Perhaps a movie night with an all-out popcorn bar may be fun or a quiet craft might be more up your alley. Whatever your family might be into, Fall is the perfect time to go out and enjoy the wonderful weather that Colorado provides, not to mention the stunning colors as the trees change in the mountains.



## Harvest Bowl

### FOR THE DRESSING

1/4 c. apple cider  
1/4 c. apple cider vinegar  
2/3 c. olive oil  
1/2 shallot, minced  
1 tbsp. Dijon mustard  
1 tsp. honey  
kosher salt  
Freshly ground black pepper

### FOR THE BOWLS

1 lb. Brussels sprouts, trimmed and halved  
1 red onion, sliced  
2 sweet potatoes, cut into small cubes  
2 tbsp. olive oil, divided  
1 tsp. dried thyme  
kosher salt  
Freshly ground black pepper  
3 c. sliced grilled chicken  
2 c. finely sliced kale  
1/2 c. dried cranberries  
1/2 c. sliced almonds  
1/4 c. shaved Parmesan  
3 c. cooked brown rice

### Instructions

1. Preheat oven to 425. On a large, parchment lined baking sheet, mix Brussels sprouts, sweet potato and red onion with 1 tbsp olive oil. Season with salt and pepper and thyme. Bake until vegetables are tender, 25-30 minutes.
2. Meanwhile, make the vinaigrette. In a large bowl, whisk cider, vinegar, olive oil, shallot, mustard and honey until smooth and combined. Season with salt and pepper.
3. In a medium bowl, mix kale with cranberries and almonds. Add 1/3 c prepared dressing to the salad and toss.
4. Assemble bowls: top 1 cup rice with 1 cup roasted vegetables, 1/2 cup salad, and 1 cup chicken. Top with a drizzle of dressing and serve.

Credit - <https://www.delish.com/cooking/recipe-ideas/recipes/a55393/harvest-bowls-recipe/>



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