



TIMBERS WATER AND SANITATION DISTRICT

April 17, 2014

Dear District Members and Residents,

The Board is pleased to announce that Ash Lesniak has been elected to assume the Director position vacated by Wayne Eads. Ash will take his seat at the May meeting of the Board. Welcome, Ash!

As many of you already know, we have placed two issues on the May 6 ballot and we urge all of you who are Colorado registered voters to **vote in this election** by returning the ballot you will shortly be receiving by mail. More on this later in this letter.

Water Treatment Plant

We are very pleased with the operation of the new water treatment plant. Construction reached “substantial completion” in early January and since then we have been drawing water from our new well, supplementing it with water from McKinnis Creek when necessary. All water treatment has moved to the new plant and the old plant is now out of operation. The changeover from the old plant has gone very smoothly, thanks to the efforts of our Water System Operator, Tim Gibbons, and the support from CDC. Demolition of the old water treatment building, landscaping of the new site and road repairs will commence once the valley dries enough to tolerate heavy machinery – probably in early June.

We’ve had great feedback on the quality of the water since we turned on the new plant, and the most recent testing confirms we now have high quality water free of the disinfection by-products that became a concern 7 years ago and resulted in the Colorado Department of Public Health and Environment (CDPHE) requiring us to undertake this renovation of the water system.

We are planning a celebration party at the new water treatment plant once all this work is done! Watch your mail and email for an announcement and plan to come down and join us in a toast with our “new” water, tours of the new plant, and educational talks on how the system works!

Sanitation System

Our sanitation system is, much like our water system, 35+ years old and in need of a complete overhaul. The system has never been properly permitted and there are major problems with its operation. The first pond’s lining is not properly documented and has lost its integrity. The surface irrigation system is not operating properly. There has been seasonal overflow of the finishing pond (the second pond). There is probable infiltration of the collection lines leading from the condos and homes to the treatment ponds, meaning that surface water is making its way into those lines, possibly from breaks in the piping. Altogether, the system fails to meet current CDPHE standards.

The CDPHE has been generous in not placing our District under an enforcement order because it knows we have been diligently solving our water system problems. However, CDPHE expects the District to now move to renovate our sanitation system to bring it into compliance with current standards and receive a full permit to operate.

The Board is in the second year of a 4 year project to renovate and/or replace the sanitation system. We have had extensive discussions with CDPHE and last year filed initial renovation plans for their review. We have installed automated metering equipment to better measure sewage flows into the treatment system. We have undertaken an intensive plan of testing of the waste water at all points of the treatment system to better understand its operation and the requirements for a new system.

Based on this information we plan to submit a Preliminary Engineering Report – essentially a proposal for renovation – to the CDPHE this fall. That will be followed by applications for grants and loans to fund the project, applications we expect to file in the winter of 2014-5. Final approval of the plans and awarding of funds is expected by the end of summer of 2015, allowing construction to be undertaken in the summer of 2016. It is our intent to complete this project by the end of 2016, giving the District a new, state of the art, sanitation system.

Additional Water Projects

While we have a new water treatment plant and a new well, other parts of our water system demand attention.

June 19, 2014

Page 2

Many of our 20-30 fire hydrants are in need of repair or replacement. All are currently functioning, but 3-5 have an outdated valve style and a number of others need their valves serviced so they shut properly.

The water distribution lines need to be inspected to try to identify any segments that are at risk for leaks.

The Board believes we should install water meters at the major buildings and the individual homes in order to be able to identify water leaks and to monitor usage and enable and encourage conservation.

The water storage tank needs repairs to its overflow pipe and general refurbishment and repainting. This is a somewhat larger project as it requires us to bring in temporary water storage for approximately one month.

The District's maps of facilities are dated. This summer we intend to map the water distribution lines, fire hydrants, sampling points and curb stops; and the sewage collection lines and manholes. As part of this project we will mark, and raise to ground level where necessary, all curb stops so that we can rapidly turn off water to an individual property if necessary.

The Board currently plans to undertake the fire hydrant repairs and replacements and the installation of water meters this summer, and the survey of the water distribution lines and water tank repairs and repainting in 2015.

District Wide Projects

Some of the loans and grants available to the District for funding the sanitation system project offer reduced interest rates and even principal forgiveness based on the median income of the residents of the District. To see if we might qualify for these advantageous loan terms, we wish to do an income survey of current District residents. This kind of information is sensitive, so before we carry out a survey we will ensure that your responses will be kept confidential and not traceable to you. In order to get an interpretable result we will need nearly every resident to respond, so we ask you respond promptly if we ask you to participate.

We are aware that our means of communicating with you, especially in an emergency, are rudimentary. During the spring and summer we will be building a platform, probably internet based, that will provide you ready access to routine information about the District and the services it provides and a reliable way to reach you in the event of an emergency.

Funding

To fund these sanitation and water system projects, the Board has put on the May 6 ballot two issues that authorize the District to take on additional debt. The first of these, Issue 5A, authorizes the District to take on debt up to \$2,000,000 for the improvements to the sanitation system. The second, Issue 5B, authorizes debt up to \$500,000 for the water system projects.

These amounts are the Board's best estimate of the maximum cost of these projects. The Board will take on only the debt necessary to complete them. Having authorization to take on this debt now will allow us to complete the projects as soon as possible and without interruption, and will strengthen our applications for funding.

Without authorization to take on this additional debt, the Board will have to pay for those projects it undertakes with fees assessed during the period the projects are undertaken. For the sanitation system alone, that could mean fees of as much as \$20,000 per unit assessed over two to three years. Please see your TABOR notice for more information.

The Board has formally passed a resolution supporting approval of these Ballot Issues (attached) and urges you to vote on them.

We hope this information is helpful and welcome your questions and ideas. Our email addresses are listed below.

You are welcome to attend the Board's regular meetings. These are held at the offices of Sharp, Steinke, Sherman and Engle at 400 Lincoln Avenue at 5:30pm on the second Monday of every month.

Sincerely,

The Timbers Water and Sanitation District Board of Directors

Ron Krall krallrl@msn.com
Kerry Kerrigan kerryktg@yahoo.com

Gary Osteen gary.osteen@gmail.com
Brock Knez berto44@gmail.com