

Pinery Pipeline

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Pinery Water & Wastewater District – 303.841.2797

www.pinerywater.com

WHAT'S GOING DOWN?

Property Taxes are Going Down in 2008!

Since 1971, the District has assessed property taxes to pay off the original General Obligation Bonds of the District. This original bond issue was used to build facilities and acquire water rights. We are very pleased to announce that the General Obligation debt has now been completely paid off.

Therefore, there will be no property tax assessment from the District starting in 2008.

The remaining debt of the District is classified as “revenue debt”. This debt is paid with money we collect from the water and sewer bills that you pay, plus fees that are assessed for new growth.

Example: For a home with assessed valuation of \$300,000, the tax obligation has steadily decreased from \$570 in 2001 to \$57 in 2007 to ZERO in 2008.

Grease Going Down Your Drains?



Most of us know grease as the byproduct of cooking:

- Meat fats, Lard, Cooking Oils
- Shortening, Butter and Margarine
- Baking goods, Dairy Products

Too often, grease is washed into the plumbing system, usually through the kitchen sink. Grease sticks to the insides of sewer pipes (both on your property and in the streets). Over time, the grease can build up and block the entire pipe. Home garbage disposals do not keep grease out of the plumbing system. These units only shred solid material into smaller pieces and do not prevent grease from going down the drain. Commercial additives, including detergents, that claim to dissolve grease may pass grease down the line and cause problems in other areas.

The result can be:

- Raw sewage overflowing in your home or your neighbor's home; an expensive and unpleasant cleanup that often must be paid for by **you, the homeowner**.

What can we do to help?

- Never pour grease down sink drains or into toilets.
- Scrape grease and food scraps from trays, plates, pots, pans, utensils, grills and cooking surfaces into a can or the trash for disposal.
- Do not put grease down garbage disposals. Put baskets/strainers in sink drains to catch food scraps and other solids, and empty the drain baskets/strainers into the trash for disposal.
- Speak with your friends and neighbors about the problem of grease in the sewer system and how to keep it out.





Get to know your water meter..... down in the pit!

WHO looks at my meter: Your meter reader (Dave, pictured at left) visits your property every other month to read your meter. This measurement is then used to calculate your water bill. Technology is a wonderful thing, Dave uses a "wand" to touch a black disk on the pit cover to accurately read your meter.

WHERE might my meter be located? It is typically located in a pit, buried near your front property line. Look for a 12" diameter lid marked "WATER". Your meter pit MUST remain clear and readily accessible to District personnel. DO NOT landscape over or too close to the pit. The District is *not* responsible for replacing sod or foliage planted near the pit in the case of a leak at the meter. Please note that if there is any landscaping obstructing or impacting the ability to read the meter, the landscaping will be removed, cut back or trimmed.

HOW accurate is my meter? Meters are very sensitive and extremely accurate. The only way a meter will become inaccurate is when the inner parts become worn over many, many years of use. Even though the wear and tear on a meter causes it to become inaccurate, it works in the favor of the customer because the meter actually slows down. Sometimes the meter will completely "seize" and will not tally any usage. This is why the District has a meter maintenance program. The old meters are replaced with modern meters, including newer parts and better technology. If a customer questions a meter's accuracy, the meter can be pulled for testing at a fee. To date, the District has never received negative test results from such a test.

In Dave's "off" time away from the District, he enjoys hanging out with his two young children, is an incredible artist and very involved with family and church activities!

WHAT'S UP AT THE WASTEWATER PLANT?

We are finally done with several years of construction at the wastewater treatment plant. The plant has been doubled in size to accommodate growth in the District, plus we are now providing sewer service to the Cobblestone Ranch development in Castle Rock. In the future, we will also be providing service to the Macanta development off Crowfoot Valley Road. Both of these out-of-district service agreements required the developers to contribute to the treatment plant construction costs. From these developments we received \$8,100,000 up front for construction. Out of District customers are charged an approximate 25% surcharge for services received. The remainder of the construction cost was financed with revenue bonds that will be paid off from fees that are charged for new growth and from a portion of your sewer bill.

Our location along Cherry Creek and above Cherry Creek Reservoir requires us to treat to very stringent standards (some of the most demanding standards in the country!). Our state-of-the-art treatment process has performed well and we are regularly visited by other communities interested in learning how we are able to treat to such low levels.

We are pleased to be done with construction and look forward to operating the new facilities.



Water is the liquid of life! Just how is water used????

Our bodies need _____ of _____ to stay healthy!
■ + ↘ ♥ * ↘ *

We need water to make trees, _____ and grasses grow!
♪ ■ * * ↘

_____, livestock and wildlife need clean water to _____!
♪ ■ ↘ ↘ ✂ * ▼ ● ▼



* = A	● = I	+ = O	↘ = S	▼ = V
◇ = D	■ = L	♪ = P	↗ = T	♥ = W
▷ = E	* * = N	* = R	✂ = U	◎ = Z