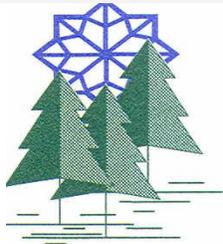




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Copper Mountain Consolidated Metropolitan District

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VISIT OUR WEBSITE!
coppermtnmetro.org

Welcome to CMCMD News

Welcome to the fall issue of *CMCMD News*, a quarterly newsletter designed to provide Copper Mountain property owners with important District information, news and events.

To subscribe to *CMCMD News*, please visit our website www.coppermtnmetro.org.

Public Hearing Notice

Public Hearings regarding the 2014 Budget are scheduled in conjunction with regular District Board meetings on October 25 and November 22, beginning at 8:30 a.m. in the Metro District Building.

Public Hearing Notice

A Public Hearing regarding the adoption of the CMCMD International Fire Code is scheduled in conjunction with the regular District Board meeting on October 25, beginning at 8:30 a.m. in the Metro District Building.

Public Hearing Notice

A Public Hearing regarding the Proposed Water and Sewer Rate Structure is scheduled in conjunction with regular District Board meeting on October 25, beginning at 8:30 a.m. in the Metro District Building.

The CMCMD 2013 Water Rate Study Report is available for review on our website:

[CMCMD 2013 Water Rate Study Report](#)

District Board Refers TABOR Property Tax Measure 5A to CMCMD Registered Voters

Ballot Text:

SHALL COPPER MOUNTAIN CONSOLIDATED METROPOLITAN DISTRICT (CMCMD), SUMMIT COUNTY, COLORADO, BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE FULL DOLLAR AMOUNT (REGARDLESS OF AMOUNT) OF ALL PROPERTY TAX REVENUES GENERATED AND COLLECTED OR RECEIVED BY CMCMD FROM AD VALOREM PROPERTY TAXES LEVIED PURSUANT TO CMCMD'S MILL LEVY IN EFFECT AT THE TIME THE TAXPAYERS BILL OF RIGHTS AMENDMENT OF THE COLORADO STATE CONSTITUTION BECAME EFFECTIVE ON DECEMBER 31, 1992 (WHICH MILL LEVY IS CURRENTLY, 2.614 MILLS), WITHOUT LIMITATION OR CONDITION, DURING 2014 AND EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED PROPERTY TAX REVENUE CHANGE, AND TO BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING, OR OTHER LIMITATIONS CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW, AS IT CURRENTLY EXISTS OR MAY BE AMENDED IN THE FUTURE, THAT PURPORTS TO LIMIT CMCMD'S REVENUES OR EXPENDITURES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

Why stabilize the District's historic 1992 property tax rate at 2.614 mills?

There are two TABOR property tax limitations that interact to adversely impact the District's ability stay abreast of inflation and local growth in the community. Firstly, TABOR restricts the amount of property tax revenue the District can receive in any given year to the amount of property tax revenue collected in the previous year plus a percentage increase based on the rate of inflation and local growth in the community. Secondly, TABOR prohibits the District from increasing its property tax rate (i.e., mill levy) above the previous year's tax rate.

The District essentially has no TABOR induced financial or service delivery problems when the District's Assessed Valuation is stable or rising at a percentage rate that does not exceed the percentage rate of inflation and local growth limitations under TABOR. However, in any sequence of years when (a) the District's assessed valuation significantly increases (at a percentage rate which exceeds the percentage rate of inflation and local growth) and then (b) significantly decreases, the District's property tax rate and tax revenue collections are "ratcheted down" and, thereby, the District's ability to stay abreast of inflation and local growth is severely compromised. To exemplify this "ratcheting down" effect on the District's property tax rate and revenue collections described in (a) and (b) above:

- (a) From December 31, 2006 through December 31, 2010, the District's assessed valuation increased from \$54.9 million to \$86.3 million. During this 4 year time period the District's mill levy was "ratcheted down" from 3.934 mills to 2.614 mills (a 33.6% reduction in property tax rates). Then
- (b) From December 31, 2011 through December 31, 2014, the District's assessed valuation decreased significantly from \$86.3 million to \$65 million. During this 4 year time period, the District's property tax revenues "ratcheted down" from \$215,867 to \$169,914 (a 21.3% reduction in property tax revenues).

(continued on page 3)

Property Tax Measure 5A (continued from page 2)

Why stabilize the District's historic 1992 tax rate at 2.614 mills? The answer is to allow the District at least some opportunity to stay abreast of rising service delivery costs, due to inflation and local growth, in the future. Over the 8 year time period, overviewed above, the percentage change in service costs due to inflation and growth increased 34.4%; the percentage change in service costs due only to inflation increased 19.3%; and the percentage change in property tax revenues decreased 21.3% decrease. If during this 8 year time period the mill levy had been stabilized – as is being requested in the District's Ballot Measure – the percentage change in property tax revenues would have increased 18.5% -- substantially less than the rate of inflation and growth; slightly less than the rate of inflation only; but not a 21.3% loss of property tax revenues.

In summary, this TABOR Ballot Measure will not increase the tax rate; it will not generate any new property tax revenues. It will simply stop the existing tax rate from being further "ratcheted down" below its current level of 2.614 mills and, thereby, mitigating the District's near future need to increase property tax rates and generate new property tax revenues in order to meet the rising cost of fire prevention, emergency response, and governmental service operations.

Ballot Information

Ballots to vote in the 2013 Coordinated Summit County Election which include the Copper Mountain Consolidated Metropolitan District Referred Issue 5A will be mailed beginning October 15, 2013. If you are registered to vote in Colorado and either live in Copper Mountain or own property in Copper Mountain and do not receive a ballot after October 15, 2013, please call the Summit County Election Office at 970-453-3479. The ballots are due by 7:00 p.m. on Elections Day, Tuesday, November 5, 2013.

If you have any questions concerning voting procedures, drop locations, or your eligibility to vote, please contact the Summit County Election Office:

Summit County Clerk and Recorder
Office Hours: 8:00 a.m. – 5:00 p.m.
PO Box 1538
208 East Lincoln
Breckenridge, CO 80424-1538
Phone: 970-453-3479

Call 8-1-1 Before You Dig (or place snow plow markers)!



**Know what's below.
Call before you dig.**

As winter approaches and the community braces for a big snow season, please be reminded that utilities exist in granted easements and may not be as deep as you expect. As Homeowners and Homeowner's Associations ready their properties for snow removal, snow plow markers are placed along roads, driveways, sidewalks, and other areas. Remember, this is also where your utilities reside. Inadvertently driving a stake through a cable is both dangerous and inconvenient for everyone involved. A subscriber may lose TV and internet, phone service could be disrupted, and if an electric line is disturbed, the consequences could be far worse.

Digging and placing snow markers can disrupt service to an entire neighborhood, harm you and those around you and potentially result in fines and repair costs. Calling 8-1-1 before every digging job gets your underground utilities marked for free and helps prevent undesired consequences.

Know what's below! Call the [Utility Notification Center of Colorado](#) (UNCC) at **8-1-1** for utility

Woods, Legends and Masters Curb Stops

The District is embarking on a project to locate and determine if the curb stops for all Woods, Legends and Masters homes are functional. The curb stops are valves present on all water service lines outside of a residence that allow the water service to be shut off for individual customers. Each customer owns and is responsible for maintaining their curb stop in a manner that allows access to the valve should water need to be shut off outside of the home. It is important to understand that the curb stop allows the District to shut off water service in the event that the home does not have a functional valve inside or if the valve inside is not accessible.

District personnel have completed a preliminary survey to identify which homes have a valve that is visible and accessible. A total of 21 Woods homes, 2 Legends homes and 4 Masters homes do not have a valve that was accessible at the time of the survey.

The project will continue next spring and entail locating those valves that could not be found this fall. This will require some disturbance of the landscaping around homes. Once a valve is located, it is a simple matter to determine if the valve is functional. If a valve cannot be used to shut off water to a customer, excavation of the valve down to the water service will be necessary.

(continued on page 5)

Woods, Legends and Masters Curb Stops (continued from page 4)

Prior to beginning any landscape disturbance or excavation, the District will present the Home Owners Association with an estimate of the costs to make the necessary repairs. Once the Association has approved the cost, the District will bring in a contractor to perform the work. The District will observe the work as it progresses and report to the Association. The District will pay the contractor upon completion of the work and then bill the Association.

It will be advantageous to the individual homeowner to locate their curb stop before any landscaping is disturbed and costs are incurred. Below are pictures of the three types of curb stops that serve the homes.



Please contact the [Water and Sanitation Department](#) with any questions or concerns. The CMCMD Water and Sanitation Department can be reached at 970-968-2390.

Fire Prevention Week, October 6-12, 2013

Fire Prevention Week is a yearly event that always falls during the week including October 9. The event is held country wide to promote fire safety within our homes, schools, and industries. Every year a theme is picked for the focus of attention. This year's theme is "kitchen fires".

Kitchen fires are the leading cause of fires within the home. These are often the result of an unattended cooking appliance that overheats food and causes a fire. Kitchen fires can be very destructive and can also cause serious injuries.

The leading type of kitchen fires is grease fires igniting in a pot or a pan on the stove. If water is used to try to extinguish a grease fire, it will make the situation much worse. Grease will boil and ignite at temperatures above 450° F. Water boils at 212° F in higher elevations due to the reduction in atmospheric pressure. If water is thrown onto a grease fire, it will instantly vaporize creating a fireball of water and grease vapors. This fireball has the potential to not only spread the fire but also cause injury to anyone nearby.

The best way to extinguish a stovetop grease fire is to smother the fire by placing a lid over the pan. This will cut off the oxygen necessary to keep the fire burning and the fire will go out. Next, make sure the stove is turned off and allow the pan to cool down before removing the lid. Never try to grab the pan or move it while it is on fire as this may spread the fire and flaming grease may splash onto your skin causing serious burns.

If there are children in the house, please have them stay three feet away from the stove at all times. This could prevent them from accidentally getting burned by a hot cooking element. It could also prevent them from pulling on the handle of a pot or pan and spilling scalding contents on themselves.

Kitchens are a popular gathering place. Observing a few simple rules can keep kitchen fires and other cooking disasters at bay. Please treat a stove with the respect it deserves!

Feel free to contact Dan Moroz, Copper Mountain Fire Department Code Compliance Officer, at 970-968-2537 ext. 831 with any questions you may have.





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email clerk-treasurer@cmcmdi.com,
or give us a call at 970-968-2537 extension 201.

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