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Copper Mountain Consolidated Metropolitan District

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Welcome to CMCMD News

Welcome to the fall/winter 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.

District Manager Retires Applications Being Accepted

CMCMD District Manager David Erickson has retired after 9 years of service to the District. Eric Weaver of Marchetti & Weaver, LLC is the Interim District Manager and can be reached at eric@cmcmdi.com.

The CMCMD Board of Directors is accepting applications for the position of District Manager. Please visit the [Employment Opportunities](#) page on the District's website for additional information.

New Water Rate Information

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District Water & Waste Water Rate Information

The Copper Mountain Water and Waste Water Treatment System is designed to accommodate 15,000 people on any given day of the year. The Resort sees large visitor numbers during peak times during the ski season and, as a result, must have a quality system that can accommodate those visitors. Copper Mountain Resort welcomes visitors and would not survive without them but creating infrastructure to accommodate those visitors becomes the cost burden of the small number of Copper Mountain property owners. The Metro District maintains approximately 400 water customer accounts and those 400 accounts are responsible for the costs associated with maintaining a system designed to accommodate 15,000 people.

The last water rate system used by the District was based on an SFE model (Single Family Equivalent). Each customer was assessed a SFE which was calculated using the number of bedrooms, bathrooms and kitchens. It was not based on actual water use.

Copper Mountain water customers have not experienced an increase in water rates since 2002. Earlier in 2014 we adopted a new rate structure designed to address 2014 budget requirements and fund current expenses.

Under the new rate structure, the SFE model was changed to a CEU model (Copper Equivalent Unit). The CEU is not based on the number of bedrooms, bathrooms and kitchens but instead is calculated from each customer's documented water consumption. Each customer's water use was reviewed between the dates of January 1, 2008 through March 31, 2014. Only 1st and 4th quarter water usage was analyzed so that any irrigation water was not used in determining CEUs. The two highest 1st and 4th quarter water use recorded during this period were averaged to calculate each customer's peak use of the Water and Waste Water Treatment System. The average of the two highest quarters, or peak use, was then divided by 10,000 gallons of water to determine the CEU (1 CEU = 10,000 gallons).

For example, Customer A's two highest quarters are 9,000 gallons and 11,000 gallons. The average is 10,000 peak use gallons, divided by 10,000 gallons = 1.0 CEU.

Or another example, Customer B's two highest quarters are 27,000 gallons and 32,000 gallons. The average is 29,500 peak use gallons, divided by 10,000 gallons = 2.95 CEU.

The fixed costs associated with the new rate structure are the Base Water Rate at \$26.75 per CEU per quarter and the Base Sewer Fee at \$98.50 per CEU per quarter. These fees are combined for a total of \$125.25 per CEU per quarter and appear on your statement as Base Water/Sewer Fees.

Water used up to a customer's assessed CEU (or peak use), is charged at the lower Tier 1 rate of \$5.90 per 1,000 gallons. Any water used over a customer's assessed CEU is charged at the

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Water Rate Information (continued from page 2)

higher Tier 2 rate of \$8.90 per 1,000 gallons. Based on documented water use, each customer should not pay the higher rate unless they use an uncharacteristic amount of water – extra guests, more renters, filling hot tubs, etc.

A separate Emergency Service Fee is charged at \$5.00 per CEU per quarter. This fee helps cover the cost of emergency related services provided to the Copper Mountain Community.

Late charges are calculated 1.5% of the past due amount and are applied to past due amounts 25 days after each statement is sent.

As an example, for a customer with an assessment of 1.0 CEU using 8,000 gallons of water in any quarter, the charges would be:

Base Water/Sewer Rate	\$125.25	(1.0 x \$125.25)
Water Use Tier 1	\$ 47.20	(8 x \$5.90)
Water Use Tier 2	\$ 0	
Emergency Service Fee	<u>\$ 5.00</u>	(1 x \$5.00)
	\$177.45 per quarter (or \$59.15 per month)	

Another example, for a customer with an assessment of 3.5 CEUs using 40,000 gallons of water in any quarter, the charges would be:

Base Water/Sewer Rate	\$438.38	(3.5 x \$125.25)
Water Use Tier 1	\$206.50	(35 x \$5.90)
Water Use Tier 2	\$ 44.50	(5 x \$8.90)
Emergency Service Fee	<u>\$ 17.50</u>	(3.5 x \$5.00)
	\$706.88 per quarter (or \$235.63 per month)	

The CEU related charges (Base Water/Sewer Rate and Emergency Service Fee) are designed to fund fixed expenses. The per-gallon charges (Water Use and Irrigation) are designed to fund variable expenses. Fixed expenses include future capital improvements, repairs, replacements and professional services plus all fixed operating expenses (i.e., expenses that have to be paid regardless as to whether or not we deliver any water - discharge permit fees, insurance, base level staffing, water rights, etc. These costs have no relationship to the volume of water delivered or treated). Variable expenses are those related to all expenses that vary with the volume of water delivered or treated (i.e., utilities, treatment chemicals, contract labor, etc. These costs increase as the volume of water delivered or treated increases).

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Water Rate Information (continued from page 3)

Irrigation rates are not based on a CEU assessment. If an irrigation meter is used and irrigation water is measured, it is charged at \$7.55 per 1,000 gallons per quarter. If irrigation water is not metered separately, it is likely water use will exceed the customer's CEU assessment and water will be charged in the Tier 2 water rate at \$8.90 per 1,000 gallons per quarter. It behooves customers using water to irrigate their property to install an irrigation meter.

Every customer is unique and will pay for water they consume. Homes of identical or similar size will have different quarterly bills because of their unique water use habits. CEU assessments may be different for identical or similar size homes due to historic water consumption. Customers who use more water will see higher bills. Customers who use less water will no longer subsidize those who use more. Water use does include running toilets, burst pipes or any other problems pulling water through the meter. What happens inside a property is not the responsibility of the District and any resulting water use must be paid for by the property owner.

The District is happy to provide a copy of your historic water use and explain your CEU assessment. If you believe there may have been an anomaly in your water use between the dates of January 1, 2008 through March 31, 2014 that does not accurately reflect normal water consumption, please contact the District at 970-968-2537 extension 201 or email clerk-treasurer@cmcmdi.com to have your account reviewed.

District Staff Update

David Erickson has retired from the position of District Manager after 9 years of service to the District. Eric Weaver of Marchetti & Weaver, LLC is the Interim District Manager and can be reached at eric@cmcmdi.com.

Mike Koenig has retired from the position of Public Works Director after 38 years of service to the District. Ricky Clover has been promoted from Chief Plant Operator to Public Works Director and can be reached rclover@cmcmdi.com.

CMFD Important Reminders *by Dan Moroz, CMFD Fire Marshal*

Winter descended on us quickly this year with over 40 inches of snow in 7 days. Accompanying the new snow, below zero temperatures greeted us every morning. These weather events ushered in a host of troubles that are easy to fix but expensive to repair if neglected. Water freezes inside of pipes that may be located in exterior walls, basements, garages, or attic spaces of your building or home. Leaks from frozen pipes don't usually occur when the water has just frozen but when the ice in the pipes melts. Then the split pipe will unleash untold amounts of water damaging everything in its path. If you suspect a frozen pipe and/or you can see a split or damaged pipe, turn off the water and do not thaw the pipe until a plumber has arrived. The ice will act as a plug and will keep damage to a minimum until the problem is fixed.

Now is a great time to change the batteries in smoke and carbon dioxide detectors. Also check the date of manufacture of the devices as they do have an expiration date for use. Carbon dioxide detectors typically have a life span of 7 – 10 years. Smoke detectors will last longer but when in doubt replace the unit.

Cleaning snow from around a fire hydrant is the duty of the home owner if it is located in your yard. For building complexes, the HOA or building manager is responsible. If you are unable to shovel the snow, please call the Copper Mountain Fire Department at 970-968-2300 ext. 800 and we will be happy to assist.

For building managers and owners of homes located in Lewis Ranch, the fire department connection (FDC) that is located outside of the building needs to be accessible. This important connection is where the fire department will hook up a hose to increase the water flow of the fire suppression sprinkler system or to fill the fire standpipe system enabling the fire department to have a fire hose connection on an upper floor of a multi-floor building. Please keep the immediate area of the FDC accessible and clear of snow.

Natural gas meters and regulators, just like people, need to breathe. Carefully shovel the snow out from around the regulator so it can work properly. If you smell a strong odor like rotten eggs please call 911 immediately so proper personnel can assess the odor and fix the problem. Also make sure that icicles or snow build up on roofs cannot fall on the meters/regulators rupturing the pipe or device.

Some homes have wood fireplaces and they are a delightful way to heat a room within a home. Please be careful and make sure that ashes are cold and no longer smoldering before removing ashes from the fireplace. Ash is a great insulator so embers could still be hot when you go to clean the ashes out. They should always be placed in a steel container with a tight lid outside on a non-combustible surface to keep from reigniting. Fires have been started when a resident places ashes in a paper bag and places them on a wood deck. You know the rest of this story!

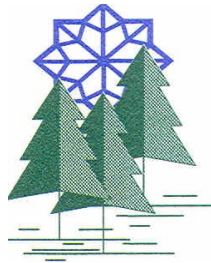
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CMFD Important Reminders (continued from page 5)

We live and play in a winter wonderland. Please take a moment to understand that with this beauty can also come disaster if a few simple safety measures are ignored. If in doubt, or if you have a question, the fire department and/or the fire marshal are available to come to your location to lend a hand or provide expertise. You can contact us at 970-968-2300 or stop by. We all wish everyone a safe and happy winter season and if we use common sense and a little forethought, we can have a safe and merry time!

Please contact the CMFD Fire Marshal, Dan Moroz, if you have any questions or would like to schedule a free home and property inspection. Fire Marshal Dan Moroz can be reached at (970) 968-2300 extension 831 or dmoroz@cmcmdi.com.

Happy Holidays!



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