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MUNICIPAL
CORPORATION
AND POLITICAL
SUBDIVISION OF
THE STATE OF
COLORADO**

**Servicing Wildernest
property owners in the
unincorporated area of
Summit County, CO
with:**

- Water & Sewer
- Road Maintenance
- Snow Plowing
- Storm Drainage
- Covenant Enforcement
- Pedestrian Path
- Architectural Review

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Buffalo Mountain Metropolitan District “BMMD”

Spring 2018 Newsletter

New Water Reservoir Water Infrastructure Upgrades Continue

For the past several years, the BMMD has informed Wildernest property owners of the need to upgrade aging water infrastructure. Our top priority is to meet customer demand and plan for population growth to ensure there will be an adequate supply of clean, reliable water decades into the future. To that end, the District is currently planning and engineering a new underground water reservoir and will continue with Phase II Pressure Reducing Valve (PRV) project installation.

Limited undeveloped land exists within the Wildernest community. It has been a challenge to find a suitable site to build the new underground water reservoir within the necessary water distribution zone. Fortunately a vacant lot located at 701/702 Ryan Gulch Road has been acquired by the District for the new reservoir site. Although the site is surrounded by developed properties, like all the other District reservoirs, the project site will be well disguised by preserving the mountain scenery with restoration activities to include trees and landscaping. The District investigated two other potential reservoir sites which included Forest Service Land and Summit County Open Space, however these other sites were either too costly to build, did not meet required elevation standards, or Special Use Permits were not an option.

System improvements are needed to continue meeting peak water demands. A small above ground pump station housed in a small building will also be constructed at the new tank site along with the related piping, electrical, instrumentation, grading and landscape improvements. The pump station will comply with District Architectural Guidelines and blend with the natural environment.

The District also continues with Phase II of the Pressure Reducing Valve (PRV) project installations. This second underground PRV installation is a required infrastructure upgrade. The addition of PRV's in each of the five pressure zones will provide for automatic (not manual) operation of water conveyance and provide for more reliable fire protection in the District. Last year, the District was awarded a \$30,000 grant from the Summit County Wildfire Council to help pay for the PRV project which directly impacts wildfire safety in the District.

The new reservoir project is estimated to cost between \$2.5-\$3 million dollars. Each PRV project cost an estimated \$250,000. Funding for the project(s) will be obtained through the Colorado Department of Public Health & Environment Drinking Water Revolving Fund which provides financial assistance at a very low interest rate to governmental agencies for the construction of water projects in Colorado. The water infrastructure upgrade project costs will in turn be paid by District customers through water/sewer service fees already factored into customers' bills as adjusted by small 3% annual increases.

Later this year, you should expect to see some preliminary construction and investigation work that will gather information needed for the design/build process. This will include soil and bedrock sampling, infrastructure inspections and other analyses.

The District will be conducting a comprehensive environmental review and will hold a public meeting this summer to share project details. The meeting will share environmental impacts as well as information on what's to be expected during construction starting in 2019 with regard to traffic, noise and construction methods. Residents will be given meeting dates once scheduled and will be published in the Summit Daily News and posted on the website at www.colorado.gov/bmmd.

BMMD staff and Board of Directors continue long-term strategic and financial planning and will budget for infrastructure improvements every year for the next 20 years.

MORE CARS, MORE PROBLEMS

Parking Issues In Wildernest

As we all know, Wildernest is a densely populated community. Each property has designated parking spaces. These spaces were approved by the County and take into account lot size, drainage, snow storage, setbacks, and utility easements. With more and more full-time residents and short-term visitors in Wildernest, parking availability is more and more limited causing people to park on County roads and/or make-up illegal parking spaces on their property. This article will explain the County laws and BMMD rules relating to parking in Wildernest.

No Parking on County Roads

It is illegal to park any vehicle on a Wildernest roadway or right-of-way. The right-of-way typically extends 15 feet from the edge of the asphalt on both sides of public roads in Wildernest and you may not park or place any objects in the right-of-way. Vehicles parked on the roadway/right-of-way will have a Summit County Sheriff's warning placed on the vehicle and the license plate will be recorded. If not moved promptly, the vehicle could be ticketed or towed. The vehicle owner will be responsible for all costs related to towing and impound fees. In addition, BMMD will send a Notice of Parking violation to the property owner which will include monetary penalties if the violation continues.

Dedicated Parking Spaces

Each property in Wildernest has designated parking spaces approved by Summit County at the time the property was built. You cannot park on other areas of the property that is not dedicated for parking. Violation of this law will cause Summit County to issue a cease and desist and corrective action mandate which will include restoring the area back to its original condition. In addition, BMMD will send a Notice of Parking violation to the property owner which may include penalties if the violation continues. There are ways to legally go about increasing the number of parking spaces at your property. You first need a property site plan identifying existing setbacks, easements, drainage, and snow storage in order for you to determine if there is new parking capacity available. Contact BMMD for additional information and guidance.

BMMD Protective Covenants – Parking

The BMMD Protective Covenants include rules about parking in the Wildernest Community. Here is an excerpt from Article XV., 1500 - .05 - PARKING:

“No party shall park, store or allow to remain any vehicle on unpaved areas (excepting any approved gravel parking area); park any unlicensed vehicles (unless covered with a cover made to fit the vehicle); park any commercial vehicles (as defined in the Code); park any vehicle on or overhanging a road, path, sidewalk, or street right-of-way; or park recreational vehicles, boats or utility trailers in any front yard (or driveway) or setback within the Premises.”

Violation of these rules will cause BMMD to send a Notice of Parking violation to the property owner which will include penalties if the violation goes uncorrected.

Trailers, Recreational Vehicles, RV, Boats

BMMD Protective Covenants do not allow trailers, boats, utility trailers or recreational vehicles to be stored or parked in any front yard or driveway (see Covenant provision above). You may however, store these items in a garage, or on an “approved” parking spot on the side or back of your property. You may have noticed some properties with trailers in plain view at the property. In most cases, those properties have met the specific criteria for approved parking spots on the side or back of their property. BMMD enforces this provision on a continuous basis. For property owners that lease units, BMMD suggests you include language in the lease about this Protective Covenant regulation to avoid violation letters.

Short-Term Rentals

For properties used as short-term rentals, BMMD suggests you include specific information about parking availability and the number of cars allowed at your property on the listing site. Some visitor cars have been towed because they were not aware that street parking is against the law even though signs are clearly posted throughout the community.

Safety

It is important that we all recognize the potential danger that illegal parking causes to both human and environmental safety. Parking in the street that is used for roadway traffic could cause a serious accident. Parking on land that is not dedicated causes erosion and could impede drainage facilities or cause damage to underground utilities. BMMD appreciates your cooperation in complying with the law and rules.

2018 Rate Increase = 3%

BMMD must increase water & sewer service rates on an annual basis to keep pace with inflation as well as cover needed infrastructure upgrades. Other increase factors include rising operating, maintenance, fuel, and equipment costs. The 3% increase is outlined as follows:

	Old Quarterly Water/Sewer Rate	3% Increase Quarterly	New 2018 Quarterly Water/Sewer Rate
Wilderness	\$144	\$4.32	\$148.32
Cortina Ridge	\$216	\$6.48	\$222.48

The increase will be reflected on the first quarter (1/1/18-3/31/18) water/sewer bill which will be mailed out to property owners the first week of April. For those customers that pay bills using bank checks, you will need to adjust the amount on your Automatic Bill Pay account to reflect the new quarterly rates as listed above. You can also make sure you are paying your bills on time by using the quarterly billing dates as outlined below.

Quarter	Billing Period	Mailed to Customer	Due Date
1st-2018	Jan 1 - Mar 31	1st week of April	April 27
2nd-2018	April 1 - June 30	1st week of July	July 27
3rd-2018	July 1 - Sept 30	1st week of October	Oct 26
4th-2018	Oct 1 - Dec 31	1st week of January	Jan 25, 2019

There are several options to pay your quarterly utility bill. You can mail a check, pay on-line with credit card or electronic check, sign up for Auto Withdraw, or drop a check at the office. Visit the BMMD website for more information and to download the appropriate forms.

Exterior Modifications, Re-Painting, Re-Roofing, Re-Siding Project Approval Required! Non-Compliance Fines

Are you planning exterior modifications to your property this summer? If you are, your project must be submitted to BMMD for review and approval. Failure to contact the District could subject your property to fines, including costly changes if it is found that the project does not comply with the BMMD Architectural Guidelines or Protective Covenants ("Rules").

As a Wilderness property owner, the BMMD Rules are binding to your property. These Rules are enforced for the purpose of creating and keeping the Wilderness subdivision desirable, attractive, beneficial and suitable in architectural design, materials and appearance; and guarding against fires and unnecessary interference with the natural beauty of the area; all for the mutual benefit of property values and protection of all property owners.

Prior to any alterations to the outside of a property, including but not limited to: remodels, re-painting, re-roofing, re-siding, deck modifications, driveway alterations, windows, doors, landscaping, etc., you must submit for approval a BMMD Review Application and include project plans, specifications, County permit info., cut sheets, pictures, and color schemes.

Please note: multi-family properties (duplex/triplex/condos) planning to re-paint must include the entire structure or complex as part of the project. Property owners cannot paint only one portion of a duplex/triplex/condo.

Visit the District website at www.colorado.gov/bmmd to download an Architectural Review Application or download the Rules. Submit proposed plans and specifications to District Manager Shellie Duplan at the District office or via email to shellie@bmmd.org. Reminder - Don't add to the cost of the project by incurring fines for failure to comply!

Mailing Address

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**After Hours
Water and Sewer
Emergency Services**
For immediate assistance with BMMD water or sewer emergencies please contact Metro Services at (970) 468-7688 or call (970) 409-0270.

Buffalo Mountain Metropolitan District

Providing Water/Sewer/Road & Covenant services to the Wilderdest Community for over 47 years

Leaky Toilets Cost Big Money!

High water bills are often caused by leaking toilets that waste large amounts of water. Most water waste is caused by a leaking flapper or a faulty fill valve that stays open. An open fill valve can have water flowing through it at a rate of three to five gallons per minute or 4,000 gallons a day. If you can hear your toilet running loudly, it means you could be wasting large amounts of water.

HOW CAN I TEST FOR TOILET LEAKS?

Listen: The toilet should make a refill noise only when the tank is refilling after a flush. It should not make a noise at any other time. If your toilet makes a noise that requires you to "jiggle the handle," then you may have a leak or your flapper may need to be adjusted.

Look: for moving water in the bowl long after the tank has refilled from a flush. To check for smaller leaks, place some food coloring in the tank and wait for 15-20 minutes. If color appears in the bowl, you have a leak. The sooner the color appears, the larger the leak. If you are an apartment building owner or manager it is recommended that you perform annual dye tablet tests on all toilets. There are non-toxic leak detection tablets available for this purpose.

BMMD Water Audits: BMMD periodically conducts constant consumption water audits. BMMD finds at least five leaking toilets at Wilderdest properties each month. Contact BMMD if you need help evaluating your water use.

Short-Term Rentals in Wilderdest

Colorado short-term rentals (STR) is a flourishing industry. More and more Municipalities, Cities, and Districts are requiring property owners to file proper business licenses, State Sales Tax license, and lodging taxes to operate a STR.

The rules and taxes are aimed to ensure the safety of renters and mitigate the impacts on Municipalities infrastructure, roads, neighborhoods and housing affordability. It also creates a more level playing field for traditional hotel operators who are required to collect a lodger's tax.

Currently, all entities and individuals doing business in Summit County, which includes Wilderdest, are required to pay sales tax. This includes the short term rental of a property.

The BMMD Board of Directors is currently studying the issue and the impacts of STR's on the Wilderdest community. The laws and regulations that govern the short-term rental market are constantly changing. As demand grows, more and more vacation destinations are taking steps to protect residential neighborhoods and guests alike. The BMMD will continue research of what type of rules fit best for the Wilderdest community.

BMMD will continue to communicate with residents about any potential regulation on the STR industry in Wilderdest. We welcome your input and opinions on this topic. You can email your comments to shellie@bmmd.org.