

FEBRUARY 2019

PINERY PIPELINE



From your board of directors

The Pinery Water and Waste Water District said good bye to a long-time friend and legal consultant James (Jim) Folkestad. Jim retired this year from the legal firm he started almost fifty years ago, Folkestad Fazekas Barrick and Patoile, P.C.

Jim has been our general legal counsel for over two decades. He has reviewed every major contract we have committed to during that time and there have been hundreds. He has provided firm and patient guidance to your board of directors making sure we avoided any legal pitfalls and are completely transparent in our dealings.



Picture above: Jim Folkestad

During Jim's time with the district we have grown from a couple of thousand customers to over fourteen thousand. The district budget twenty-five years ago was just over two and half million dollars annually now it is over thirteen million annually. Total assets in the district twenty-five years ago were just over twenty-three million dollars. Today assets total around one hundred and eighteen million dollars.

The general manager has changed at least three times during that period and of course the elected board has changed numerous times. Legal fees during this time have been maintained below industry standards for which we are grateful. As an expression of our gratitude for his wise counsel these many years Jim was given an engraved crystal keepsake and a gift certificate from the District. Jim's firm will continue to provide legal counsel for the district after his retirement.

Please join us at our District Office for our regularly held Board Meetings at 6:30pm on the 3rd Wednesday of each month.

Upcoming Board Meetings will be held at 6:30 pm on Wednesday, Mar. 20, 2019
Wednesday, April 17, 2019

As clarification.....

We've received a lot of questions about the article in the newsletter last month we wanted to clarify some of the ideas brought forth. First, Director Tinnes states that "*Expenses were under budget.....which resulted in a surplus of \$11 million.*" While that is a true statement, the \$11 million surplus has been money saved over several years to help the District pay cash for Capital Improvement rather than issuing more debt. Second, Director Tinnes correctly informs us that "*Each homeowner has a stake of about \$20,000*" in the District. This doesn't mean that when you sell your house the District will issue you a check for \$20,000. It means that the value of your house is increased by having paid for the right to connect to the District and receive municipal water and wastewater service. So when you sell your house, your "stake" in the District will be recovered through the equity in your house at the time of sale. Hope this clears up any confusion you may have had. If you still have questions about the above or anything in our newsletters, please feel free to give us a call at 303-841-2797. We'd love to talk with you.



**Walt Partridge,
Chairman, Pinery Water and
Wastewater District
Board of Directors**

How to master the Freeze

Winter in Colorado can bring us some warm days, don't let those warm days fool you though. The next day could bring some freezing temperatures and frozen pipes with it. The District receives more calls from homeowners who have lost water service. The main culprit for the lost service is frozen water pipes. Did you know that the majority of frozen water lines actually occur inside the house?



Inside your home, the slightest chilly draft near plumbing lines is capable of freezing the water line. Homeowners are encouraged to check where their water service line enters the home and follow the piping. Small gaps in the exterior woodwork just above the top of the foundation or basement wall are the usual culprits. These gaps allow cold air from the outside to enter the room. If the basement is finished then this cold air enters the wall. Properly insulating the water line from the cold air and caulking seams, or holes near the piping, greatly improves your chances of having uninterrupted water service in cold weather.

Rarely do water service lines freeze. They are buried in the earth nearly 5 feet down and, typically, frost does not get that deep. However, if an outside pipe does freeze, it most often occurs in a sprinkler system that has not been properly winterized or in the water meter pit. Most water meters in the District are installed in a meter pit located outside, near the front property or driveway. The ground temperature at the bottom of the meter pit typically prevents the meter from freezing. In addition, the meter cover is designed to insulate the meter from the surface temperature.

If you are away on vacation, or not occupying your home during the winter, think about having someone check your home and running the water occasionally. You might also consider turning your water off while you are away (*see below on master shutoff valves*). It's after the freeze that split or broken pipes thaw out and extensive damage to your home can occur.

In the event you truly have no water, please call the District at (303) 841-2797 between 8:00am and 4:00pm for help in this situation. After hours calls will be connected to our answering service.

Where is my Master Shutoff Valve?

If a water pipe inside your house freezes and begins to leak, would you know what to do? Would your family? Such nightmares do happen, but damage can be minimized if you're prepared. It's a great idea to find and share with all members of your household the location of the master shutoff valve. The valve is usually located inside your home where your water line enters the foundation from the outside. Why would you want to shut off this valve? If a pipe breaks inside your house, this valve will turn off all water entering your home. Think about marking it with a tag or paint it a bright color for quick reference. Being prepared and taking quick action could help save your home and family treasures!



WATER EFFICIENCY TASK FORCE

The Pinery Water and Wastewater District Board of Director's approved a Water Efficiency Task Force in July 2017, the purpose of which is to advise the Board and work with District staff on topics of water efficiency and other related matters. This group was instrumental in crafting the update to the Water Efficiency Master Plan and will now be recommending to the Board which of the listed water efficiency activities are most beneficial to the District and its residents and have met twice since that time. The Task Force is currently looking for more interested residents to join the group. If you are interested in observing the discussion, please call the District office at (303)841-2797 for further information.



Pinery Water and Wastewater District Contact Information:

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For after-hours emergencies,
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