



October 2019

Triview Metropolitan District

Welcome to the October edition of the Triview Metropolitan District newsletter.

Our goal with this newsletter is to improve communication and inform our residents of important news happening in the District. We will be transitioning to an electronic newsletter that can be sent to residents via email, so if you would like to receive this newsletter electronically, simply send us an email: info@triviewmetro.com. We welcome any feedback or suggestions on future newsletter topics.



How the District is Funded and How the Funds Are Used

One of the most important responsibilities of the Triview board of directors is to review and approve a yearly budget that prioritizes how the money is spent while staying within the forecasted revenues. How the District is funded and how the dollars are used is important information for homeowners and businesses. Below is a snapshot.

The District includes three distinct categories: the General Fund, the Debt Service Fund, and the Utility Enterprise.

The General Fund provides funding for:

- Street maintenance, including street overlays and snow removal
- Parks and open space maintenance
- Operation of the storm water facilities

Sources of General Funds include:

A sales tax share back from the Town of Monument in the amount of 1.5%. This sales tax share back is from the retail businesses located along Baptist Road and along Jackson Creek Parkway. It pays for street maintenance and the repair and maintenance of the District's parks and open space. This 1.5% sales tax is the primary source of income by which the District maintains your parks and streets.

Debt Service Fund

The Debt service fund has only one source of funding – a property tax mill levy of 35 mills. This property tax pays debt service on bonds that were issued for the initial construction of all the District's infrastructure beginning in the mid-1980s. The 35 mills are imposed to pay principal and interest on the bonds only and cannot be used for other purposes without voter authorization.

Utility Enterprise provides funding for:

- Water and wastewater services to the District's approximately 1,750 homes and businesses
- The District's planning for and implementing a transition from nonrenewable Denver Basin ground water to renewable surface water

Sources of funds for Utility Enterprise include:

- Fees paid in the form of monthly bills to District residents and users help fund utility operations and fund the acquisition of renewable water and the associated infrastructure needed to deliver the renewable water to your homes
- Fees paid by developers to connect homes under construction to the District's water and wastewater facilities.

Please feel free to contact Jim McGrady, Triview District manager, with any questions. The District's budget and monthly financial statements can be reviewed at <https://triviewmetro.com/>.

2020 District Budget

The 2020 Triview Metropolitan District budget will be submitted to the board of directors on Tuesday, Oct. 15, and a public hearing for any discussion on the budget will take place at 5:30 p.m. on Wednesday, Nov. 20, at the District office at 16055 Old Forest Point, Suite 300. If you are interested in seeing the full budget, copies will be available after Oct. 15 at the District office.

Jackson Creek Parkway Nearing Completion

Kiewit Construction continues to make tremendous progress on the project to widen Jackson Creek Parkway. The construction crew is in the final stretch with an eye toward completion before the end of this year. At this point, the focus of their efforts is on the southbound section from Higby Road to the Walmart.



4 Tips For Getting Your Home Ready for Winter

After an extremely warm September, there's a definite chill in the air, reminding us that winter is just around the corner. Following are a few tips to get your home ready.

1. **Winterize Sprinkler** – If you have an underground sprinkler system, now is the time to winterize it before freezing temperatures damage your system. We recommend hiring a professional to blow out the sprinkler to ensure no water is left in the lines over the winter. Also, disconnect hoses from outside faucets and turn off the water.
2. **Clean Your Gutters** – Make sure that water can flow freely through your gutters by removing leaves, sticks and other debris. Full gutters can block the flow of melting snow and ice, which can put an added strain on your gutters. Clean them now before the weather makes it even more of a challenge.
3. **Replace Your Furnace Filter** – Furnace filters need to be changed every few months to ensure that your heating (and cooling) system runs at peak efficiency. You can purchase replacement filters at any home center or hardware store (make sure you note the size of your filter before heading to the store).
4. **Weatherproof Doors & Windows** – Look at your doors and windows for any gaps. Caulk or add weather stripping to prevent warm air from escaping and cool air from getting in.

Contact Us

16055 Old Forest Point, Suite 300
Post Office Box 849
Monument, CO 80132

(719) 488-6868 (Office)
(719) 488-6565 (Fax)

triviewmetro.com

Email: info@triviewmetro.com

Office Hours

8 a.m. through 5 p.m.
Monday - Friday

*Emergency Water/Wastewater
after hours number:
(719) 499-3895*

District Manager

Jim McGrady
jmcgrady@triviewmetro.com



Triview Metropolitan District

*For more information, please visit the
Triview Metropolitan District website:*

triviewmetro.com

Follow us on social media:

 [@TriviewMetro](https://twitter.com/TriviewMetro)

 [/TriviewMetro](https://www.facebook.com/TriviewMetro)