



May/June 2018

# Triview Metropolitan District

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*Welcome to the May/June edition of the Triview Metro District newsletter.*

Our goal with the newsletter is to improve communication and inform our residents of important news happening in the district. Later this year, we will transition to an electronic newsletter that can be sent to residents via email and will also be posted on our website. Don't miss out, please send us your email. Visit our website at [triviewmetro.com](http://triviewmetro.com), go to More Info, Contact Us and add your email to the drop-down form. Or you can simply send us an email: [info@triviewmetro.com](mailto:info@triviewmetro.com). We welcome any feedback or suggestions on future newsletter topics.



## District Undergoing Annual Audit

The annual Triview Metro District audit is in full swing. The auditors have conducted their review of the district's financials, and a full audit will be presented to the board of directors in July. Once completed, the audit will be available on our website to anyone who is interested in reviewing the details.

For those who may not be familiar, the audit is an independent financial review of the district's accounting procedures, which include ensuring that appropriate checks and balances are in place. The auditors evaluate the efficiency of all the district's financial reporting to ensure that we're being good stewards of your money. All metro districts with annual expenditures greater than \$750,000 must do an annual audit, which are then submitted to the State of Colorado for review. The State will then accept or reject the audit.

## Meet the Board

At the May 15 board meeting, three new board members were sworn in for four-year terms. The current board from left to right: James Barnhart, secretary/treasurer; Marco Fiorito, vice president; Mark Melville, president; James Otis and Anthony Sexton, directors.



## Did You Know? Sources and Uses of Funds for the Triview Metropolitan District

As homeowners and businesses of the district, you may have questions about the operations of and the funding requirements necessary to operate and maintain the Triview Metro District (district). Following is some background information to better explain how it works.

The district consists of two distinct organizations; the General Fund and the Utility Enterprise. The General Fund provides all street maintenance including street overlays and snow removal, parks and open space maintenance, and operates the district's storm water facilities. The General Fund receives money from two primary sources: a 50% sales tax share from the retail businesses located on Baptist Road and on Jackson Creek Parkway, and a property tax mill levy of 35 mills. The sales tax money is used to pay for the operation of the streets and parks departments. The property tax mill levy is used to pay debt service payments on bonds that were issued for the initial construction of all of the district's infrastructure beginning in the mid-1980s.

It's important to note that the district does not use any of the property tax revenue for the operation of the district or maintenance of district facilities. Under the ballot questions approving the district's bonds, the 35 mills are imposed to pay principal and interest on the bonds only and cannot be used for other purposes.



The Utility Enterprise provides water and wastewater service to the district's approximately 1,600 homes and businesses. In order to pay for utility operations, the district imposes rates to users. The district sends out monthly statements to its users for both water and wastewater services. The Utility Enterprise also collects various water and wastewater fees on each and every home being built in the district. Going forward, the Utility Enterprise will be responsible for planning and implementing a transition from nonrenewable Denver Basin ground water to renewable surface water.

As the district grows, especially with new commercial properties, more assessed valuation is added and therefore, it takes fewer mills to pay that outstanding general obligation debt. The district board is considering a ballot question asking voters if the district can use any excess revenue generated from the 35 mills to pay for certain capital improvements, such as the road overlays, parks and open space enhancements, storm water improvements, along with regional water and wastewater projects. The district's ability to use the property tax revenue in this way would require a vote of the residents of the district. If the board determines to do so, a ballot question would appear on the November ballot.

Please feel free to contact James McGrady, district manager, with any questions. The district's budget and monthly financial statements can be reviewed at [triviewmetro.com](http://triviewmetro.com). Meeting notices and agendas also appear on the website. Please watch the website for updates.

## 2018 Triview Metro District Budget

Streets - Operations & Maintenance	\$1,078,565.00
Parks & Open Space - Operations & Maintenance	\$464,740.00
General Fund Debt Services	\$2,528,030.00
Public Works Capital	\$1,901,500.00
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<b>Total</b>	<b>\$5,972,835.00</b>
Water/Utilities - Operations & Maintenance	\$903,561.00
Wastewater - Operations & Maintenance	\$1,261,460.00
Utilities Fund Debt Services	\$949,551.00
Utilities Capital	\$893,000.00
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<b>Total</b>	<b>\$4,007,572.00</b>
<b>Grand Total</b>	<b>\$9,980,407.00</b>

## Water Saving Tips – How to Detect Leaks

Last month, we announced that watering restrictions began May 1 and will continue through Sept. 30. One thing that all homeowners should be on the lookout for is leaks outside the home. Leaks waste water and can be costly to homeowners.



Sprinkler systems can leak at several spots – the sprinkler heads, the drip line or even the actual sprinkler line itself. The system can leak even if you have the system turned off at the control box as long as the valve is open allowing water to the system.

To determine if your sprinkler system is leaking, first make sure there is no water turned on in your home. Then, look at your water meter, which is usually in a utility room. Open the lid on the top of the meter and look for a small snowflake type dial on the face of the transponder. If this dial is moving, that indicates a leak somewhere in your home. If you turn off the sprinkler main valve and the dial stops, that is a sign of a leak in the sprinkler system. You may also find a soggy or mushy area in your yard which would indicate excess water.

If you suspect you have a leak, contact a licensed plumber to fix the issue as soon as possible.

## Paving Update

Schmidt Construction is in the process of completing the work on the District's 2018 Road Maintenance Program. During the week of May 28th Lyons Tail and Leather Chaps will be milled and overlaid. The last portion of the project is in the vicinity of Bear Creek Elementary School. Work on Creekside Drive and Grand Creek Drive will be done the week of June 4. Thank you for your patience dealing with the construction process and we sincerely hope you like the finished product!

## Contact Us

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### **District Manager**

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## Triview Metropolitan District

*For more information go to the  
Triview Metropolitan District website:*

*triviewmetro.com*

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