



METRO NEWS



METRO BOARD MEETS MONTHLY ON THE 2ND TUESDAY STARTING @ 1:30 PM, FOREST LAKES COMMUNITY CENTER - SPRING/SUMMER 2005

.Forest Lakes Guide to Services

- **Forest Lakes Metropolitan District (FLMD)** - Provides Water, Sewer, Road and Recreation. (970) 884-2925. www.flmd.com
- **Forest Lakes Property Owner's Association (FLPOA)** -A Voluntary organization of Forest Lakes property owners providing Non-Metro services primarily relating to covenant and architectural issues. 1782 Pine Valley Rd., Bayfield, CO 81122.
- **Upper Pine River Fire Protection District**—Emergency medical and fire protection services. 911 or (970) 884-9508.
- **La Plata County**— Sheriff, Building, Planning and other Departments including the Assessor, Treasurer, Clerk and Recorder and various other County services. (970) 382-6200.
- **San Juan Basin Health Department**—Individual sewage disposal systems and public health related services. (970) 247-5702.
- **La Plata Electric Association (LPEA)** - Provides electric services to Forest Lakes. (970) 247-5786
- **Qwest**—Provides telephone services to Forest Lakes. (800) 244-1111.



YOUR 2005 DRINKING WATER REPORT INCLUDED IN THIS ISSUE

SPEED LIMITS

Colorado statutes set basic lawful speed limits which are changed by a traffic investigation if justified. Basic speed limits are set as follows: 25 mph in any business district; 30 mph in any residential district; **20 mph on narrow, winding mountain roads or on blind curves**. All speed limits in Forest Lakes are 20 mph or less. Speeds must be decreased from an otherwise lawful speed to a reasonable and prudent speed when special hazards exist with respect to pedestrians or other traffic or by reason of weather or road conditions. Please slow down and watch for construction zones including mobile road work.

PROPERTY TAXES

Taxing entities in Colorado collect tax revenues from properties located within their jurisdictional boundary to help pay for services. The amount collected is set by adoption of a mill levy. A mill is .001 times the assessed value of your property including improvements. The assessed value is a percentage of the actual value as set by the State of Colorado. The actual value of your property is established by the La Plata County Assessor. Forest Lakes Metro District mill levy is currently 35.524 mills. This levy is applied to the total assessed value of all of the property within the boundary of the Forest Lakes Metropolitan District.

But, Forest Lakes Metro District is not the only taxing entity that collects property tax revenue from your property. These other entities also have mill levies which are referred to as overlapping mills. In Forest Lakes some of these overlapping entities are the County, Bayfield School District, Library District and Upper Pine Fire District, to name a few. When you pay your taxes to the County Treasurer they in turn send each entity their share of the tax revenue based on their levy. Forest Lakes Metro District currently receives about 47% of this revenue. In other words for every \$1,000 dollars you pay in property taxes, Forest Lakes Metro District receives \$470.

Since 1985, the total overlapping property tax mill levy in Forest Lakes has gone down 30.510 mills of which 10.724 mills or 35% of this reduction was by FLMD.

FIRE AND FOREST LAKES

Why is it not acceptable to have open fires in our national forests? Because most of us realize we do not want to destroy them. Why would this not apply to Forest Lakes? It's not a national forest by a line on a paper. The covenants prohibit open fires. Please use the brush pile, that is why Forest Lakes has it and why the Property Owners Association monitors it so that it does not turn into a dump.

SERVICES IMPACT FEES

Any construction in Forest Lakes wherein floor area is created requires the payment of the services impact fee to FLMD. This includes additions/expansions that increase the floor area. Private garages are exempt up to 650 square feet in which only motor vehicles used by the tenants of the building on the premises are stored or kept.

RELEASE FROM LAKE SIMPATICO

The District has finalized an agreement with the Pine River Irrigation District that improves the District's water rights management. As part of this management, the District will be making a small augmentation release from Lake Simpatico this year to document use and satisfy senior water rights on the Pine River. This should not be an annual event unless other sources become unavailable. The original water supply for Forest Lakes fully utilized lake Simpatico and was later changed to groundwater wells. Residents of Forest Lakes can continue to enjoy the recreational aspects of lake Simpatico and still have a reliable drinking water supply using the wells.

FOREST LAKES METROPOLITAN DISTRICT

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FIRST CLASS
PRE-SORT
PERMIT NO. 1
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METRO NEWS

SEWER TREATMENT PLANT UPGRADE/EXPANSION

FLMD continues work on upgrading and expanding the wastewater treatment facility. The District engaged the engineering services of Wright Water Engineers to design the project. Depending on design reviews and approvals, construction is anticipated fall of 2005 or spring 2006. Project is being funded from collected services impact and plant investment fees. Operational expenses will increase necessitating an increase in user fees which have not been determined at this time. Upgrade is required to comply with new discharge permit regulations. Expansion is required to serve new users.

NOTES

- Please no plastic bags, lumber with nails or stumps at brush pile.
- Plan now to have someone plow your driveway if you can't.
- There is no parking on the roads as they are not wide enough for parking and safe travel. Please advise your contractors.
- Household trash in dumpster only. If throwing away boxes, especially moving boxes, please break them down so they take less room. Please note which dumpster is in use by reading the signs.
- No hot ashes in trash dumpster, please dump them at the brush pile.
- Water/Sewer taps and excavation permits are not provided after November 1st each year so plan accordingly.
- Thank you for using the dog waste receptacles at the lake.
- Did you know that the average snow fall in Forest Lakes is over 65"?
- Your Metro bill is always due on the 20th of each month.
- Landlords be aware that the Metro bill runs with the property. If you are not requiring a deposit, you need to start and check with FLMD before you give it back.

STAY OFF THE GRASS

PLEASE REFRAIN FROM DRIVING ANY MOTORIZED VEHICLES ON THE OLD SKI HILL, DAM AREAS AND ALL GREENBELT/PARKWAYS. YOUR COOPERATION IN THIS MATTER WOULD BE APPRECIATED.

WATER SYSTEM IMPROVEMENTS

The District completed the water meter reading system improvements project this spring. The District can now read meters with one person in two and half hours. Before this system was installed it use to take two and half days and we have since added another 100 meters to the system.

FOREST LAKES VITAL STATISTICS

- 670 Housing Structures
- 1548 Residents (estimated)
- 21 Miles of roads now open
- 19 Miles of Water Mains installed
- 6 Miles of Sewer Mains installed

Approved water main extensions will be constructed beginning in September of this year, please stay away from these construction areas.

The updated water master plan is almost complete. A draft version is in the review and comment phase and could be finished by year end. Changes will be required to the system as use patterns have changed from retirement/second home types to year round residents which have increased demands on the systems.