

BACA GRANDE WATER AND SANITATION DISTRICT



WINTER/ 2022 / ISSUE 1

A QUASI MUNICIPAL
CORPORATION
AND POLITICAL
SUBDIVISION OF
THE STATE OF
COLORADO



Welcome

Welcome to the 2022 first edition of the Baca Grande Water and Sanitation District (BGWSD) Newsletter. We hope you will find the information useful.

BGWSD is governed by a Board of Directors composed of five members who are elected by the residents of the district.

Monthly meetings of the Board of Directors are typically held on the third Wednesday of each month, at 9:00 A.M. via Zoom Meeting <https://us02web.zoom.us/j/6741155646>

The meetings are open to the public. Please check for updated meeting information at www.bacawater.com

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2022 Fee increases- No changes for monthly fees at this time

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2022 District Fee Changes

No Change to monthly water and sewer rates at this time

Fee increases for 2022 focused on development and land usage in the district. As the District continues to experience an active real estate market and property transactions, we have found it necessary to increase the fees for Water and Sewer Connection Fee applications, Tap Fees, Consolidation Fees and Availability of Service Fees.

Tap Fee: a one-time Fee imposed upon each Residential Unit within the District Boundaries

Availability of Service Fee (AOS): an Annual Fee assessed on vacant lots with services within 100 feet of the property line will increase from \$150 to \$200

Consolidation Fee: includes every action by which separate parcels of real property are combined into one parcel of real property; will increase from \$250 to \$300 per lot

Many of these fees have not seen an increase over the past ten years.

Changes will go into effect beginning January 1, 2022.

Monthly usage fees, late fees and transfer fees will not see a change at this time.

Q&A

Q. Why do I have to pay an annual "AOS fee" when I am not hooked up to any water or sewer services?

A. The District has 65 miles of distribution system and 45 miles of collection system lines designed to provide water and sewer service. The AOS fee is specifically used to repay debt incurred for capital infrastructure which has been financed by the district. Although customers paying the AOS fee are not connected to the capital infrastructure, the cost of the capital infrastructure must be appropriately distributed among those who are connected and receiving service, and those who are receiving the benefit of the availability to receive water and sewer service.

2022 Elections

Special District Election- May 3, 2022

The Baca Grande Water and Sanitation District is governed by a five-member Board of Directors.

The next regular election will be held on May 3, 2022, to fill the seats of three Directors whose terms will expire at that time. Three (3), three-year terms are open for election.

To be an eligible candidate or elector, a person must be registered to vote in the State of Colorado AND:

> a resident of the District; OR

> own (or whose spouse or civil union partner) taxable real or personal property within the boundaries of the District; OR

> obligated to pay taxes under a contract to purchase taxable property within the District

Eligible electors interested in seeking election to the Board of Directors must file a Self-Nomination and Acceptance form with the District Designated Election Official (DEO), Judy Egbert, not later than 5:00 P.M., Friday, **February 25, 2022.**

Self-nomination and Acceptance forms are available upon request from the District office at 57 Baca Grant Way S, Crestone, Colorado, telephone number 719.256.4310, inquire at govpro@outlook.com or download the forms from the District web site at www.bacawater.com.

An Affidavit of Intent to be a Write-In Candidate form must be submitted to the Designated Election Official by the close of business on Monday, **February 28, 2022.**

Baby its Cold Outside

Tips to prevent frozen pipes

As winter rolls in, it's vital that you know how to prevent pipes from freezing. When water freezes in your pipes, whether due to quick drops in outside temperatures, poor insulation or the thermostat is set too low, the pipes volume will expand and will put pressure on the pipe from inside. This can cause a burst pipe; even a small crack or two can be the start of some devastating and expensive water and plumbing damage.

Here are a number of steps you can take to keep pipes from freezing in the first place...

- * Insulate pipes located in attics and crawl spaces using pipe insulation. You can also wrap pipes in heat tape or heat cables with a thermostat control.
- * Seal or caulk any cracks that might let in cold air, especially places where pipes run from inside to outside the home, such as dryer vents or water pipes.
- * Preventing frozen pipes should be done outdoors as well. As you winterize your home, disconnect your garden hoses. For any outdoor faucets with cut-off valves, be sure they are closed and faucets are drained. You can also protect them by using faucet covers throughout the winter months.
- * If cold weather settles in and you notice temperatures beginning to drop, start a small drip of both hot water and cold water in the kitchen, bath, laundry areas and any other faucets in the home. A small water drip is all that is needed to keep water moving through the system and prevent frozen pipes.

Be sure to alert a trusted neighbor if you'll be away more than a few days, and ask them to check periodically to make sure that the measures you have taken in preventing frozen pipes worked and that nothing has ruptured.

If you have a water or sewer emergency always call the district's main office number at 719.256.4310. Calls received outside normal working hours will be answered by the district's answering service and an Operator will be dispatched to help you.

Keep in Touch! Help Us Help You!

Contact Information Needed

In case of a water related emergency, we may need to contact you.

It is imperative that you update your information as needed and provide us with your current phone number and email address.

Your information will not be shared.

Contact us at 719.256.4310 or office@bacawater.com for any changes regarding your account including a new mailing address, telephone number and email address.

BACA GRANDE WATER AND SANITATION DISTRICT

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BOARD of DIRECTORS
John Loll, President
Dale Halley, Vice President
Mike Smith, Treasurer
Bill Peck, Secretary
Vivia Lawson, Assistant Secretary

DISTRICT MANAGER
JoAnn Slivka

Gary Potter, Director of Utilities