

Valley at Winter Park Water District
PO Box 794
Tabernash, CO 80478

October 25, 2022

To VWP Owners,

Enclosed is a packet of information regarding the special meeting scheduled on November 1, 2022 at 6:00. You will receive an agenda with the zoom link. At this meeting, the Water District Board will consider a special assessment and/or rate increase in order to pay for infrastructure repairs and increased costs.

The Valley at Winter Park Water District (“the district”) is a small Colorado government entity that is governed by the Colorado Revised Statute 32-4-401 et seq and Colorado’s Drinking Water Regulations, 5 CCR 1002-11. The District is responsible for providing safe, dependable potable water to the 48 single family lots located in the Valley at Winter Park Subdivision. The Board of Directors is responsible for the financial viability and proper administration and operation of our water system. Our goal is to create a compliant, transparent, and operationally robust water district.

Since the District is now serving more than 15 homes, state regulatory standards for community water systems now apply to the District. The Board is committed to coming into compliance with applicable health regulations. In addition, the District’s infrastructure is 20 years old with some critical components nearing the end of their working lifespan. There have been very few upgrades or investments in the infrastructure since its installation. Recently the aging infrastructure has created several operational issues, including an electrical issue that disrupted service, and a malfunction that resulted in the tank overflowing for several days.

The Board needs to raise additional funds and will be considering a special assessment, a raise in service fees, or a combination of both. The District needs to replace and upgrade its operating equipment to ensure safe and reliable water service and to meet state requirements. The district must also comply with earlier water court decrees that relate to the district’s augmentation plan. And the district must protect its remaining adjudicated water rights in and out of water court. The current board of directors does not believe it is in the best interest of property owners to sell any remaining water rights.

Attached is a memorandum summarizing the history, current infrastructure, proposed improvements, the recommendations from experts that the Board has hired, and an analysis of the possible fees structures.

During the meeting on November 1, the Board will present more information about the needed infrastructure improvements, the estimated costs, and the financial impacts on lot owners. I understand that it is frustrating that the actual amount needed for repairs is not included in this information. The District is waiting for information from an engineering firm to provide the most accurate information possible.

On November 1, the public will have the opportunity to ask questions. We hope that you will be able to participate.

Sincerely,

Kerri Stroupe

Kerri Stroupe
VWPWD, Board President