

KITCHEL LAKE

Dear Kitchel Lake Resident:

Thanks for being a part of our wonderful community. The District has exciting plans on the horizon and this summer will see an impressive increase in landscaping and trails in the neighborhood.

The Board of Directors of your Metro District has established the non-potable water service fees for Kitchel Lake for 2020 and your annual billing is enclosed.

Although the District monitors the quantity of water delivered to each lot, the District has instituted a set fee for 2020. Many of you are establishing lawns and other landscaping for the first time and we do not want to penalize you during this period. In order to be fair, the District has a variable pricing structure depending on the size of your lot. The District is aware that larger lots consume more irrigation water and has tried to recognize the proportionate impact of each lot on the overall system costs. Please see enclosed table for the 2020 water rates based on lot size.

If you received irrigation water from ELCO instead of the Metro District, there would be a substantial up charge for excess watering, almost doubling your cost. Your domestic water for showers, laundry, drinking and other uses will still be provided and billed by ELCO on a monthly basis.

The Metro District is managing the non-potable water system in an effort to save Kitchel Lake homeowners money. What does your irrigation assessment pay for? It is a complex system. Here are a few elements:

- Maintenance of an irrigation well along Prospect Road, and payment of annual fees to a well owner's association.
- Maintenance of a seepage ditch and underground piping to Kitchel Lake.
- Storage Fees to the Windsor Reservoir Company and Larimer Weld Reservoir Company
- Delivery Fees to Larimer Weld Irrigation Company.
- Maintenance and operations fee for Kitchel Reservoir Company. The District owns 63+% of the storage capacity.
- The cost of monitoring water consumption and reporting to the State of Colorado.
- The cost of operating the pump house on the shore of Kitchel Lake.
- Maintenance of the overflow dam at Kitchel Lake.
- Maintenance of miles of irrigation lines, valves and meters.
- Reserves for repair and replacement to the system.
- Annual cost to drain and bleed the system to prevent freeze damage.

Water costs are rising exponentially in Colorado, and you're lucky to be in a District that has an affordable and reliable irrigation water source.

Please note: A watering schedule will be established and provided after coordination with the District contractors avoiding overuse of the system and allowing all homeowners the capacity to water.

As always, if you have any questions, please contact Centennial Consulting 970-484-0101 or kitchellake@ccgcolorado.com or the Developer's representative Andrew Hartsel 440-371-9957, Mosaic Land Development Services.

Best regards,

Alex Carlson, Manager and the Serratoga Falls Metropolitan District Board

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Kitchel Lake 2020 Water Use Fee Schedule

Lot Size - SQ FT		Kitchel 2020 Fee - Proration Table - New Home Sales Only					
Min	Max	Close Prior to 5/31/2020	6/1-6/30/2020	7/1-7/31/2020	8/1-8/31/2020	9/1-9/30/2020	10/1-12/31/2020
5,000	6,999	\$ 300.00	\$ 250.00	\$ 200.00	\$ 150.00	\$ 100.00	\$ 100.00
7,000	8,999	375.00	312.50	250.00	187.50	125.00	100.00
9,000	10,999	450.00	375.00	300.00	225.00	150.00	100.00
11,000	12,999	525.00	437.50	350.00	262.50	175.00	100.00
13,000	14,999	600.00	500.00	400.00	300.00	200.00	100.00
15,000	16,999	675.00	562.50	450.00	337.50	225.00	100.00
17,000	18,999	750.00	625.00	500.00	375.00	250.00	100.00
19,000	20,999	825.00	687.50	550.00	412.50	275.00	100.00

Invoices Sent	3/15/2020
Invoices Due	5/15/2020
Late Fee	\$10
Interest	1% Per Month
Please Contact Centennial Consulting to Arrange for Payment Plan	