

SOUTH EVERGREEN WATER DISTRICT  
32045 Castle Court, Suite 103  
Evergreen, CO 80439  
**Mailing Address:** PO Box 2830, Evergreen, CO 80437

**PLEASE READ THE FOLLOWING *IMPORTANT* LETTER**

Dear SEWD Homeowner:

January 2024

New year's greetings from your South Evergreen Water District (SEWD)! The following information is provided as an update regarding SEWD and State water requirements.

**REASON FOR SEWD RESERVOIRS**

The Colorado Division of Water Resources required that subdivisions created after 1972 had to replace a portion of water used from their wells each year by putting that water (augmentation) back into the area water supply. The three reservoirs located along Highway 73 near the main entrance to Evergreen Meadows were created for that reason. They hold enough required water for each household well drilled in Evergreen Meadows Units 8, 9, and 10 and Unit 5 in Evergreen Highlands. Because these units were platted after 1972, they are subject to the above mandate. **If our reservoirs are not in compliance with the Colorado Division of Water Resources, then our wells might be shut down.**

**WATER RIGHTS PROTECTION**

Protecting our water rights is a constant effort. Developers and other water districts regularly challenge our water rights. This requires the Board to hire attorneys and water engineers to defend our rights on a regular basis.

**WATER FEE UPDATE**

**The fee for 2024 will remain at \$500.00 and must be postmarked by Feb. 29, 2024. You may now make your payments on the new SEWD Website. (Please see below for more information Payments postmarked after that date will incur additional fees as noted on your invoice.**

**MAINTENANCE AND GENERAL INFORMATION**

The southernmost reservoir, lined in 2021, and the pressure-relief trench for drainage and water diversion on reservoir #4, completed in 2022, are functioning well. These projects cost approximately \$375,000. Because of the \$60,000 in grants SEWD received, the District's final cost was \$315,000.

After 50 plus years, the old head gate transfer pipe had badly deteriorated preventing the flow of water into our fill ditch. In October 2023 that pipe was replaced with PVC pipe. Additional work had to be done on the head gate structure. The cost was \$7300.

We now need to replenish our depleted reserves over the next number of years. There are ongoing expenditures: administrative, maintenance, occasional legal, and other identified projects. Next year we anticipate replacing the rusted flume box, which measures the flow of incoming water. Also approximately 100 yards of the fill ditch liner has to be replaced. The estimated cost for both is \$20,000.

We currently have a few capable volunteers who do many things for our district. This saves SEWD a lot of money! They help do the things necessary to maintain the State augmentation plan. They move water into the reservoirs when we are in priority and release water back into the stream when directed by the State Water Commissioner. Measurements must be taken each day at each reservoir during this process, as well as at the end of each month. The data must be reviewed, entered onto spread sheets, and sent to the State. All of this work takes countless hours each year. If we contracted this work, it would cost upwards of \$30,000 annually or more. The volunteers' efforts help slow the increase in our annual fees.

We are fortunate to have the volunteer assistance of an engineer who ran a successful engineering company. He oversaw the reservoir lining and drainage projects. This year he supervised and physically worked on replacing the transfer pipe.

Many thanks to our volunteers who contribute countless hours toward the operation of SEWD. We are always looking for volunteers who would like to start learning the process so when someone retires there will be people ready to carry on the work at these reservoirs. If you feel that you could volunteer to help in some capacity, please call one of the Board members or our administrator.

## WELL WATER USAGE

Our water augmentation plan is a 2-part plan. The first part is the operation and maintenance of the ponds for well usage. The second part is the explanation of well usage.

A number of residents in our water district have asked about well water usage. Our district operates under a water decree that was established by the State. This decree states that our wells are for “**domestic use for in-house purposes only**”. Your well permit should confirm that.

Below is an explanation directly from the Water Resources Engineer regarding water and well usage per our Water Augmentation Plan:

*Permits to construct wells within Evergreen Meadows Units 8, 9, and 10 (a portion of which was replatted as the Timbers Estates) and Evergreen Highlands Unit 5 are issued pursuant to the plan for augmentation approved by the Water Court in case no. W-7540. Wells within these subdivisions must be operated in accordance with the terms and condition of the decree in order to remain in compliance with Colorado water law. The decree allows the use of the wells for "domestic use for in-house purposes only, not involving irrigation." Uses that are not considered domestic use and cannot be supplied by water from a well covered under the subdivision-wide augmentation plan would include the commercial use of a property as an event venue for parties or weddings; bed and breakfasts; an onsite commercial business that has employees or customers; or the use of water in a product to be sold, such as brewing beer. In addition, the limitation to in-house purposes only would not allow for any use of water outside of the house including for the filling or refilling of hot tubs, swimming pools, or water features; the watering of animals, such as horses, that are not pets living inside the dwelling; the washing of vehicles or equipment; or for the watering or "greening up" of lawns, gardens, trees or other plants outside the home, including in a greenhouse. General information regarding augmentation plans, including a [Beginner's Guide to Augmentation Plans for Wells](https://dwr.colorado.gov/services/water-administration/augmentation-plans), may be found on our website at <https://dwr.colorado.gov/services/water-administration/augmentation-plans>.*

If you need additional information about water usage that falls outside the in-house purposes only, contact: **Division Engineer, Water Division 1, phone number 970-352-8712 EXT 1204 and/or Water Resources Engineer, 303-866-3581 EXT 8249.**

## MOUNTAIN AREA DEVELOPMENT

Since water is an important issue for our mountain area, we need to be aware of any new proposed subdivisions or project developments and their possible negative effects on our water quantity and quality. As a Board, we try to stay apprised of any such projects. Sometimes it requires attending and testifying at Jeffco Planning and Commissioner meetings.

Currently there is a problem with the Conifer Metro District's (CMD) treatment plant's ability to properly treat its wastewater. They have been allowed to discharge more pollutants than is recommended by the EPA. This could potentially cause problems in our ponds and wells that are in close proximity to North Turkey Creek. They now are requesting a variance that will allow a discharge of four times the allowed contaminant level. The plant is presently under a “cease and desist” order from the State because of the high levels of contaminants in their discharge to North Turkey Creek.

At this time there is a special-use application for the Shadow Mountain Bike Park that is being reviewed by the Jeffco Planning and Zoning Division. There are major concerns regarding water. It appears there is not provision for adequate waste-water treatment, nor is there provision for adequate storm-water discharge mitigation. Both of these will affect our water quality if they are not properly addressed.

## **NEW SEWD WEBSITE**

To access the SEWD website, go to: [southevergreenwd.colorado.gov](http://southevergreenwd.colorado.gov) *You can pay your bill on this site.*

There is also information about the water district, including meeting agendas, minutes, schedules, reports, and budget. For contact information, see below.

## **TRANSPARENCY INFORMATION**

Pursuant to section §32-1-809, Colorado Revised Statutes, SEWD has posted transparency information on the Special District Association website. To view this information, please access the internet and go to [www.sdaco.org](http://www.sdaco.org). Click on “Resources” and then click on “Special District Transparency Information.” Type in “South Evergreen Water District” then click “Search.” Click on the district name to view all information.

## **CONTACT INFORMATION**

Our administrator is:

Simonson & Associates

32045 Castle Court, Suite 103

Evergreen, CO 80439

Phone: 303-674-3379, ext. 203

Mailing address: SEWD

PO Box 2830

Evergreen, CO 80437

If you are a new owner or your contact information has changed, please contact the district administrator.

If you have questions about the district or your bill, please contact your Board of Directors, Louise Decker, President, at 720-839-6947 or Ann English, Vice President, at 303-981-8735.

***YOUR PAYMENT MUST INCLUDE THE 2024 WATER FEE AND ALL APPLICABLE LATE FEES AND COLLECTION FEES, IF ANY, FOR THIS YEAR AND PREVIOUS YEARS.***

***THANK YOU VERY MUCH FOR MAKING YOUR PAYMENT IN A TIMELY MANNER AND FOR YOUR SUPPORT OF OUR EFFORTS TO REMAIN STATE-COMPLIANT.***