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: December 2024

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 requires constant vigilance. Developers and other water districts sometimes challenge our water rights. When a challenge occurs, the Board must then hire attorneys and water engineers to defend our rights.

**WATER FEE UPDATE**

The annual fee for 2025 will remain at $500.00. We need to continue building our reserves, which were nearly depleted with the lining and diversion trench projects for reservoir #4. The cost of these projects was over $375,000. Also, reserves need to be built for reservoir #3, which presently has some heavy leakage issues. This most likely will require a costly partial liner sometime in the future.

Your water payment must be postmarked by Feb. 28, 2025. Payments postmarked after that date will incur additional fees as noted on your invoice You may also make your payment on the new SEWD website. Please see the information below for more details.

**MAINTENANCE AND GENERAL INFORMATION**

This year, SEWD worked on removing the heavy concentration of dead, floating weeds in reservoir

#3 which were beginning to plug the reservoir water transfer system. A local water treatment firm was then hired to treat any new weed growth in both reservoirs #3 and #4. Monitoring for weed growth will be done regularly.

Next year, SEWD is planning to replace its rusted flume box which measures the incoming water flow to the reservoirs. This project will require trench repair, new concrete structure work and site landscaping. The estimated cost for this project is $20,000.

We currently have a few capable volunteers who do many things for our district. This saves SEWD a fair sum of money. They help do the things necessary to maintain the State augmentation plan and to maintain the reservoirs. All of this work takes countless hours each year. The volunteers’ efforts help slow the increase in our annual fees.

Many thanks to our volunteers. We are always looking for future volunteers to support present efforts and to eventually take over on a replacement basis. 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 reservoirs 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://drive.google.com/file/d/1cZZegZFpgwwcEEK6NkZXmK-DjcZBcevT/view)***, 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.

The Shadow Mountain Bike Park at this time has been denied.

**NEW SEWD WEBSITE**

To access the SEWD website, go to: **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. 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 2025 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.***