

# WELCOME TO THE NEIGHBORHOOD!

Thank you for choosing Woodmen Hills as your new home! We would like to provide information for the area to make your move easier. In this email you will find useful information such as:

- What does my bill cover?
- How can I pay my bill?
- What does Woodmen Hills have to offer?
- Do I have a Homeowners Association (HOA)?
- What are my other utilities?
- Woodmen Hills Metropolitan District bylaws, rules, and regulations
- District Budget, Fees and Financing
- Eye On Water download the app or look up [www.eyeonwater.com](http://www.eyeonwater.com) to keep track of water usage and possible leaks.

For any other questions please feel free to give us a call or check out our website:

District Office- 719-495-2500

Recreation Center East (RCE) - 719-495-2009

[woodmenhills.org](http://woodmenhills.org)

# What does my bill cover?

## Residential Water

Water Usage Base Rate Fee:	\$17.59
Water Resource Fee:	\$39.22

## Residential Sewer

Sewer Base Rate Fee:	\$54.27
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## Other Fees

Park and Rec. Charges	\$73.03
Street Lighting	\$ 3.75

**TOTAL MONTHLY MINIMUM \$187.86**

Bill due date is the 20<sup>th</sup> of every month

Late fees: 1% of the past due amount will be assessed on the 26<sup>th</sup> of every month

Water disconnections will begin on the following month on the 15<sup>th</sup> once water is shut off there will be a \$50 disconnect and a \$50 reconnect fee totaling \$100.00

**Water consumption will be billed at the following tier rates  
(THIS IS IN ADDITION TO THE ABOVE FEES):**

0 – 7,500 gallons	\$0.32 per hundred gallons
7,501 – 10,000 gallons	\$0.44 per hundred gallons
10,001 – 20,000 gallons	\$1.32 per hundred gallons
20,001 – 30,000 gallons	\$1.70 per hundred gallons
Over 30,000 gallons	\$2.17 per hundred gallons

## **How can I pay my bill?**

- **Automatic withdrawal (ACH)**- from checking/savings account at no charge (recommended)
  - Debit acct. balance pulled on the 20<sup>th</sup> or the next following business day if falls on weekend or Holiday.
  - see attached form or sign up online
- **Credit/Debit card payments-**
  - 1.99% convenience fee
- **Check or money order-**
  - Drop boxes at district and rec centers, or by mail
- **Cash-**
  - In person, at district office only, no change on premises

# What does Woodmen Hills Have to Offer?

Along with many parks and trails, we provide recreation centers that offer many activities. Please feel free to call or stop by Recreation Center East for more information. Woodmen Hills Rec Centers also offer a large array of group fitness classes, swim lessons, birthday parties, youth programs and sports, community events and so much more! To keep updated on all our upcoming programs and events visit our website at [www.woodmenhills.org](http://www.woodmenhills.org)

## **Recreation Center East (RCE)**

9205 Meridian Ranch Blvd.  
Falcon, CO 80831

**719.495.2009**

**Indoor Pools**  
**Cardio Room**  
**Group Fitness Room**  
**Child Watch**

## **Community Center West (CCW)**

11720 Woodmen Hills Dr.  
Falcon, CO 80831

**719.495.7475**

**Outdoor Pool (seasonal)**  
**Cardio Room 24/7 access**  
**Weight Room 24/7 access**



## **Do I have a Home Owners Association (HOA)?**

- **Fillings 1-10-** No HOA management company
  - Homeowner enforced covenants located on our website
- **Filling 11-** Woodmen Hills Filing #11
  - Dorman Realty 719-213-9100
- **Parkside-** Courtyards at Woodmen Hills South
  - Association Colorado 719-473-5000
- **Courtyards at Woodmen Hills North**
  - Warren Management Group 719-534-0266
- **Courtyards at Woodmen Hills West**
  - Diversified Association Management 719-314-4524
- **Metropolitan Club**
  - Team Strategy Inc. 719-594-4003

## **What are my other utilities?**

- **Electricity-**Mountain View Electric 719-495-2283
- **Gas-**Colorado Springs Utilities 719-448-4800
- **Trash-**provider of your choice or check with HOA

## **Bylaws, Rules and Regulations**

- 2.2.10 – Customer. “Customer” means an Person who (i) is authorized or permitted to obtain water or wastewater or any other service from the District, (ii) is responsible for paying service charges, surcharges, fees and penalties, and (iii) is responsible for complying with the Rules and Regulations. Customer includes both the owner and occupant of any Licensed Premises.
- 10.1.3 Joint Liability. The District shall have the right to charge any Customer, including both the occupant and owner of the Licensed Premises, who is delinquent in payment of any rate, toll, fee charge or penalty, all legal, court and other costs necessary or incidental to the collection of such account, including attorneys’ fees, and such costs of collection shall be secured by a perpetual lien until paid. The occupant and owner of the Licensed Premises shall be equally liable for any rate, toll, fee, charge or penalty of the district. Any agreements entered into between Customers, property owners, or other Persons with regard to responsibility for payment of rates, tolls, fees, charges and penalties of the district shall be of no force and effect upon the District, and the District may collect its rates, tolls, fees, charges and penalties from any Person responsible hereunder for payment.
- Title 32.10 Perpetual Lien SECTION 1. 32-1-1001 (1) (J), 32-1-1001. Common powers. (1) For and on behalf of the special district the board has the following powers: (j) (I) To fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the special district; except that fire protection districts may only fix fees and charges as provided in section 32-1-1002 (1) (e). The board may pledge such revenue for the payment of any indebtedness of the special district. Until paid, all such fees, rates, tolls, penalties, or charges shall

constitute a perpetual lien on and against the property served, and any such lien may be foreclosed in the same manner as provided by the laws of this state for the foreclosure of mechanics' liens.

## **District Budget, Fees and Financing**

Woodmen Hills Metropolitan District is an independent governmental entity organized on November 8, 1995, under provisions of the Colorado Revised Statutes. It operates entirely within El Paso County but is not part of the County government. This District is governed by a Board of directors that are elected by residents and property owners within the District.

This budget presents the activities of the District, which is legally separate and financially independent of other state and local governments. The Woodmen Hills Metropolitan District utilizes three separate financial categories of activities; one for the Park and Recreation Enterprise, and one for the Water Enterprise and one for the Wastewater Enterprise. Each of these, in turn, is segregated into operation and capital expenditures.

Together, these enterprises comprise the overall government-wide budget. The Park and Recreation Enterprise operates, maintains and improves public parks, trails, recreation centers and recreational programs, and funds the street lighting infrastructure. The Water Enterprise operates, maintains and improves a public water system which includes provisions of reusable water and performance of administration and environmental functions for the District service area. The Wastewater Enterprise operates, maintains, and improves the public wastewater administration and environmental functions for the District service area, which includes Falcon Highlands Metropolitan

District, Paint Brush Hills Metropolitan District and 4Way wastewater customers.

Woodmen Hills Metro District is fee based as we don't have a Mil Levy; Residents receive bills for the following services:

- Water
- Sewer
- Park & Recreations
- Street Lights
- Water Leasing Fee
- Water Base Fee

There is no opting out of the above fees especially Park & Recreation. The only way that the financing of Parks and Recreations can be changed is to have the Service Agreement changed to allow a Mil Levy to be put in place. Then it will take a vote of the citizens of Woodmen Hills to approve of a Mil Levy to replace the current fee structure. If the current financing arrangement has all of the revenues of the district as collateral on the note or bonds, then it will require approval of the lender to change from the fee structure to a Mil Levy.

**For more information, please go to [www.woodmenhills.org](http://www.woodmenhills.org)**