



Red Rock Ranch

Homeowners' Association

PO Box 1463
Monument, CO 80132

January 18, 2021

Forest View Acres Water District
C/O Community Resource Services of CO, LLC
7995 E. Prentice Ave, Suite 103E
Greenwood Village, CO 80111-2710

Re: Red Rock Acres Petition

To: Board of Directors

The Red Rock Ranch Homeowners Association (including the Red Rock Ranch, Forest View Acres and Clovenhoof Subdivisions) represents the designated area's homeowners for the maintenance of the covenants, by-laws and general area concerns, including the effort to become a recognized Firewise community. The Red Rock Ranch Homeowners Association (RRRHOA) currently includes more than 200 individual home and property owners across the various subdivisions. The RRRHOA area receives water service from Forest View Acres Water District (District). This letter is in reference to the District Board of Directors' recent notice regarding the inclusion of additional property (and property owners) into the District. The proposed development of Red Rock Acres immediately abuts to the northern edge of the existing RRRHOA area. The RRRHOA Board of Directors (RRRHOA Board) is quite concerned regarding the lack of communication about the proposed project from the District Board (Board).

It would seem that main function of the Board should be as caretakers of the District and as the primary representatives of the member homeowners for any issues that would impact the future of the District and its ability to provide safe, reliable and affordable water to those homeowners. Based on the Notice of Hearing on Inclusion we have received in the mail, we are required to "show cause in writing why the petition should not be granted" at the scheduled Board meeting on January 27, 2021. The wording of the petition seems to indicate the proposal to incorporate the Red Rock Acres development into the District service area will be granted absent some level of dispute.

Other than a Notice to Property Owners that was sent to a very few homeowners in the RRRHOA area, information for the rest of the homeowners who may be impacted by the inclusion of the Red Rock Acres development into the District service area has been fairly cumbersome to obtain. At this date, we believe many of the homeowners in the RRRHOA area are completely in the dark about the proposals. As far as we can determine, there has been almost no information provided that would allow our residents to make an informed decision about the consequences of this proposal and its potential to affect the water service in the District's service area.

To ensure existing District customers have the appropriate information regarding the Red Rock Acres inclusion in the District's service area, we suggest that the answers to at least the following questions be provided:

1. What is the expected water usage of the homes projected to be built in the Red Rock Acres project?
 - a. How does that compare to the average usage of the existing water users in the District?

- b. Are there any proposed limitations on such usage?
2. What will the increase in the water usage load be as a result of the Red Rock Acres project be by season compared to existing District operations?
3. Is the existing water tank capacity (and related facilities) sufficient to reliably serve the increased load on the system?
4. Will there be changes to the existing water pressure and flow rates enjoyed by existing customers?
5. What is the anticipated impact on the District's future water reserves if the Red Rock Acres project is included in the District?
 - a. How long are the aquifers and ground water supposed to last for the existing FVAWD customers?
 - b. What is the projected aquifer life/shortfall once Red Rock Acres customers are added?
6. What is the benefit to the District from the inclusion of the Red Rock Acres project?
 - a. Tap fee revenue?
 - b. Future water rates?
 - i. Will the rates for the Red Rock Acres users be the same as the existing system user rates?
 - ii. Will existing rates decrease?
 - c. Impact to future capital improvement and/or operations fees?
7. Will there be any direct costs to the District (from current District resources) as a result of the Red Rock Acres project? (i.e., Will the project result in any incremental costs to existing District customers?)

In the relatively recent past, the District has denied requests for nearby developments to be attached to the District's system. Why is the Red Rock Acres proposal different than those prior requests? In addition to the questions listed above, if there are other concerns regarding the provision of water service to Red Rock Acres being considered by the Board to evaluate the Red Rock Acres proposal, it would be of great value for those issues to be communicated to the District users as well.

Water is obviously a significant issue for Colorado, and with the explosive growth in the Tri-Lakes area, particularly so for our residents. Offering water to a new group of users is a decision that should be made with the impacted parties (the home and property owners included in the RRRHOA subdivisions) having as much information as possible to support a fully informed determination. Negative impacts to the existing (and future) water availability and reliability for the RRRHOA home and property owners is clearly an outcome to be avoided.

Your answers to these questions in advance of the scheduled January 27 District meeting will be extremely helpful.

Thank you.

Red Rock Ranch Homeowners Association Board of Directors
Elizabeth Lonnquist, President