

# CASTLE PINES NORTH METRO DISTRICT



Castle Pines North Metro District Building

Water • Waste Water • Storm Water • Parks • Open Space • Trails • Community Center

## DISTRICT PAYS DOWN DEBT

On October 4th the Castle Pines North Metropolitan District reduced their long-term debt by \$2,000,000 on the variable interest bonds issued in May of 2006.

Last year, the District also prepaid an additional \$1,000,000. That brings the total amount of prepaid debt paid in the last 16 months to \$3,000,000.

Another payment is planned by the District prior to the end of 2007 to reduce the principal amount of the 2006A bonds. In total, the District will have reduced a significant amount of the total indebtedness by \$5,250,000 since May, 2006.

The remaining balance of \$25,760,000 is the original debt that was incurred when the District was first developed.

In 2008 the Castle Pines North Metropolitan District is budgeting to prepay an additional \$1,000,000 in variable

interest bonds and make a scheduled principal payment of \$965,000 on the 2006A bonds. It is forecast that by the end of 2008 the District's debt will be \$23,795,000.

Paying down this debt leaves the District in a strong financial position. Prepaying our variable interest bonds and reducing our exposure to interest rate increases is a very prudent move. The District's current bond rating by Moody's is "A3".

Property tax revenue generated from the 24 mills will continue to be applied to future payments of the outstanding balance. Every effort will be made to prepay the existing debt. Monies collected for this purpose cannot be applied to other expenditures.

If you have any questions please contact James C. McGrady, District Manager for the Castle Pines North Metropolitan District, at 303-688-8550.

## Metro District Receives Grant

The Castle Pines North Metro District's request for a grant to install a state-of-the-art water management system has been accepted by the Colorado Water Conservation Board.

The District received a grant for \$56,191 to purchase and install a Calsense Water Management System. The system will feature six wireless controllers that are connected to a central computer.

A weather station will monitor ET (evapotranspiration) rates, rainfall, temperatures and other weather conditions on a real-time basis. This information will be analyzed by the Calsense system and the irrigation will be automatically set for the appropriate applications. Any problems with the irrigation system are reported each morning, thus saving hours of labor by pinpointing the exact location of any breakdown in the system.

The system will be installed this fall and operational in the spring. Irrigation for each of the six parks in the Metro District will be connected to the system.

### FALL ISSUE

Volume 3, Number 2

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Photo of CPNMD building courtesy Tim Gamble.

Established in 1984, the Castle Pines North Metro District provides water, sewer and storm water services to more than 3,000 homes and numerous businesses within our community.

The Metro District also oversees all parks, trails, and open space in Castle Pines North.

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The Castle Pines North Metro District newsletter is published quarterly for residents of Castle Pines North. Address story ideas, comments or questions to:

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## THE DRAIN IS ONLY FOR RAIN

Storm water runoff occurs when rain or snowmelt flows over the ground. As storm water flows over driveways, lawns and sidewalks, it picks up debris, chemicals and other pollutants.

When storm water flows into a storm drain, or sewer system, it enters our creeks, streams, rivers, lakes, and reservoirs. Any pollution that enters a storm drain is discharged untreated into the water we use for fishing, swimming, and even for drinking.

Plants, fish, animals and people are all affected by polluted storm water. Imagine thousands of people dropping cigarette butts on the street, sweeping dirt off their driveways or washing detergent off their cars and down the storm drain. It ALL ends up in our water.

Reducing pollution in our community depends on you. Help prevent harmful substances from entering our storm drains.

### STORM WATER POLLUTION SOLUTIONS

Simple activities in your home can have a negative impact on our water supply. By following these simple guidelines, homeowners can keep common pollutants such as pesticides, pet waste, grass clippings and automotive fluids off the ground...and out of our water sources. With your help, together we can protect our natural resources.

### KEEP IT CLEAN, BECAUSE WE'RE ALL DOWN STREAM!

#### WHAT YOU CAN DO

##### Auto Care

- ◆ Use a commercial car wash, or wash your car on the lawn to minimize the amount of grease, dirt, and soapy water that flows into the storm drain. Remember, this pollution makes its way into local bodies of water.
- ◆ Check your vehicles for leaks and spills. Make repairs as quickly as possible and be sure to properly clean up any fluids with absorbent materials. Don't rinse the spills into the nearby street.
- ◆ Properly dispose of automotive fluids and recycle motor oil. Utilize County Chemical Roundups for disposal of dangerous chemicals and fluids.

##### Lawn Care

- ◆ Use pesticides and fertilizers sparingly, or, at the very least, do not exceed recommended amounts. Avoid application when rain is expected, as this could send chemicals into your local bodies of water. Sweep up any excess fertilizer from streets and sidewalks.
- ◆ Select native plants that are drought tolerant and pest-resistant. Native plants will require less water, fertilizer and pesticides.
- ◆ Sweep yard debris into the trash to avoid washing these materials down the storm drain.
- ◆ Compost or recycle yard waste when

ever possible.

- ◆ Don't over water your lawn, since runoff water leads straight to the storm drain.
- ◆ Cover any large piles of dirt or mulch during landscape projects and don't have them delivered into the street or on sidewalks.

##### Home Care & Repair

- ◆ Locate the nearest storm drains and protect them from debris before starting a project.
- ◆ Immediately sweep up any remaining construction debris such as concrete or sawdust.
- ◆ Purchase nontoxic, biodegradable material whenever possible.
- ◆ Clean paint brushes in a sink, not outdoors. Properly dispose of excess paints or paint thinner through a County Chemical Roundup or other hazardous waste collection program.
- ◆ Direct downspouts away from any paved surfaces such as sidewalks and streets.

##### Pet Care

When walking your pet, remember to pick up the waste and dispose of it properly. Leaving pet waste on the ground increases public health risks. Pet waste can send harmful bacteria into the storm drain and eventually into local bodies of water.

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## RESTORING NATIVE GRASSES

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In 1984 Douglas County was in the midst of a decade-long population boom, having reached a startling high of 37,325 residents. It was around this time that the County planners began to scrutinize the direction and impact that new, burgeoning developments would have on future generations. Suddenly issues began to surface that demanded attention, including roads, waste management and water conservation.

Castle Pines North is one of those communities that began to develop during that decade. It has adapted to the changes in requirements placed on developers by the County over the past 20 years. One particular area in which that evolution is best evidenced is the focus being placed on water conservation, through the re-introduction of native grasses that grew naturally on the prairies and ranch land prior to development.

The philosophy of landscaping and turf grass use in the community has changed dramatically in the past two decades. When building began in 1984, the use of traditional bluegrass was common. But as water became a precious commodity, new practices were encouraged by Douglas County to utilize drought tolerant, native grasses.

There are nearly 350 acres of native grasses in the common areas maintained by the CPN Metro District. These native grasses are comprised of a mix of 11 varieties\* of seed mix recommended by Douglas County. Research has found this mixture to be successful and also brings continuity to the District's landscaping. The mixture consists of perennials and annuals that grow on a rotating basis

throughout the seasons. Their growth relies on rainfall and they provide a natural ecosystem for birds, butterflies and other wildlife indigenous to the area.

Although they subsist on minimal rainfall and tough soil conditions, native grasses are far more fragile than they appear. When disturbed by construction, or traffic, it can take a long period of time for them to recover. One of the challenges in establishing native grasses is weed mitigation. After planting, it may take up to two years for native grasses to establish; weeds are particularly invasive in the initial years of grow-in. Mowing helps in abating weeds, and carefully planned maintenance schedules assist in a more rapid establishment. The frequency of mowing depends on the type of location and condition of the grasses. Healthy established native areas will be mowed every six or seven years; those in the grow-in process, one or two times. An exception is along Monarch, which receives three mowings per year due to aesthetics.

The CPN Metro District is committed to providing a model example of how the use of turf areas established 20 years ago can be married with modern, water-conserving, native grasses enhanced with focal points incorporating attractive turf, shrubbery and flower beds for targeted water use.

\* (i.e. Big Bluestem, Yellow Indiangrass, Switchgrass, Sideoats Grama, Western Wheatgrass, Blue Grama, Thickspike Wheatgrass, Prairie Sandreed, Green Needlegrass, Slender Wheatgrass, Stream-bank Wheatgrass)

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## GET CREDIT ON YOUR WATER BILL

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*Tired of that leaky washing machine?*

*Does that running toilet drive you crazy in the middle of the night?*

*Wish your irrigation system would shut itself off on its own when it rains?*

If you answered "yes" to any of the above, then the Castle Pines North Metro District rebate program can help you alleviate that household headache and get a credit on your water bill to boot.

The Water Rebate program was instituted in 2003 by the District to encourage residents to conserve on water usage as part of its Water Conservation Program.

Many water-wise consumers have submitted requests for rebates to the District and have realized a significant savings on one monthly water bill. The most popular rebates requested have been for washing machines, followed by low-usage toilets.

Decreasing water consumption can save you money in the long run on your future water bills. Many of these appliances use nearly half the amount of water than older models.

Whether you have an older home in which appliances are reaching the end of their life cycle, or just want to upgrade, as you plan for your next purchase, keep your rebate options in mind.

*How do I qualify?*

If you have implemented one of the following landscaping or home improvement items, you may download a rebate request form from the Castle Pines North Metro District web site and submit it to the Metro District office.

Landscaping:

- ◆ Rain sensors - override irrigation system by detecting rainfall.
- ◆ ET controllers - regulate irrigation based on climatic factors (i.e. temperature and humidity).
- ◆ Programmable clocks for irrigation systems - set day(s) and time(s) of watering.
- ◆ Sod replacement - use xeriscaping and/or artificial turf to replace high-maintenance grasses and plants.

For your house:

- ◆ Low-flow toilets - use a fraction of water per flush.
- ◆ Washing machines (front loading or low usage)- use one-half the amount of water.
- ◆ Water efficient shower heads - use nearly half the number of gallons per minute.

Savings:

- ◆ Contact the District office for information on measurable water consumption reduction, or see the District's Water Conservation Plan located on the District's web site.

Visit <http://www.epnmd.org/waterrebates.html> to view complete information on the options available to you.

Contact the District office with any questions at 303-688-8550.

## A New and Improved Retreat Park

A quiet park, tucked away on Tangleoak Drive, received a much needed make over this summer.

Retreat Park, the first park to grace the community, features a small playground area, picnic areas, baseball diamond and a walking trail. A multi-purpose practice field is available for local sports teams to hone their playing and competitive skills.

The park was recently remodeled. The old playground equipment was taken out and replaced in August with state-of-the-art equipment built by Churchich Recreational Design.

The custom designed equipment in vibrant colors of blue, red and yellow includes a new play structure, swings, and a miniature climbing wall.

Mature cottonwoods provide shade for a new pavilion and picnic tables. Additional improvements to the Retreat Park playground include new drinking fountains and trash receptacles.

Plans for new rest rooms have been approved by Douglas County. The new rest room facilities are on order and are being manufactured. They will be installed once they are received.

Pack your picnic basket and head over to the Retreat neighborhood and enjoy a sunny fall day with your family and friends at this beautiful park.

For large gatherings consider using the pavilion. Residents may call the Castle Pines North Metro District office to reserve the pavilion, or multi-purpose practice field, at no charge.



Photos courtesy the CPN Metro District.

Visit the Metro District website at  
[www.cpnmd.org](http://www.cpnmd.org)

Check the Castle Pines North Metro District web site for the latest updates!

\* \* \* \* Three new presentations have been posted. \* \* \* \*

Frequently Asked Questions from Citizens of CPN regarding incorporation.

What the Metro District Does for Your Community.

2007 Castle Pines North Metro District Finances.



### UPCOMING BOARD MEETINGS

NOVEMBER 19

DECEMBER 17

Meetings begin at 7:00 p.m.  
They are held at the  
CPN Metro District Office  
on Yorkshire Drive  
in Castle Pines North.

Castle Pines North Metro District  
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