**Summer Kickoff- Colorado City Newsletter**

**June 2024**

**Covenant Enforcement Changes?**

House Bill 24-1267 was recently signed into law by Governor Polis. The new legislation would allow, if adopted by the board, the district (Colorado City Architectural Control Committee) additional means to enforce covenants. Metro District Attorney Carolyn Steffi states “HB-1267 provides that Metro Districts can adopt fees, charges, fines and penalties for covenant enforcement and design review services. Although such fees and fines constitute liens on the property, Metro Districts cannot foreclose on property due to covenant or architectural violations, but …. Such fees and fines can be referred to the County Treasurer for collection along with property taxes.” To implement HB-1267, the district will be required to approve a new fine policy and a process for dispute resolution by January 1st, 2025.

**Community Town Hall**

Mark your calendar! The next scheduled town hall is Tuesday July 23rd at 6:30 pm at the Metro Office. The town hall is a casual open forum for Colorado City residents to ask questions or to express their concerns to the Metro District in an informal setting. Help your community thrive and attend!

**Protect YOUR sewer system**

Business owners with grease interceptors need to make sure their interceptors are working properly and are cleaned/ pumped out regularly. Homeowners and renters please do not put grease or oil down the drain and only human waste and toilet paper should be flushed down toilets. It has been reported that grease, oil, eggshells, coffee grounds, sanitary products, wipes and other items have found in blocked sewer lines. Citizens that have a sewage Grinder at their home need to be extra vigilant and try to minimize food waste down the garbage disposal.

**Drop- Box**

For your convenance, a secure 24/7 drop-box is located on the north side of the CCMD office to pay your district bill. You can also pay by phone (719-676-3396) or online at [www.coloradocitymd.colorado.gov](http://www.coloradocitymd.colorado.gov).

**Golf Course**

With the help of Mother Nature and hard work by the golf course crew, Hollydot is in fantastic condition! Call the Pro Shop at 719-676-3341 or visit the website at [www.Hollydotgolf.com](http://www.Hollydotgolf.com) and schedule a tee time today!

**Parks and Recreation**

The Parks and Recreation Dept. is scheduled to open the pool on June 4th. Don’t forget game nights at the Rec. Center! Contact the Rec. Dept. at 719-676-3059 or [colocityrec@ghvalley.net](mailto:colocityrec@ghvalley.net) for additional information.

**Colorado City Architectural Control Committee**

A reminder! Colorado City is controlled by covenants. Please check the covenants before construction or placement of accessory buildings (sheds, storage containers, etc.) Most units have specific requirements for such. The Covenants are on the CCMD website or available by calling the CCMD office. If you have questions can e-mail [colocityccaac@ghvalley.net](mailto:colocityccaac@ghvalley.net).

**Water** **Quality**

NOCO Engineering recently presented the district with a design progress report regarding the Dissolved Air Flotation (DAF) Pre-Treatment Facility. The DAF facility is proposed to be constructed next to the water treatment plant below the dam at Beckwith. The design work is close to completion and once finalized will be submitted to the State for funding. The DAF facility provides a pre-treatment of the water before it enters the water plant. The three areas of concern the DAF is designed to address are:

1. Membrane Performance. Currently we are required to manually clean the membranes in the existing water plant approximately every 30 minutes. This is an extremely inefficient operation.
2. Water Quality. Currently our existing membranes are unable to remove all of the total organics, algae from the lake water which can lead to a higher than acceptable level of Disinfection By-Products (DBPS).
3. Treatment Capacity. The problematic membranes in the existing plant limits treatment capacity of the plant.

In essence, the DAF facility should improve water quality and plant efficiency. Moreover, the DAF system will keep the district compliant with DBPS regulations.

The DAF facility will be designed and built to implement a Granulated Activated Carbon (GAC) system in the FUTURE. The GAC system will also require procuring ADDITIONAL funding. The primary purpose of the GAC system is improving water taste, smell and color. Consequently, while DAF system will improve water quality, the addition of the GAC system will improve it even more. Please keep in mind that other issues (new water line construction, water breaks, new water taps, sediment in lines, etc…) not directly related to the quality of water produced at the plant, will always play a role in the quality of water that comes out of your tap.