

ten a check for \$6,200 for the last few years of MSD's north vault and south vault phosphorus monitoring. The consensus was that it was good to have data showing that the levels were different at the two points, because it meant that DePuy Synthes Johnson & Johnson, which already does its own industrial pre-treat-

ment, might still need to modify its procedures further to reduce the TP it adds to MSD's influent to TLWWTF.

Wicklund commented that it was nice to know about those results and that he, Burks, and Synthes would be meeting with Al Garcia of the EPA about it to try to reduce that phosphorus input.

But he wished he had known about the results of the testing sooner. "We paid for two years of a study to see where phosphorus was coming from, but we just found out a meeting or two ago" (when the district was invoiced for these extra monthly tests) that the phosphorous level was significantly higher at the south vault than

at the north vault, he said.

The financial report was accepted unanimously.

The meeting adjourned at 11:40 a.m.

The next meeting is scheduled for 10 a.m. Aug. 8 at the Tri-Lakes Wastewater Treatment Facility, 16510 Mitchell Ave. Meetings are normally held

on the second Tuesday of the month and are open to the public. For information, call Bill Burks at 719-481-4053.

Thanks to OCN volunteer John Howe for recording this meeting. Lisa Hatfield can be reached at lisahatfield@ocn.me.

Triview Metropolitan District, July 11

Residents frustrated by poor maintenance; new landscape policy adopted

By Jason Gross

The July 11 meeting of the Triview Metropolitan District focused primarily on district landscape maintenance issues raised by frustrated residents, and proposed standards for Triview public space maintenance. The board also received the results of an independent financial audit, discussed road repair delays, and considered ways to improve water conservation in the district. New Superintendent of Public Works Gerry Shisler was introduced.

District Manager Valerie Remington, Shisler, General Counsel Gary Shupp, Board President Reid Bolander, Vice President Mark Melville, and Secretary/Treasurer Marco Fiorito were present. Director Jim Otis participated on teleconference. Director James Barnhart was absent.

Triview is a Title 32 special district within the Town of Monument that provides roads and open space maintenance, water, and sanitation services to the residents of Jackson Creek, Promontory Pointe, and Sanctuary Pointe.

Residents frustrated by poor maintenance

The public meeting was attended by Jackson Creek and Promontory Pointe residents who came to complain about the poor open space maintenance, particularly the area in the center between 426 and 450 Oxbow Drive, and the park on the corner of Talus Road and Burke Hollow Drive. Discussion on landscape issues and solutions took up about

half of the three-hour meeting.

Residents Misty McCuen, Britany McPherson, Levi Murray, Peter Gordon, Jeff Lampman, Dennis Murphy, Jeff Bornstein, Thomas Olson, Arlene Olson, and LeeAnn Vennie had various landscaping concerns, summarized below. Murphy and Bornstein are also members of the Monument Board of Trustees.

- Public spaces, particularly along Leather Chaps Drive, weren't watered/green as they should be.
- The open space on Oxbow Drive was just dirt and weeds. Residents claimed it has not had a working sprinkler system in two years.
- The open space on Oxbow Drive should be re-greened with sod and not just reseeded.
- No weed control on road medians/sidewalks.
- Dead trees on Gleneagle Drive (for the past year).
- The Burke Hollow Drive and the Kitchener Way Parks have bare spots and weeds.
- The Burke Hollow Drive Park playground equipment requires maintenance and additional mulch below the slides for child safety
- A bench and picnic table should be added at the Burke Hollow Drive Park.
- There are large tumbleweeds on the open space hillsides.
- Sand in the streets isn't swept up.
- Residents have to keep

asking for work to get done instead of the district taking care of it automatically as part of routine maintenance.

- Overall inadequate open space maintenance gives a poor appearance to the neighborhoods and detracts from home value.
- Residents wanted an explanation of where their tax dollars have gone, since they say they apparently have not gone to landscape maintenance. They also wanted to know who was being held accountable for the poor state of the landscaping.

Remington said the sprinkler system issues had come to her attention on June 28, and she has "assertively" focused on landscaping since then to address those issues. She directed the maintenance team to focus solely on fixing the greenbelt issues, with the exception of road maintenance, until the issues get under control. She said that this means work on weeds, tree trimming, fences, and trail work will not be accomplished until the public space irrigation issues are fixed. Her efforts revealed 15 breaks in the irrigation systems that the team has been working on:

1. Creekside leak—two-day major dig costing about \$5,000
2. Oxbow leak—two-day repair, last fix completed on July 12.
3. Chesapeake open space, minor repair
4. Paiute Park—repairs completed previous week
5. James Gate Park open space, repairs complete

6. Lyons Tail—two breaks, complete
7. Misty Creek—major break requiring outside contractor, \$2,600 repair complete
8. Upper Promontory Point—still under Classic Homes warranty, working with Classic to fix
9. Anne Arbor, repair complete
10. Promontory Park, repairs complete
11. Promontory pond—two leaks, scheduled to be completed after Leather Chaps repairs later in July
12. Promontory pond by Baptist and Glen Eagle—two major leaks, repaired
13. Leather Chaps east side—major repairs to 3-inch lines, already three repairs this summer. If additional repairs are needed, may need to replace whole line.
14. Leather Chaps and Kitchener—repairs should be done in current week
15. Leather Chaps west side—two breaks in 3-inch main line should be fixed in current week

Remington also explained that cost was the reason the district opted to go with seeding the Oxbow open space instead of laying sod. They received an estimate of \$6,000 for sod, and that didn't include a sod cutting machine, topsoil, or fertilizer. Oxbow-area residents at the meeting asked the board to just till the area and hold off on seeding until sod could be purchased. The residents' consensus appeared to be that seeding the area would be

waste of money since numerous children play in the area and the seed wouldn't likely grow.

Other actions that Remington has directed include:

- Verifying all sprinkler controllers are programmed correctly.
- Changing watering to daytime hours so staff is available to verify the system is working.
- Fertilizing and doing extra watering are planned but are limited since public space watering takes a lot of water, and there needs to be sufficient time each day for water recovery in the storage tank to meet peak residential water use times.

Regarding the question on where the money has gone for maintenance, Remington said that until the last few years the district has been in very poor financial condition, and very little was done for either water system or landscape maintenance. The district is \$56 million in debt and has been paying \$3 million yearly in interest. In recent years, renewed residential growth has increased district income, and last year the current board refinanced the debt to a lower interest rate, providing additional money to use for maintenance. The district has prioritized first improving the household water systems. The available funds were used to hire Josh Cichocki as water superintendent and operator in responsible charge, and perform upgrades and overdue maintenance on the residential drinking water systems. Remington said Shisler was just hired earlier in July to be the public works superintendent. One additional hiring is planned for the landscape division next year, and the board will consider adding even more in next year's budget.

Murphy suggested that given the limited funds, the board needed a prioritized plan for landscape maintenance. The board agreed with his recommendation. District President Reid Bolander assessed the district's efforts on landscaping as failing, and all board members present empathized with the resident's



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