

use, and each has pros and cons, with one having a better backup camera and visibility and the other getting 48 to 52 miles per gallon compared to 20. Bush provided feedback to the officers that taking good care of their vehicles allowed WIA to get money for selling old Jeeps to help fund these new vehicles.

- Architectural Control Director Ed Miller reported that 62 projects had been submitted in July, with 52 approved in the office and nine approved by the Architectural

Control Committee for a 98.89% approval rate year-to-date. In 2023 WIA has had 329 projects to date, which is a decrease of 15.6% over 2022.

- Forestry Administrator Justin Gates reported 12 Firewise and forestry health visits in July, noting that the rate has been slowing down for wildfire mitigation projects. There is still money available in the 50/50 matching grant for mitigation work, he said, and agreed to send out an email blast as well as write a newsletter article

encouraging residents to sign up.

- Common Areas Director Steve Cutler reported that the parking lot by The Barn had been resealed and restriped and that common areas identified as areas of concern had been mitigated in July and August.
- Bush reported that the Country Club at Woodmoor would be digging a trench for its new bathroom near hole 5 in the coming week and had already completed the sewer hookup for a new bathroom near hole 13. The bathrooms are

not yet functional.

The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. The next meeting will be on Sep. 27.

The WIA calendar can be found at www.woodmoor.org/wia-calendar/. WIA board meeting minutes can be found at www.woodmoor.org/meeting-minutes/ once approved and posted.

Jackie Burhans can be reached at jackieburhans@ocn.me.

TRIVIEW (Cont. from 1)

Co. The agreement allows both entities to use each other's water rights, with written notice, when necessary, when those water shares are not in use, he said.

McGrady said the district is having a banner year capturing water, 120% above average, but needs to think about water storage a couple of years down the road. The district will always top off Stonewall Springs Reservoir before selling water and ensure the district is taken care of first, he said.

The board unanimously approved the agreement.

NDS update

McGrady said the NDS pipeline installation is almost completed from B plant to Stage Coach Road, representing about two-thirds of the pipeline. The project is on track and under budget, and all the pipeline will be installed by September, he said. Baptist, Roller Coaster, and Northgate Roads will be paved out with a 2-inch overlay by the end of October.

Director Sexton asked if the new fire hydrants could be protected from vehicles in any way.

McGrady said the hydrants are designed to break off during collisions, and if damage occurs frequently the district would consider moving a hydrant back a few feet, but replacing hydrants occasionally will be part of the game. He informed Fire Chief Andy Kovacs that all the hydrants will be charged in the next few weeks, and Kovacs is thrilled to have fire protection for the first time in Black Forest. The pump station (at the intersection of Old Northgate Road on the eastside of Highway 83) foundation is being formed and poured and will be dried in by October. The district staff will begin installing electrical and pumps inside during the winter with an anticipated completion date in July 2024, he said.

Note: For NDS pipeline project updates, alternate traffic routes, road closures, answers to questions, and to sign-up for email and text notifications, visit www.triviewnds.com. The link can also be found at www.triviewmetro.com.

Renewable water

During public comments, this reporter requested information on renewable reuse water return flows to the district.

Melville said the district-owned water mostly flows through homes to

the Upper Monument Creek Regional Wastewater Treatment Facility, where it is treated before flowing downstream. Flows are exchanged or captured in the Big Johnson Reservoir, or at the Stonewall Springs Reservoir via the Southern Delivery System/Arkansas River, where it can be used to extinction. The district puts about an acre-foot or 326,000 gallons into Monument Creek per day, to be captured and reused. The district plans (with the 1041 permits already in place) to capture its water and return those flows via the NDS pipeline. It was part of the district's strategy to move to a renewable/reuse water system and be less reliant on groundwater from the Denver Basin aquifer system, said Mel-

ville.

Cummins said Forest Lakes Metropolitan District (FLMD) anticipates taking part in the NDS system using some of the TMD excess pipeline capacity to deliver return flows to FLMD but not TMD water. It is unclear how FLMD return flows will be captured and returned for reuse, he said. See FLMD article on page 9.

Employee retirement plan change

Assistant District Manager Steve Sheffield said that when he was hired, he tried to roll over his retirement plan and the response he received from Lincoln Financial was not helpful, result-



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Photo by Bonnie Nassar

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