

Beseau promoted

President Jim Hale announced the promotion of Matt

Beseau to chief operating officer of WIA, in charge of all HOA activities including WPS. Kevin Nielsen continues in the role of WPS public safety chief, managing the personnel and safety decisions while the human resources and payroll duties are covered by WIA staff. Hale also noted that Vice President Kirsten Reimann, absent due to school activities, has undertaken the updating of the Employee Handbook.

Beseau requested that the board update rental guide-

lines for the Barn, which is an owner benefit but has increasingly seen requests for free access for organizations. Website contracts for hosting and design have been renewed and work on cleanup and the addition of Firewise information is under way. Nielsen and Beseau attended a Community Associations Institute (CAI) seminar on community protection and will attend another CAI seminar on May 6 focusing on preparation for food and fire.

Woodmoor water costs explained

Jessie Shaffer, district manager of Woodmoor Water and Sanitation District (WWSD), gave a presentation covering the structure of WWSD, the renewable water plan and action, and how the cost of water and wastewater handling is determined.

Shaffer emphasized that WWSD is a quasi-governmental agency, not a private sector business, similar to a nonprofit organization. The district includes the area from I-25 to Furrow Road, between County Line and Higby Roads. WWSD has a commitment to provide water and wastewater services to this district in perpetuity and therefore does a lot of long range planning.

The renewable water plan and action discussion covered the needs, current activities, and long range planning, which include the acquisition of the JV Ranch land and water rights. For more information on Shaffer's presentation, see the WWSD article on page 1.

Shaffer detailed the principles behind the setting of rates and fees for water and wastewater handling. The legal standards that WWSD follows require that rates must be rational, related to the cost of service, non-arbitrary or capricious, and must not create intra-class subsidies. WWSD uses a cash flow model to total the cost of operations, replacement, and capital improvement costs to determine the required revenue.

The rates are proportioned among customer classes based on use. Residential use is 80 percent of the total. Fees are segregated into use fees, tap fees, and the Renewable Water Investment Fee (RWIF), which goes to

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6/6/5/7, 442 sf \$984,000
Beautiful custom stucco & stone 2-story w/ carriage house in sought after gated community. Bright, open floor plan, gourmet kitchen w/ arched doorways, walk-out great rm w/ French drs, fully finished walk-out lower level w/ secondary kitchen area, theatre & safe rooms.



5/4/3/5, 068 sf \$575,000
Spectacular custom home on .90 acres located on a quiet cul-de-sac in Timberview! Hardwood floors w/ walnut inlay, spacious formal dining room, great room w/ beautiful stone fireplace & 13' ceiling w/ large windows overlooking private treed yard & deck.



4/4/3/4, 044 sf \$540,000
Immaculate & updated custom ranch home on a private treed cul-de-sac lot in Kings Deer! Hardwood entry w/ barrel & vaulted ceiling, beautiful arched windows, gorgeous formal dining room w/ hardwood floor, wainscoting & coffered ceiling plus beautiful gourmet kitchen.



4/3/3/4, 194 sf \$500,000
Beautiful stucco & stone ranch style home backing to open space. Amazing kitchen that boasts slab granite countertops, glass French doors open to the main level office, walk-out basement w/ 9ft ceilings with wet bar, gas fireplace & wired for



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