their roads.

- Any owner of a motor vehicle that is in violation may be issued up to two warnings per snow season. A third violation may result in a fine of $25 and vehicle being towed, or a citation from the officer.

- The municipal court judge can im- pose a fine as can as $999 if warranted.

Residents with questions should contact the Town of Monument, not their home- owners association or metro district.

“A look at Triview Metropolitan District”
Triview District Manager Valerie Remington and board President Reid Bolander briefed the trustees about the current state of Triview as part of an effort to increase communication between the two entities. Triview is subject to the ordinances, po- lice coverage, and land use planning of the town of Monument. Triview’s spe- cific sovereign functions include water treatment and distribution, wastewater collection, storm drainage, parks, trails, and roads maintenance, and mosquito control to areas including Jackson Creek, Promontory Pointe, and Remington Hill, as well as the brand new Sanctuary Pointe, and the anticipated Homeplace Ranch and other new developments south of Highy Road. See www.ocn.me/v16/7.html#td-0614.

Note: Besides Triview, other metropoli- tan districts within the town of Monu- ment include Village Center, Lake of the Rockies, and Pinon Pines 3 (the future commercial area that will be operated by Forest Lakes Metropolitan District). Other metro districts in the Tri-Lakes area that are not in Monument but in El Paso County include Misty Acres and Pinon Pines 1 and 2, which are operated by the Forest Lakes district.

Remington shared many statistics about the Triview political subdivision of Monument, including:

- Currently 4,770 residents and 1,590 taps
- Final buildout estimates almost dou- ble those figures
- Nine employees plus more to be hired in 2017
- Nine parks, 56 acres of open space, five miles of trails
- 3.7 million square feet of roads, eight wells, two water tanks
- 63 miles of sewer, water, and storm drain pipes

- Annual expenditures $7.7 million
- Annual debt service $4.5 million
- Capital expenditures $1.7 million in 2017
- $53 million in debt

Recent refinancing of general obliga- tion bonds will save $800,000 in 2017 and $10 million over the next 23 years, Remington said. Bolander said, “We don’t like debt. We have had some tight years in the past, but revenue is growing now, and growth can help pay off the debt. We hope to pay it off sooner than in 30 years.”

Remington described the water supply available to the district using a chart created by water attorney Chris Cummins of Monson, Cummins & Sholter LLC. The bottom line is that the district has enough water for 6,093 single-family equivalents (SFEs), which is twice what they anticipate needing by final buildout of about 3,500 SFEs, she said.

“When inclusion of Homeplace Ranch eventually happens, it will deed its water to Triview. The district also owns water rights beneath Bent Tree subdivision north of Highy Road. In December, Triview purchased 500 shares of renewable water (about 350-500 annual acre-feet) from the Fountain Mutual Irrigation Co. on Foun- tain Creek south of Colorado Springs. That water will eventually be delivered to the district through a Pikes Peak Re- gional Water Authority (PPRWA) in- frastructure project or a similar project, she said. Meanwhile, Triview is earning revenue by leasing that “wet” water to entities that need it.

Remington said there is a plan to change the current landscaping profile of the district over time to conserve more water, and that watering restrictions and water rate structure changes should also encourage residents’ water conservation. See www.ocn.me/v17/1.html#td-08 and Triview article on page 17.

Remington said Triview is planning a reuse plant to generate non-potable water to be used for irrigation for the district’s parks. (“Non-potable water will not be available to residents, because the infrastructure is not there.”) It will with- draw water from alluvial wells along Monument Creek to reuse the treated effluent discharged into the Monument Creek by the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWTF). She said this system should be online by summer 2018. Water reuse will extend the life of Denver Basin aquifers, which are not recharg-