

# Mountain Mutual Water Company

4338 County Road 1, Cripple Creek, CO 80813

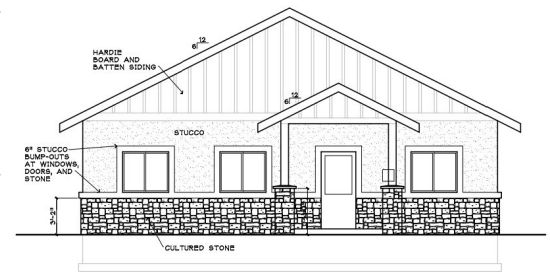
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*Newsletter, Second Quarter 2022*

## The New Office is Finally Coming!

Our poor old Water Company office has been at the end of its useful life for many years, but we have been patching it together until we made significant progress with the water infrastructure projects. For those of you that do not know, the Mountain Mutual Water Company office was the original office of Golden Cycle Land Company when they developed the subdivision back in the late 60's and early 70's. Originally, it was meant to be a temporary structure made up of two old buildings put together as one. 50+ years later we are still using those old buildings on a daily basis. However, the old structure is no longer sound or safe. This is the reason the office is currently not open to the general public.

After talking about and planning for a new office for several years, we are proud to announce the time has finally come to start the project. The new location will be next to the Fire Station at the Angas entrance to CCME. This location means the office will remain convenient for our members, vendors, and personnel. Dirt work will start in April and the structure will get started in late May.



For last 2 years the staff, the General Manager, and the BOD have been designing the new office to not only meet our needs today but well into the future. Our GM has been working with the architects, engineers, and contractors to bring the designs to life at the lowest cost possible. Unfortunately, due to regulations governing commercial buildings, some of these costs are out of our control. Several members have contributed to this process. A special thanks to Gary Birch for the cutting-edge lighting design and Ron Petrowski for the HVAC design. With a view to the future, we have chosen highly efficient, maintenance free, long-lasting materials for this project including ICF construction, radiant floor heat and high-performance windows. In addition to being energy efficient, ICF construction gives the added benefit of being fire resistant. Also, many trade contractors have agreed to contribute at reduced costs. We will be doing much of the finish work (trim, painting, hanging cabinets, etc.) ourselves to reduce expenses.

Obviously, the cost of a building project is outside of the normal operating budget of our small non-profit company. To fund the building, we will be conducting a special assessment for all members over the next 2 years which will fully pay for construction. The amount of the assessment will be two equal payments of \$212.50 for a total assessment of \$425.00. Or members may choose to pay the full assessment fee the first year for a discounted rate of \$375.00. Assessments will be mailed in August and due in October.

We look forward to seeing each of you at the ribbon cutting ceremony for the new Mountain Mutual Water Company office later in 2022.



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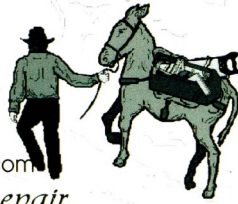
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