

Mountain Mutual Water Company

4338 County Road 1, Cripple Creek, CO 80813

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Newsletter, 4th Quarter 2023



This newsletter edition is a little later than usual, but it is not too late to prepare for the upcoming winter. We have already had one good cold snap to remind us to take precautions to prevent freezing of the water systems on our properties. The MMWC staff have almost completed winterizing valves and our other systems. Each year we take every precaution to minimize freezing but we are still at the mercy of mother nature at this altitude. If your past experiences have indicated that cistern heaters and meter pit heat needs to be installed, now is a good time to add them. Properties vacant over the entire winter should be completely winterized, and rental properties that are only occupied for short periods of time where water flows infrequently should also take steps to mitigate freezing while unoccupied. Guidance for some helpful steps can be obtained from the MMWC staff or the website at www.mountainmutual.com, under "Your Water System," Tips/Maintenance. To save yourself some time, if you find you do not have water in the house, first check your cistern to see if it has water in it before contacting the office.

Beginning with the first billing cycle of the year 2024 a rate increase will take effect. The only part of your water bill to be affected will be the usage charge. We are increasing that charge by $\frac{1}{4}$ of a penny to \$.0325 cents per gallon. By doing some budget tightening we were able to keep all other charges at 2023 levels. This is a fairly nominal increase to maintain normal operating and capital costs of the water system. This includes the cost-of-living increase in wages and salaries and the newly mandated charge the State of Colorado requires of employers to make toward the FAMLI program benefits. The increases in materials used for normal maintenance and upkeep are also covered. As an example of the impact of this rate increase on the monthly usage, a typical residence that uses 1,100 gallons of water per month will see an increase of \$5.50 per month. Also, to be clear, the Special Assessment of the past two years is complete and NO additional Special Assessment will be applied next year. To all that made your Special Assessment payments, thank you very much!

In reference to the past Special Assessment, which was to cover the new operations building for the water system, it is reported that the building is very near obtaining its Certificate of Occupancy. A great deal of finish work has been provided by the Board of Directors and the company Staff to save some money and to move forward the laborious final work needed. Some delays have been experienced toward getting the final inspections, but it appears that the company will be able to move into the facility in early December. Following the final events, the note that financed the construction will be substantially paid off from the Special Assessment funds and the facility will therefore be paid for. In other words, there will be no debt hanging over the MMWC members resulting from the need to replace the old, decrepit building that has served (and cost us handsomely) for the past many years. For this your Directors again thank you for your patience and contribution. It is a very efficient and well-constructed building, and this facility will serve us well beyond the lifetimes of most of us receiving this newsletter.



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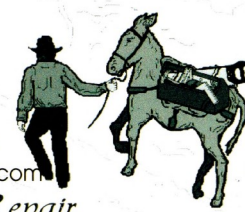
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