

Mountain Mutual Water Company

160 Anges Drive, Cripple Creek, CO 80813
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4th Quarter Newsletter, 2024

Winter Preparedness

As of this writing, it is apparent that winter temperatures are arriving. What this means for you is that precautions need to be taken to avoid freeze-ups of your water system. If you have had trouble with freezing in your meter pit, it is recommended that you add heat; the office can advise you how to do this. If you do not plan to stay over the winter, be sure to shut off the power to your cistern pump. Do Not turn off the water at your meter as doing so can cause damage to the meter connections (it is also illegal actually). If you want the water shut off at the meter, contact the office and arrange for MMWC to do it.

Sanitary Survey

The State Health Department conducted the Sanitary Survey of the water system this past September. This is an on-site inspection by the State to ensure that the water delivered to you meets the requirements for safety. It is a rigorous inspection of paperwork, reports made to the State, and a physical inspection of the facilities and equipment. We are *proud* to report that EVERYTHING passed with no violations, deficiencies or observations to be corrected or remedied.

Why MMWC should not be part of the POA

As we did in the 3rd Quarter Newsletter this past July, we want to provide for our newer residents and property owners answers to other questions about the water company. One question is “why aren’t the Property Owners Association and the Water Company combined into a single entity?” We provide the answer on our website, but for convenience we will briefly reiterate it here. The water company is a special corporation recognized under the Colorado Statutes (Title 7, Art 41) differently than what the POA is organized under. MMWC is referred to as a “ditch and reservoir” company for the purpose of enabling property owners to share in the title to water rights. This is a significant asset to the subdivision granted specifically to Mountain Mutual Water Company. If the POA and the Water Company were merged, the merged entity would lose the benefit of its asset being “judgment proof” under Colorado law should there be some kind of legal action to seize the asset in a claim against the POA. There are other advantages to being separated, but this one situation is significant enough to remain separate. It allows the lives of its property owners to be resistant to a disruption of their most valuable community asset. Being a fairly brief discussion here, more on this topic can be found on the website at <https://www.mountainmutual.com/faq>.

System Update

As the summer/dig season grows to a close, there have been several infrastructure improvements made to the system. New HDPE piping was installed on Deadwood Road to Golden Cycle Circle and Granite Lane. Also, piping was extended on Vivenda Road and Ajax Court. Several new intersections were added to gain more control over the system in general. We are already planning for the 2025 dig season with more improvements to come. Unfortunately, all this digging with our 30+ year old backhoe has taken a toll on her. We are actively looking at acquiring a new backhoe for the company.

As always, thank you for your continued support!



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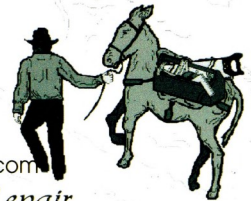
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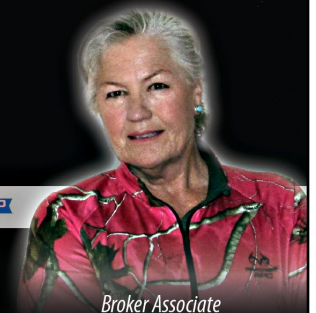
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