



January 5, 2012

Dear Woodmoor Water and Sanitation District Customer,

The Woodmoor Water and Sanitation District No. 1 has been focused on acquiring a renewable water source that will eventually replace the Denver Basin well water as renewable water supplies become a more cost effective source to provide to our customers.

The Board of Directors, at its October 17th, 2011 meeting voted unanimously to purchase the JV Ranch in southern El Paso County and issue bonds to finance the purchase. The acquisition of the JV Ranch's renewable water and reservoir site represents the greatest milestone in the District's Renewable Water Plan. The JV Ranch will provide long-term water security and protect the value of properties in Woodmoor far into the future.

The JV Ranch bonds will be repaid through the implementation of a monthly Renewable Water Investment Fee (RWIF)—**set at \$45 per month for a single-family home**. The RWIF started on January 1, 2012 and will appear on District customers' January bills (received by the customer in early February).

At the December 8th, 2011 meeting, the Woodmoor Water Board of Directors adopted the 2012 budget, which included setting water rates and fees for the new calendar year. The Board's decisions included:

- RWIF will remain at \$45 per month for a single-family home. RWIF scales up and down depending on tap size. Information on RWIF rates is available at www.woodmoorwater.com.
- Volumetric rates for water usage **were not** increased for 2012. The District had previously anticipated that the bond repayment would require an increase in the volumetric rates.
- Sewer use fees will increase 3 percent to \$25.33 per household. This is a flat monthly fee for residential customers.
- Water tap fees will increase by 14.5 percent, ensuring that growth continues to pay its way and makes an equitable contribution toward the District's water system.
- Sewer tap fees for new service will not increase in 2012.
- Certification of a 0.00 mill levy to the El Paso County Tax Assessor as WWSD's mill levy expired in December of 2011.

During 2012, the District will pursue the change of JV water rights through water court and will update its Long Range Planning process, which will allow the Board and staff to assess the water and sewer needs for our community over the next several years. This process will also incorporate the District's planning of infrastructure needed to transport the JV Ranch water to Woodmoor.

Throughout this process, the District will continue to keep you informed. Please be sure to visit the District's web site at www.woodmoorwater.com for news and updates and to sign up for the District's e-mail newsletter. If you have any further questions, please do not hesitate to contact me at 719-488-2525 x14.

Sincerely,

A handwritten signature in black ink that reads "Jessie J. Shaffer". The signature is written in a cursive style with a large, prominent "J" and "S".

Jessie J. Shaffer
District Manager