

SOUTH EVERGREEN WATER DISTRICT
32045 Castle Court, Suite 103
Evergreen, CO 80439
Mailing Address: PO Box 2830, Evergreen, CO 80437

PLEASE READ THE FOLLOWING 2025 UPDATE

Dear SEWD Homeowner:

January 2026

MAINTENANCE AND GENERAL INFORMATION

In 2024, SEWD hired a local water treatment firm to deal with weed growth in reservoirs #3 and #4. In 2025, the same firm was hired to monitor and treat, as needed, any weed problems. Though significantly less than the previous year, treatment was again needed in reservoir #4. Regular monitoring will ensure that water transfer between reservoirs remains clog free.

Also in 2025, the District replaced its rusted 50-year-old flume box, which measures the incoming water flow to the reservoirs. This project required trench repair, new concrete structure work, and site landscaping. Local contractors were used and the cost for this project was just under \$14,000.

In 2026, SEWD will repair roughly 100 yards of the ditch that carries water to the new flume. That will involve engineering, surveying, excavation, and liner replacement. The estimated cost is expected to be approximately \$18,000.

We currently have a few capable volunteers who do many things for our district. This saves SEWD a considerable amount of money. They do the necessary things to fulfill the State water augmentation plan and to maintain the reservoirs. This work takes countless hours each year. The volunteers' efforts help to slow the increase in our annual fees. Many thanks to our current volunteers.

Within a few years, the District will need replacement volunteers. Without them, a firm will have to be hired to do this work, which will cause a faster increase in our water fees.

WATER FEE UPDATE

The annual fee for 2026 will be \$600.00. Our reserves were depleted from 2020 through 2022 due to the reservoir #4 lining and diversion trench construction projects. The cost was over \$375,000. It has been a slow process to rebuild reserves in a timely fashion. We anticipate that reservoir #3, which presently has heavy leakage, will likely require a partial dike/bank liner in the future. In addition, there are ongoing costs for smaller maintenance projects that require attention yearly, as well as the occasional challenge to our water rights. Fees have not been raised for the past 3 years but, with costs rising for most things, it has become necessary.

Since the water fee is being raised \$100, the due date is being extended for the coming year to March 31, 2026. Payments postmarked after that date will incur additional fees as noted on your invoice. You may also make your payment on the SEWD website.

To access the SEWD website, go to: southevergreenwd.org

There you will find information about the water district, including its history, well-water usage, meeting agendas, minutes, schedules, reports, and budget.

CONTACT INFORMATION

Our administrator is:
Simonson & Associates
32045 Castle Court, Suite 103
Evergreen, CO 80439
Phone: 303-674-3379, Ext. 100
Mailing address: SEWD
PO Box 2830
Evergreen, CO 80437

If you are a new owner or your contact information has changed, please contact the district administrator.

If you have questions about the District or your bill, please contact your Board of Directors, Louise Decker, President, at 720-839-6947 or Ann English, Vice President, at 303-981-8735.

YOUR PAYMENT MUST INCLUDE THE 2026 WATER FEE AND ALL APPLICABLE LATE FEES AND COLLECTION FEES, IF ANY, FOR THIS YEAR AND PREVIOUS YEARS.

THANK YOU VERY MUCH FOR MAKING YOUR PAYMENT IN A TIMELY MANNER AND FOR YOUR SUPPORT OF OUR EFFORTS TO REMAIN STATE-COMPLIANT.

The following information is provided regarding SEWD and State water requirements.

REASON FOR SEWD RESERVOIRS

The Colorado Division of Water Resources required that subdivisions created after 1972 had to replace a portion of water used from their wells each year by putting that water (augmentation) back into North Turkey Creek. The three reservoirs located along Highway 73 near the main entrance to Evergreen Meadows were created for that reason. They hold enough required water for each household well drilled in Evergreen Meadows Units 8, 9, and 10 and Unit 5 in Evergreen Highlands. Because these units were platted after 1972, they are subject to the above mandate. **If our reservoirs are not in compliance with the Colorado Division of Water Resources, then our wells might be shut down.**

WATER RIGHTS PROTECTION

Since water is an important issue for our mountain area, protecting our water rights requires constant vigilance. As a Board, we try to stay apprised of any new proposed subdivisions or project developments and their possible negative effects on our water quantity and quality. Developers and other water districts sometimes challenge our water rights. When a challenge occurs, the Board must then hire attorneys and water engineers to defend our rights.

WELL WATER USAGE

Our water augmentation plan is a 2-part plan. The first part is the operation and maintenance of the reservoirs for well usage. The second part is the explanation of well usage.

A number of residents in our water district have asked about well water usage. Our district operates under a water decree that was established by the State. This decree states that our wells are for **“domestic use for in-house purposes only”**. Your well permit should confirm that.

Below is an explanation directly from the Water Resources Engineer regarding water and well usage per our Water Augmentation Plan:

Permits to construct wells within Evergreen Meadows Units 8, 9, and 10 (a portion of which was replatted as the Timbers Estates) and Evergreen Highlands Unit 5 are issued pursuant to the plan for augmentation approved by the Water Court in case no. W-7540. Wells within these subdivisions must be operated in accordance with the terms and condition of the decree in order to remain in compliance with Colorado water law. The decree allows the use of the wells for "domestic use for in-house purposes only, not involving irrigation." Uses that are not considered domestic use and cannot be supplied by water from a well covered under the subdivision-wide augmentation plan would include the commercial use of a property as an event venue for parties or weddings; bed and breakfasts; an onsite commercial business that has employees or customers; or the use of water in a product to be sold, such as brewing beer. In addition, the limitation to in-house purposes only would not allow for any use of water outside of the house including for the filling or refilling of hot tubs, swimming pools, or water features; the watering of animals, such as horses, that are not pets living inside the dwelling; the washing of vehicles or equipment; or for the watering or "greening up" of lawns, gardens, trees or other plants outside the home, including in a greenhouse. General information regarding augmentation plans, including a [Beginner's Guide to Augmentation Plans for Wells](#), may be found on our website at <https://dwr.colorado.gov/services/water-administration/augmentation-plans>.

If you need additional information about water usage that falls outside the in-house purposes only, contact: Division Engineer, Water Division 1, phone number 970-352-8712, Ext. 1204 and/or Water Resources Engineer, 303-866-3581, Ext. 8249.

TRANSPARENCY INFORMATION

Pursuant to section §32-1-809, Colorado Revised Statutes, SEWD has posted transparency information on the Special District Association website. To view this information, please access the internet and go to www.sdaco.org. Click on “Resources” and then click on “Special District Transparency Information.” Type in “South Evergreen Water District”, then click “Search.” Click on the district name to view all information.