

ARABIAN ACRES METROPOLITAN DISTRICT

Managed By:
WALKER SCHOOLER DISTRICT MANAGERS
Special District Management



To Home Owner/ Renter:

The Arabian Acres Metropolitan District is the water provider for the homeowners in the Arabian Acres area of Teller County. The District is organized under the Colorado Revised Statutes Title 32 which creates the framework for our operations and management. Walker Schooler District Managers is the District Manager.

There are many different situations for which the District provides water; one of these is the provision of water to renters of property within the District. Owners may opt to have renters be the primary account holder; however, per State statutes and our Board's adopted resolutions, the ultimate responsibility for payment of the charges falls on the property owner. All unpaid charges for service may ultimately be assessed against the property and the owner. Such charges shall constitute a perpetual and continuing lien upon such property until such charges have been paid in full. (C.R.S. 32-1-1001(j)). Accordingly, it is our priority to notify the property owner, in writing, any time a warning or reminder letter is mailed to the tenant(s).

We assign an account to each metered property based on a Service Request form available on our website or from our office. It is very important that a new Service Request be filed with our office any time a renter leaves or newly occupies a property. When a transition occurs, there are charges for the change-over and a final bill is calculated based on the move out date and other factors.

Also on our website, www.aametro.net, are the various resolutions regarding charges and fees as well as the collections process, should that be required. Specifically, the Amended and Restated Resolution Concerning the Imposition of Various Fees, Penalties and Charges for Water Services and Facilities outlines the various charges, collection processes, late fees, etc.

We appreciate your attention to this letter, if you have any questions or concerns about this letter please contact our office at (719) 447-1777 or you can log into our website for additional information.

Sincerely,
Walker Schooler District Managers

A handwritten signature in blue ink that reads "K Walker". The signature is fluid and includes a long horizontal stroke at the end.

Kevin Walker
District Manager

