

debt service for the bond used to fund the JV Ranch acquisition.

The use fee is tiered for residential use where blocks are based on an analysis of use patterns. The base block for indoor residential use is about 6,000 gallons and has the lowest rate. The second block is for lawn irrigation and has a use pattern of about 19,000 gallons. Use above that rate falls into block three and is priced to incentivize conservation.

Due to community feedback from large irrigators, WWSD has implemented a variable block rate based on grass irrigation demand (GID), which varies month by month based on the weather patterns where less water is needed in wetter months and more is needed in hotter months. The blocks vary by month with a goal of meeting 80 percent of demand in block 1, the additional 20 percent in block 2 and setting higher rates for use above 100 percent of demand in block 3 to incentivize conservation.

Most large irrigators follow the GID block pattern, but some have custom blocks based on their unique needs called the modified grass irrigation demand (MGID). There has not been enough data to determine how well this pricing meets revenue requirements, so the pilot will continue for another year.

The RWIF fee is currently set to generate enough revenue to pay off the bond debt. As the community grows and more revenue comes in, WWSD will need to deter-

mine what action to take with the additional revenues.

Parking problems

Concerns were raised about people parking for sporting events on the southeast fields of Palmer Ridge High School. Spectators park in the access area despite "No Parking" signs and on both sides of the street on the curved portion of Woodmoor Drive, causing a traffic hazard. Kevin Nielsen, Woodmoor Public Safety (WPS) chief, advised that property owners should raise this issue with the Lewis-Palmer School Board, and WPS will work with the Colorado Department of Transportation to get "No Parking" signs posted on the streets as well.

Per Suhr, director of Public Safety, reported that the

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570 Columbine (left) Cute home in the prettiest part of Palmer Lake. Private and close to National Forest. Main level living in a sunny, treed location. List price \$225K

Pikes Peak Views!

Bent Tree—Updated 5700 sq ft home on lg. treed lot. Pikes Peak views. 5-6 bd., 4 ba. Slab granite in kit, lots of hardwood floors. LL rec room, FP & bonus room. Almost 4 acres. Brand new roof included. AVAILABLE AT NEW LOW PRICE \$579K
Greenbelt Behind

190 Winding Meadow Way
Privacy Plus! New addition to this Woodmoor home in 2002 added approx. 800 sq. ft. Perfect multi-generational home with separate living with another kitchen in walkout lower level. Backs to Greenbelt natural area with Pikes Peak views. List price \$374,900.
16154 Kitchener Way (right) Main level living with an open, great room. Kitchen w/granite counters, a b'fast bar and walkout to the deck, Pikes Peak Air Force Academy views from deck, central air and finished walkout basement w/rec room. 4 bedrms/3 baths. 3 car. Price \$349k
Greenbelt Behind

15535 Jessie Drive
Pristine Gleneagle home that backs to a Southwestern Exposure scenic GREENBELT. Slab granite in kitchen, beautiful hardwood floors accentuate this 5 bed, 4 bath custom home. Walkout lower level to fenced yard. List Price \$339K

5973 Eagle Hill Heights
Super nice Townhome with Main level living. Two master bedrooms on main level, another in the lower level. Almost 3000 fin. Sq. Ft. Great Colorado Springs location. Pool, Clubhouse. New: Carpet, Paint, Fixtures. Price \$274,900.

Perfect