

# **M** *Castle Pines North* **METROPOLITAN DISTRICT**

*Providing the people, families, neighborhoods and small businesses of Castle Pines with clean, safe, reliable drinking water, renewable water, wastewater, storm water, parks and open space services in the most fiscally responsible manner, while serving as stewards of the community's water-related assets and Standard & Poor's AA and Moody's A1 bond ratings.*

JULY 2013

## **Mill Levy Fast Facts**

In the early 1990's, the homeowners of our community exited from bankruptcy jointly owing approximately \$60 million. The Castle Pines North Metropolitan District Board of Directors inherited, and is the entity legally responsible for retiring, this historical legacy debt.

### **Mill Levy Math**

**22**  
mills

are dedicated to paying down the District's historical legacy debt.

**+ 19**  
mills

are dedicated to paying for drinking water and wastewater services, the InterConnect Pipeline Project, renewable water storage rights in Rueter-Hess Reservoir, Hock Hocking Mine, Fulton and Platteville ditches, and Plum Creek renewable water rights, 14 miles of trails, 351 acres of open space, three parks, Metropolitan District offices and Castle Pines North Community Center operations and maintenance.

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**= 41**  
mills

# Mill Levy

(continued)



**Step 1** Remember that one mill is equal to \$1 of property tax for every \$1,000 of the **assessed** value of your property.

**Step 2** Remember that your **assessed** property value is only a fraction of the **actual** value of your property. For many homeowners, failure to grasp the essential distinction between assessed property value and actual property value often causes frustration.

**Step 3** Remember that your mill levy and your tax rate are two ways of expressing identical information. In other words, your mill levy is equal to your tax rate. The distinction is that your tax rate is conveyed as a percentage of your assessed property value, whereas your mill levy is expressed in mills. Again, one mill equals \$1 of property tax for every \$1,000 of assessed property value. Thus 41.00 mills = 4.1% tax rate. In decimal form, a 4.1% tax rate = .0410.

**Step 4** Let's say the actual value of your home is \$300,000. The Notice of Valuation you receive from the Douglas County Assessor shows the 2012/2013 assessment rate is 7.96%. Consequently,

$$\begin{array}{r} \$300,000 \text{ Actual Property Value} \\ \times \quad 7.96\% \text{ Assessment Rate} \\ \hline = \quad \$23,880 \text{ Assessed Property Value} \end{array}$$

**Step 5** To calculate the Castle Pines North Metropolitan District's portion of your property tax, multiply the assessed value (\$23,800) x the decimal equivalent (.0410) of the Metropolitan District's 41 mill levy.

$$\begin{array}{r} \$23,880 \text{ Assessed Value} \\ \times \quad .041 \text{ Mill Levy expressed as decimal} \\ \hline = \quad \$979.08 \text{ Annual property tax to District} \\ \div \quad 12 \text{ Months} \\ \hline = \quad \$81.59 \text{ Monthly property tax that Douglas} \\ \text{County collects on behalf of the District} \end{array}$$

# Saving millions in interest & fees

- Instead of retiring the legacy debt in 2027, as originally planned, we intend to retire the remaining legacy debt by 2017, thereby eliminating 10 years of interest and fees.
- Each year since 2006, we have accelerated payment of the historical legacy debt, thereby saving Castle Pines property owners over \$2 million in interest and fees.
- **If** we stay on course between now and 2017 and continue successfully accelerating prepayment of the remaining legacy debt, **then** the people of Castle Pines can reasonably expect to save yet another \$2 million – and be free of legacy debt!

## Celebrating AA & A1 bond ratings

In its most recent rigorous evaluation of the District's finances and fiscal management Standard & Poor's reaffirmed the District's AA bond rating. In separate action, Moody's reaffirmed the District's A1 bond rating. Protecting these ratings is essential. We thank the people of Castle Pines for trusting us to manage, and ultimately retire, the 1990s-era legacy debt we inherited as quickly as possible. We also thank both credit-rating agencies for rewarding our fiscal discipline and for the confidence they place in our financial management.

*“As Front Range communities continue depleting non-renewable well water supplies in the Denver Basin Aquifer System, we must retire the burdensome legacy debt and annually deliver the District's full compliment of renewable water to our water distribution system as soon as we can. Completing Phase 2 of the InterConnect Pipeline Project, successfully adjudicating our renewable water rights, and paying off Schedule C legacy debt bonds last year are evidence that we are making strong progress. However, I urge the people of Castle Pines to exhibit continued patience and stay the course until we complete the transition to renewable water and until we pay off the remaining \$13 million legacy debt. We didn't create these problems, but we are solving them. A few more years of rigid focus on debt reduction and renewable water infrastructure will result in each homeowner and business in our community having confidence that our District, unlike many others, offers a secure and sustainable water future with no legacy debt and highly coveted credit ratings.”*

Steve Labossiere

President, Castle Pines North Metropolitan District

# The highlight of our summer lecture series is . . .



nationally renowned garden designer, horticulturist, lecturer & best-selling author, **Lauren Springer Ogden**, who will present *The Sustainable Flower Garden*.

Equipped with a Master's Degree in Horticulture from Pennsylvania State University, Lauren Springer Ogden authored *The Undaunted Garden: Planting for Weather-Resilient Beauty*. She also co-authored *WaterWise Plants for Sustainable Gardens: 200 Drought-Tolerant Choices for all Climates* as well as *Plant-Driven Design: Creating Gardens That Honor Plants, Place, and Spirit*.

"Lauren is one of the most beloved and influential horticulturalists of the twentieth and twenty-first centuries," says **Panayoti Kelaidis**, senior curator at the Denver Botanic Gardens, who considers Springer Ogden "the premier garden designer in America." Her most recent book, *Plant-Driven Design: Creating Gardens That Honor Plants, Place, and Spirit* is an "extraordinarily exciting concept."

**Date:** Saturday, July 13, 2013

**Time:** 8:00am, mix-n-mingle w/coffee & mini-Bundt cakes,  
8:30am to 10:30am, interactive presentations/Q&A

**Location:** Castle Pines North Community Center  
7404 Yorkshire Drive, Castle Pines, 80108

Master Gardener **Harriette Einolf** will preview our first annual Xeriscape / WaterWise Landscape Contest rules and valuable prizes. For information please click **Xeriscape / WaterWise Landscape Contest** under "Latest News" on our website home page at [www.cpnmd.org](http://www.cpnmd.org).

