

Mountain Mutual Water Company

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www.mountainmutual.com

Newsletter, Third Quarter 2021

As we begin the third quarter of the year it has been noticed that a number of properties have changed hands over the past several months. Simultaneously, there have been questions about the water company and the system which have indicated a need to better understand what Mountain Mutual Water Company (MMWC) is and how it is operated. This newsletter is intended to briefly clarify the structure of the company.

First, what kind of water company is MMWC? Colorado State law (referred to as Colorado Revised Statutes or C.R.S.) creates a special kind of company whereby a group of people can share ownership in the company especially for the purpose of owning water rights and the distribution of that water. This special kind of company is referred to as a “mutual ditch and irrigation company”. MMWC is just such a company, and the group of people that own the company are the property owners in good standing within the Cripple Creek Mountain Estates subdivision. The State law also provides the requirement that the mutual ditch company be sustained by the members by fees, assessments, and similar charges to maintain their ownership in the company (and hence their share of the water rights). If a member fails to pay their portion of the sustaining costs, the company is allowed to terminate their water service and could subsequently declare their share of ownership forfeited. More information regarding forfeiture of water rights is available on our website.

Unlike public, private, or municipal water companies which are regulated by various governing bodies, the governance of a mutual ditch company is by the owners themselves through their chosen directors. MMWC is established as such a company through its Articles of Incorporation registered with the State of Colorado and MMWC’s By-Laws. Both these documents are available to any member by downloading from the MMWC website or by direct request at the MMWC office, along with the new MMWC Water Policy that incorporates both the Articles of Incorporation and the By-Laws along with the rules and regulations.

The MMWC Water Policy details the company’s and each owner’s responsibilities. It is very important that everyone is familiar with their responsibility to their own water connection and system on their property. MMWC is responsible for maintaining the water lines through all the roads. Each owner is responsible to maintain their service line from the point of connection with the water main to the house, this includes your cistern. **Homeowners are not permitted to manipulate the valve inside the meter pit that controls the on/off feature.** However, it is the homeowner’s responsibility to make sure the line inside the meter pit and the meter do not freeze during extended periods of cold. There is more detail in the MMWC Water Policy (at our website, under the “Requirements” tab on the top right).

Hopefully, this background provides a brief understanding about MMWC’s existence and its relationship to those it is intended to serve. While this has been a simple overview, more information about MMWC can be found on our website www.mountainmutual.com. In particular, the webpage entitled “Membership” is a good starting point for more information about this subject. As always, the staff in the office can also provide answers to any specific questions.

Please remember this is “dig” season for our field techs doing infrastructure upgrades. Please use caution and slower speeds when entering a construction zone to help keep our field techs safe.

Thank you for your loyalty and support.





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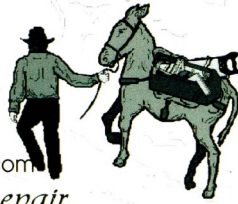
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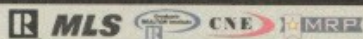
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