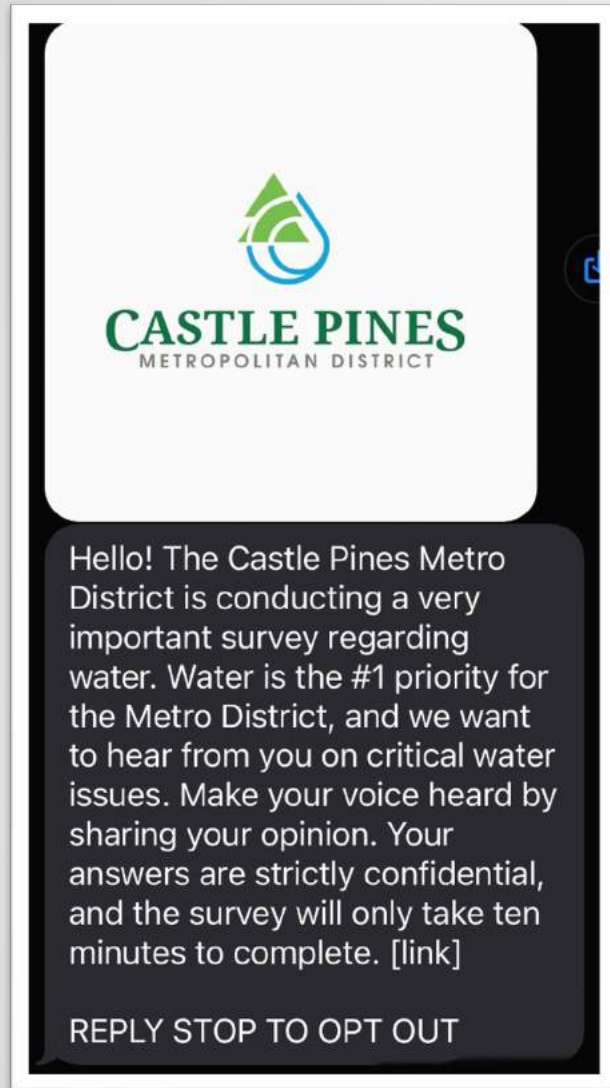


Castle Pines Metro District Water Survey

January 18th to 30th, 2022



Methodology



Magellan Strategies is pleased to present the results of an online survey of 532 homeowners within the Castle Pines Metro District. The interviews were conducted from January 18th – 30th, 2022.

The overall survey responses have a margin of error of +/- 3.91% at the 95% confidence interval. Population subgroups will have a higher margin of error than the overall sample.

The survey results were weighted to be representative of the proportion of residents who live or do not live in a sub-association.

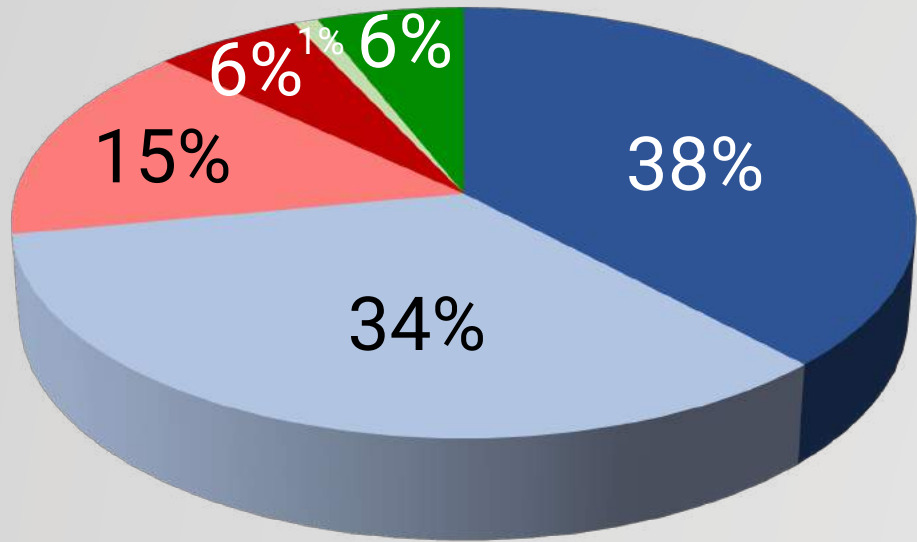
Castle Pines Metro District Voter Registration Demographics

Sex	Total Registration	
Female	1,926	50.1%
Male	1,920	49.9%
Total	3,846	

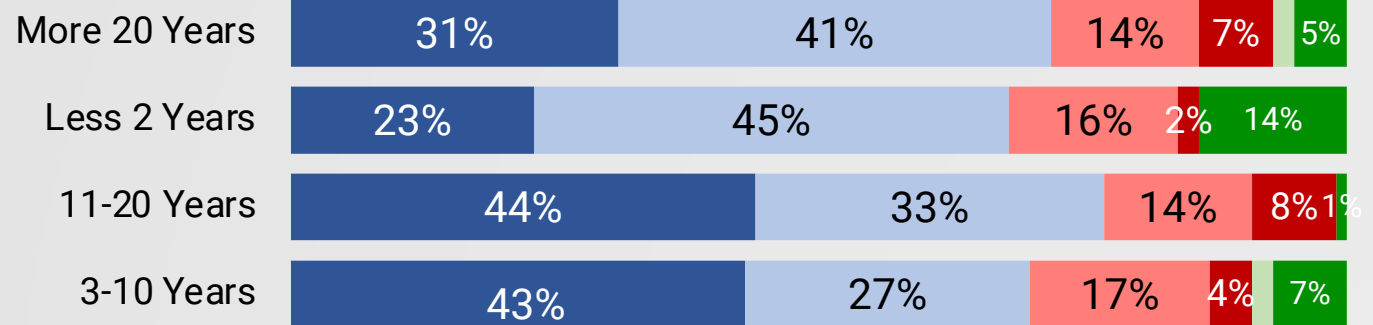
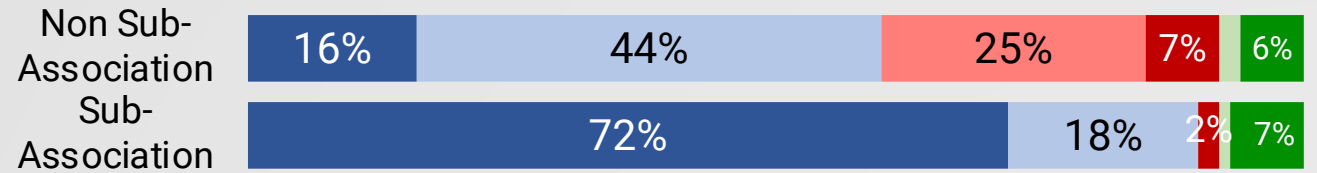
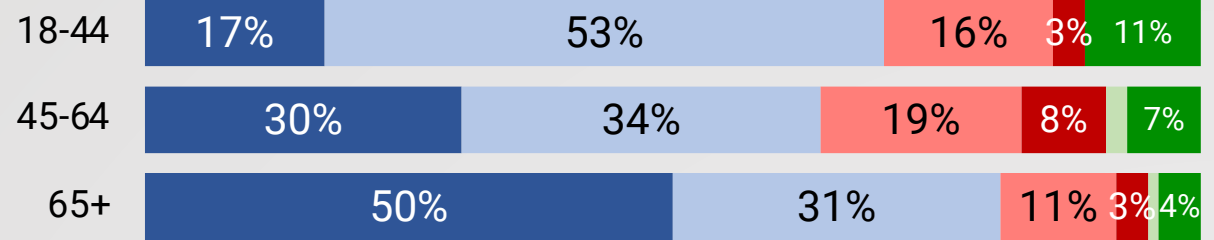
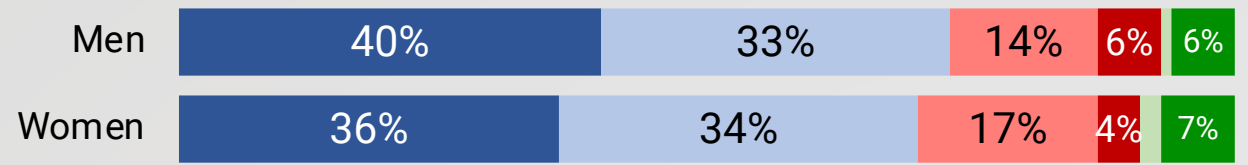
Age Group	Total Registration	
18-34	736	19.0%
35-44	351	9.1%
45-54	665	17.2%
55-64	877	22.6%
65+	1,244	32.1%
Total	3,873	

Party	Total Registration	
Unaffiliated	1,460	37.7%
Democrat	538	13.9%
Republican	1,838	47.5%
Libertarian	32	0.8%
Green	2	0.1%
ACP	3	0.1%
	3,873	

Do you know the amount of your average monthly water bill in the summer?

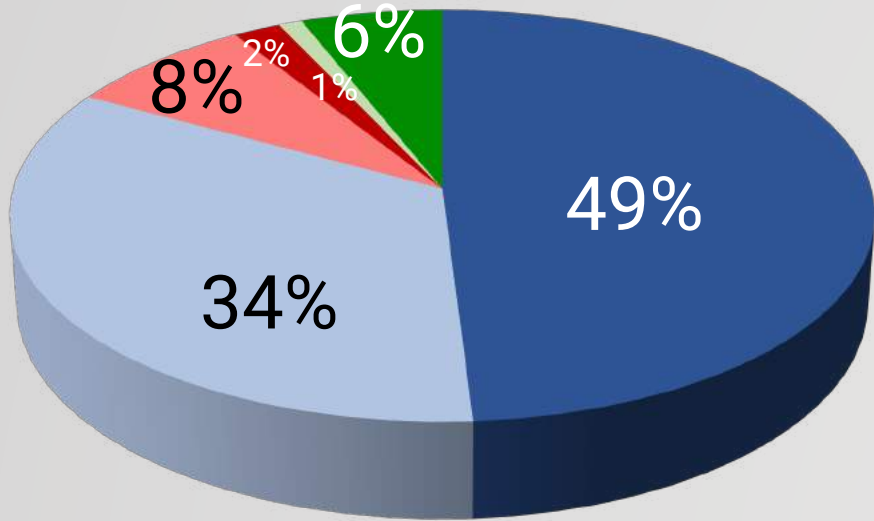


- Yes, \$150 or less
- Yes, \$151-\$300
- Yes, \$301-\$500
- Yes, \$501-\$1,000
- Yes, more than \$1,000
- No, I don't know

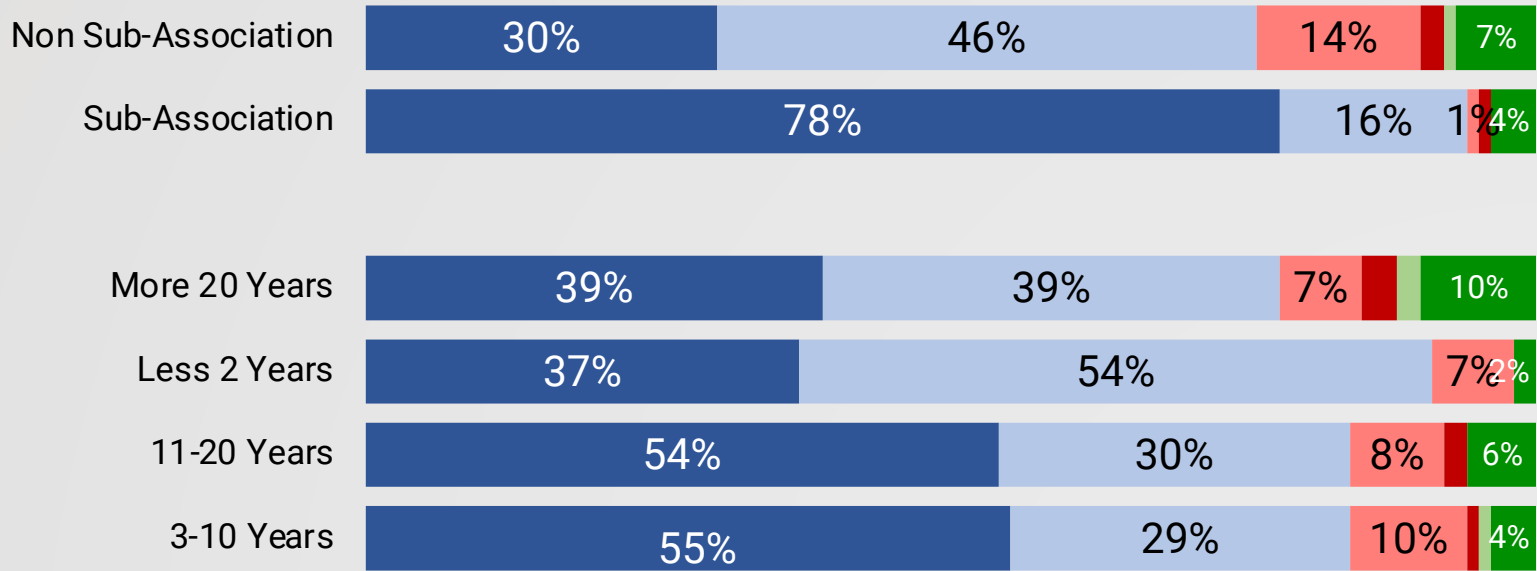
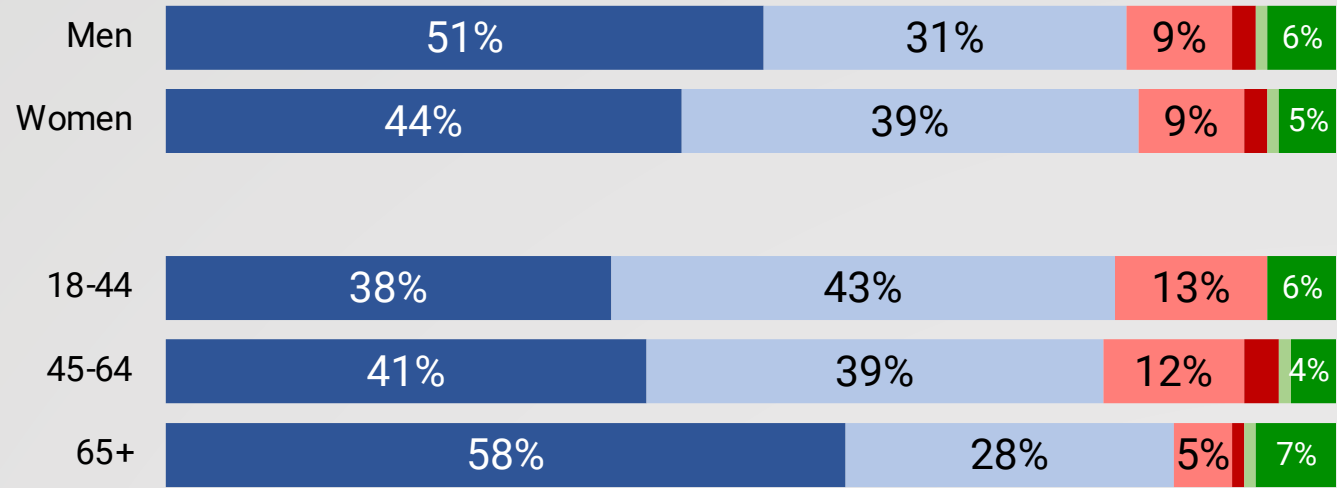


- Yes, \$150 or less
- Yes, \$151-\$300
- Yes, \$301-\$500
- Yes, \$501-\$1,000
- More than \$1,000
- No, I don't know

What do you think is a reasonable amount to pay for your monthly summer water bill in relation to the amount of water you use?

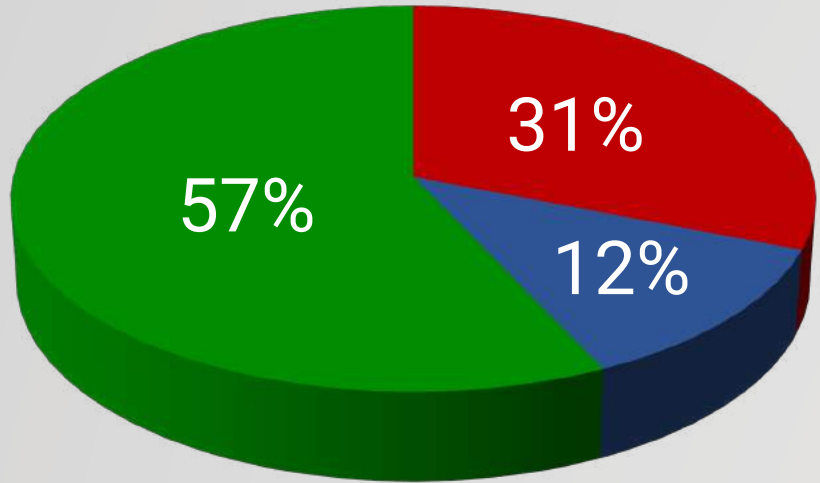


- Less than \$150
- \$151-\$300
- \$301-\$500
- \$501-\$1,000
- More than \$1,000
- No Opinion

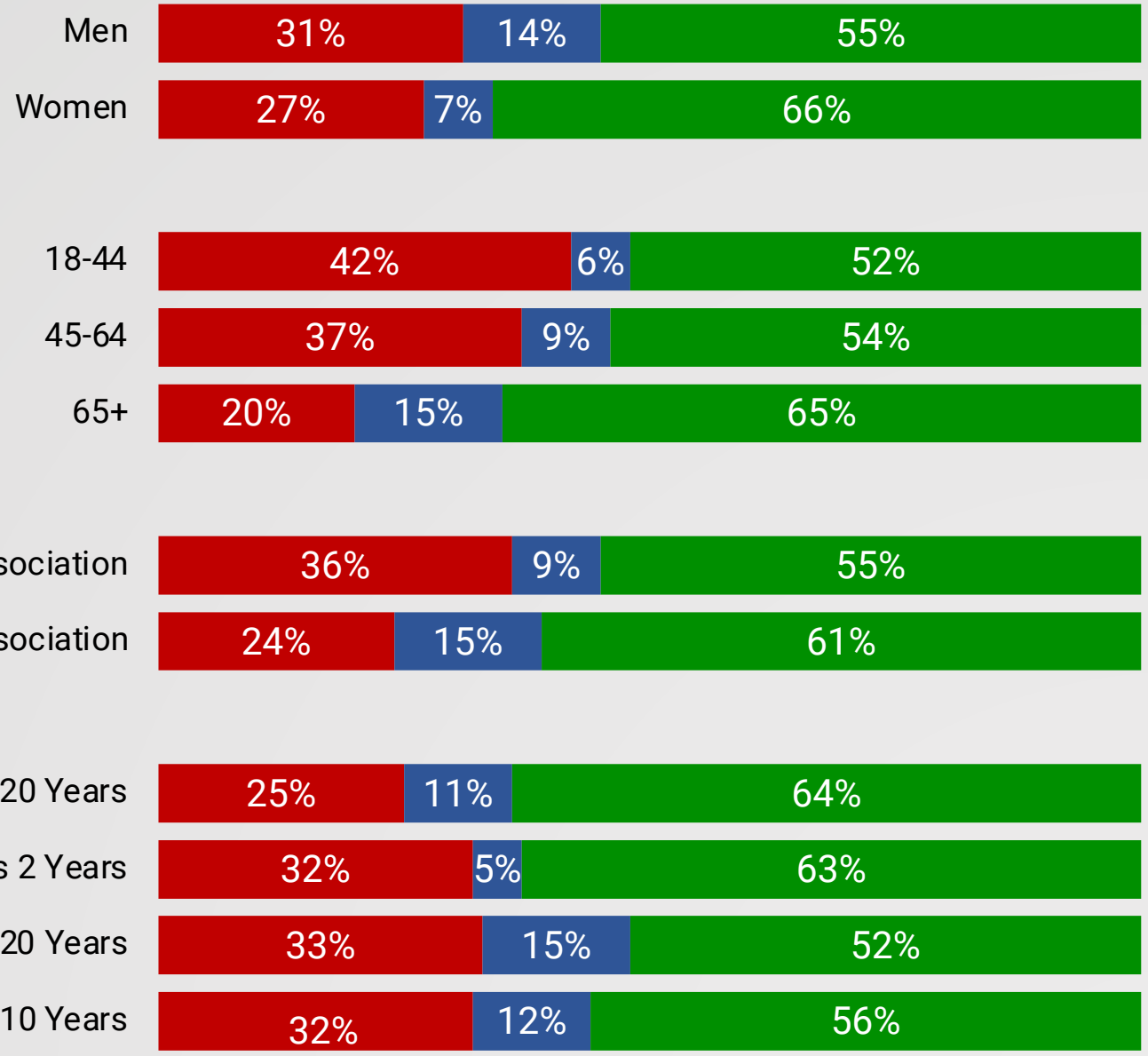


- Less than \$150
- \$151-\$300
- \$301-\$500
- \$501-\$1,000
- More than \$1,000
- No Opinion

Which of the following statements do you believe is true?



- On average, The Village at Castle Pines residents pay more for water than our neighboring communities
- On average, The Village at Castle Pines residents pay less for water than our neighboring communities
- Unsure/No Opinion



■ Pay More ■ Pay Less ■ Unsure/No Opinion

Homeowner Awareness of The District's Water Supply & Infrastructure Information

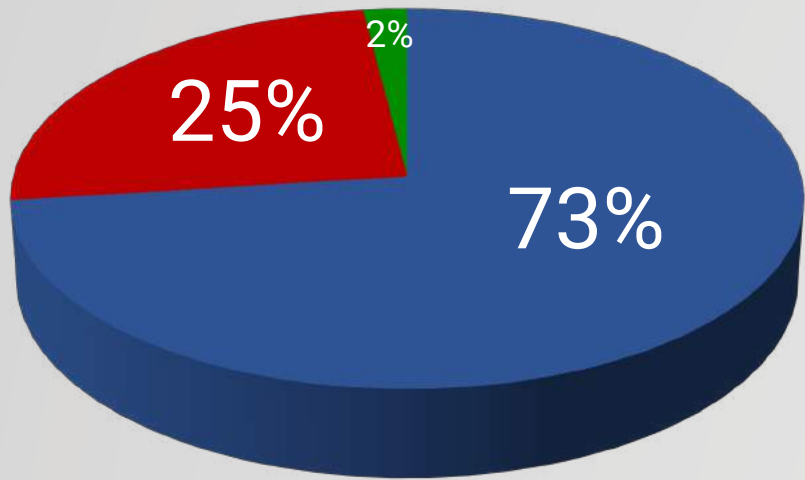


We will now share factual information regarding the Metro District's water supply and infrastructure with you.

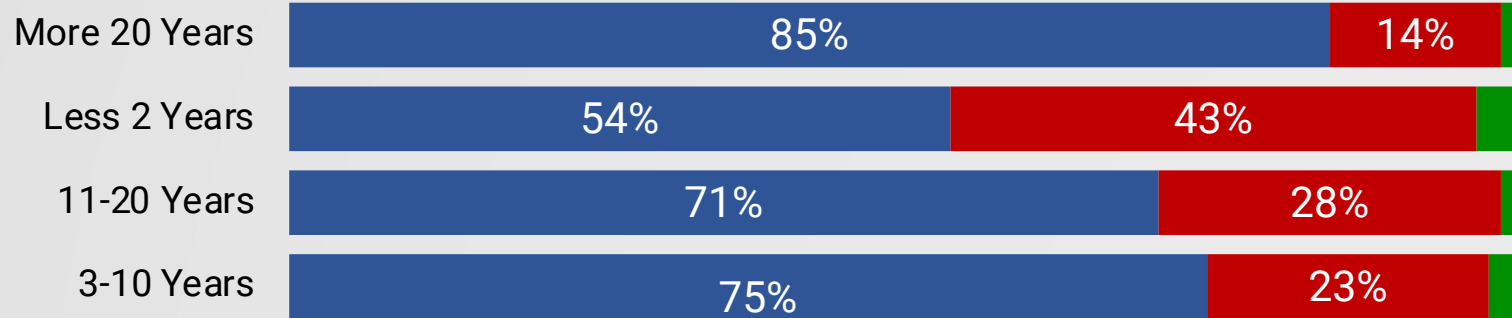
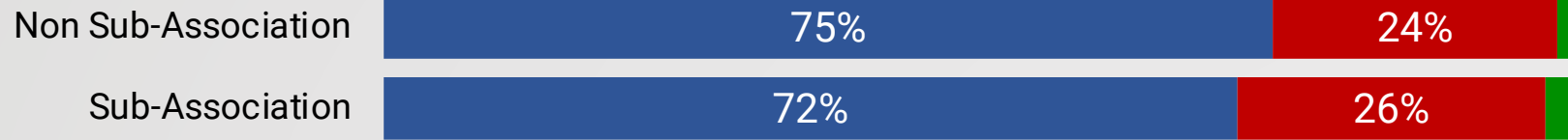
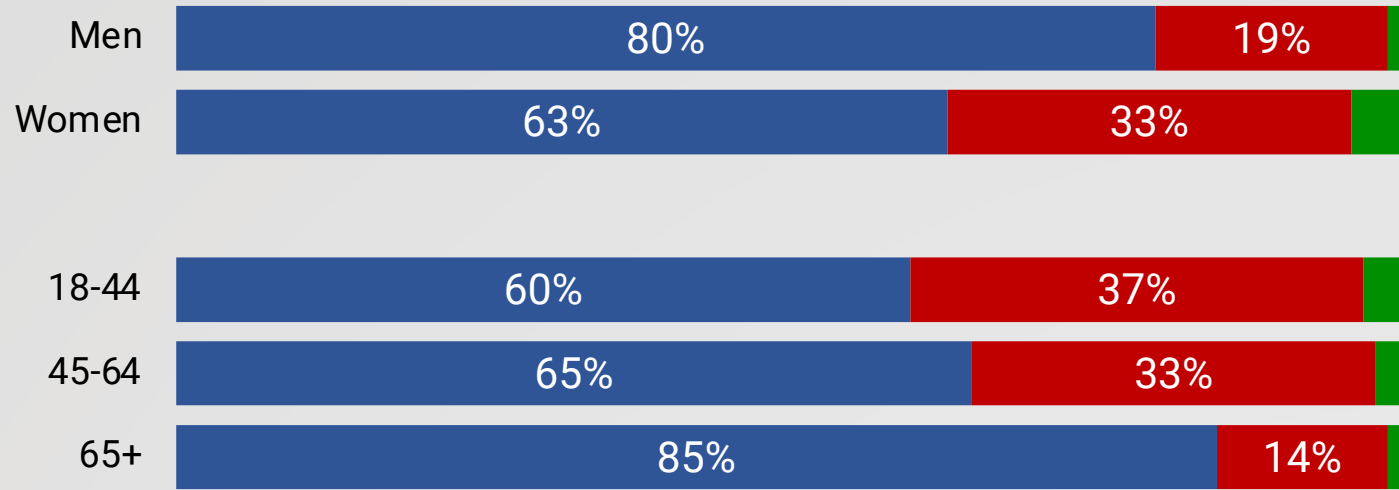
After reading the information, please indicate if you are aware or unaware of the information.

Let's get started

All water for the Castle Pines Metro District comes from twelve wells that pump water to the surface from deep underground aquifers.

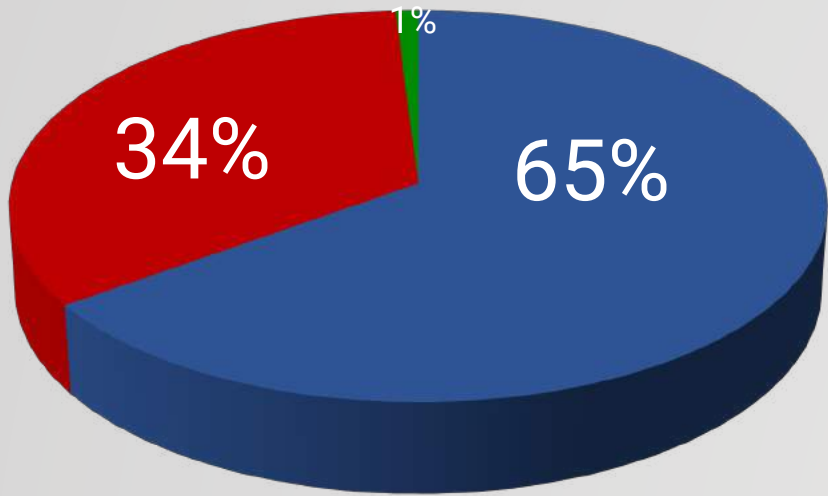


- I am aware of this information
- I am unaware of this information
- No Opinion

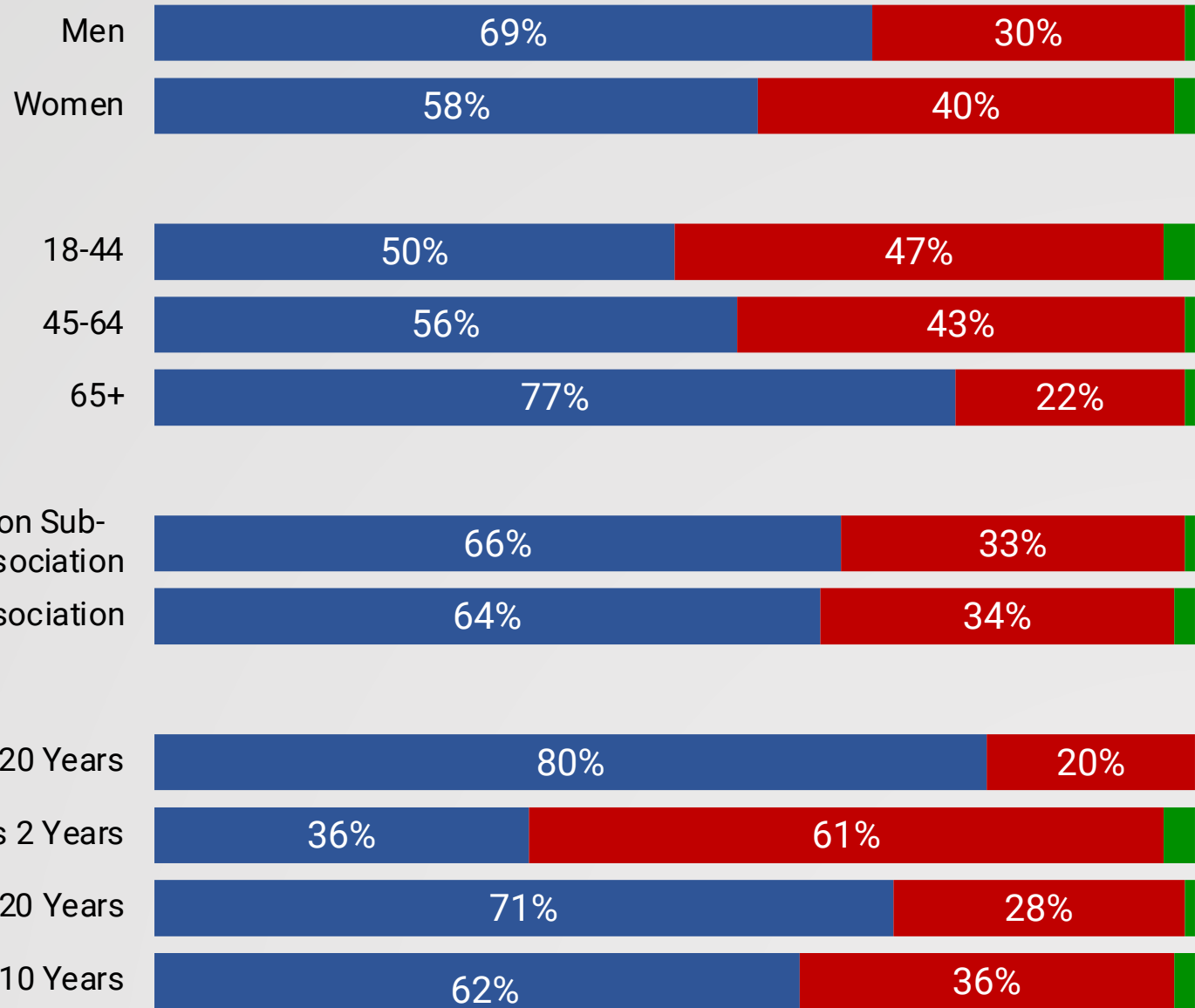


- I am aware of this information
- I am unaware of this information
- No Opinion

The Metro District currently does not have access to an above-ground, “renewable” water source like a river or reservoir.

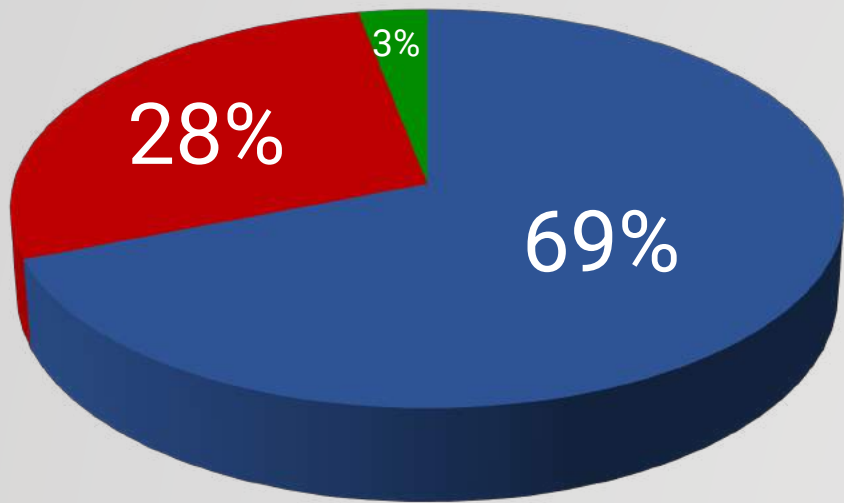


- I am aware of this information
- I am unaware of this information
- No Opinion

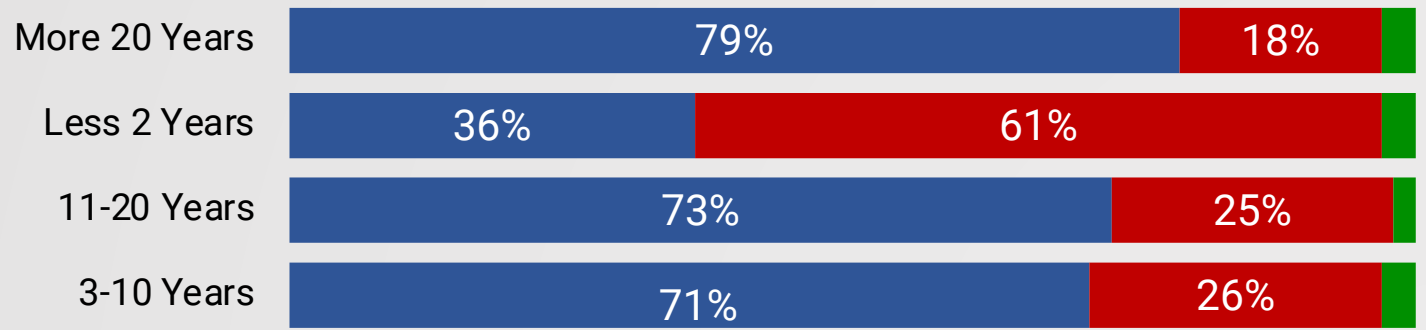
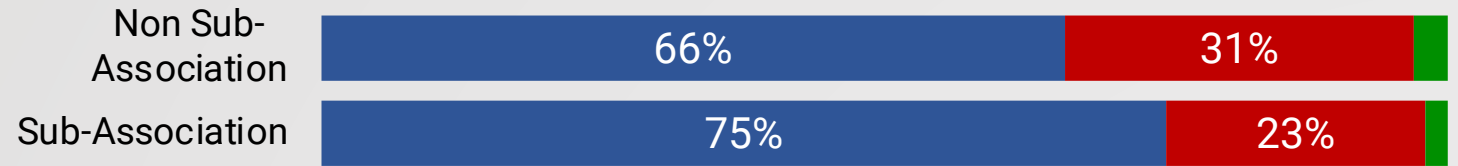
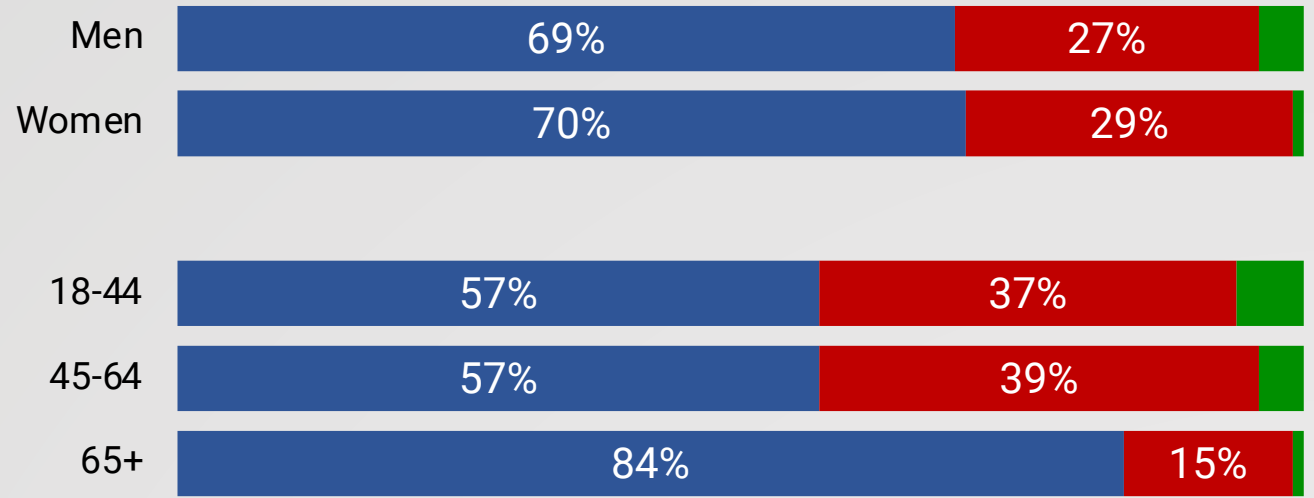


- I am aware of this information
- I am unaware of this information
- No Opinion

The aquifers that provide water to the Metro District are depleting and putting pressure on our water supply demands.

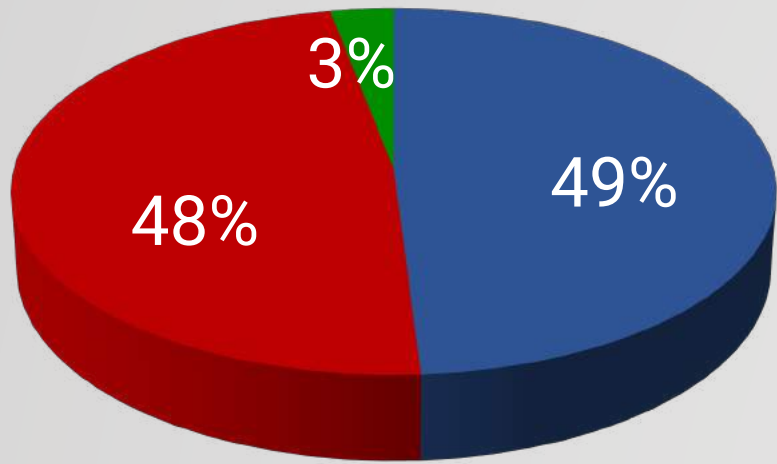


■ I am aware of this information
 ■ I am unaware of this information
 ■ No Opinion

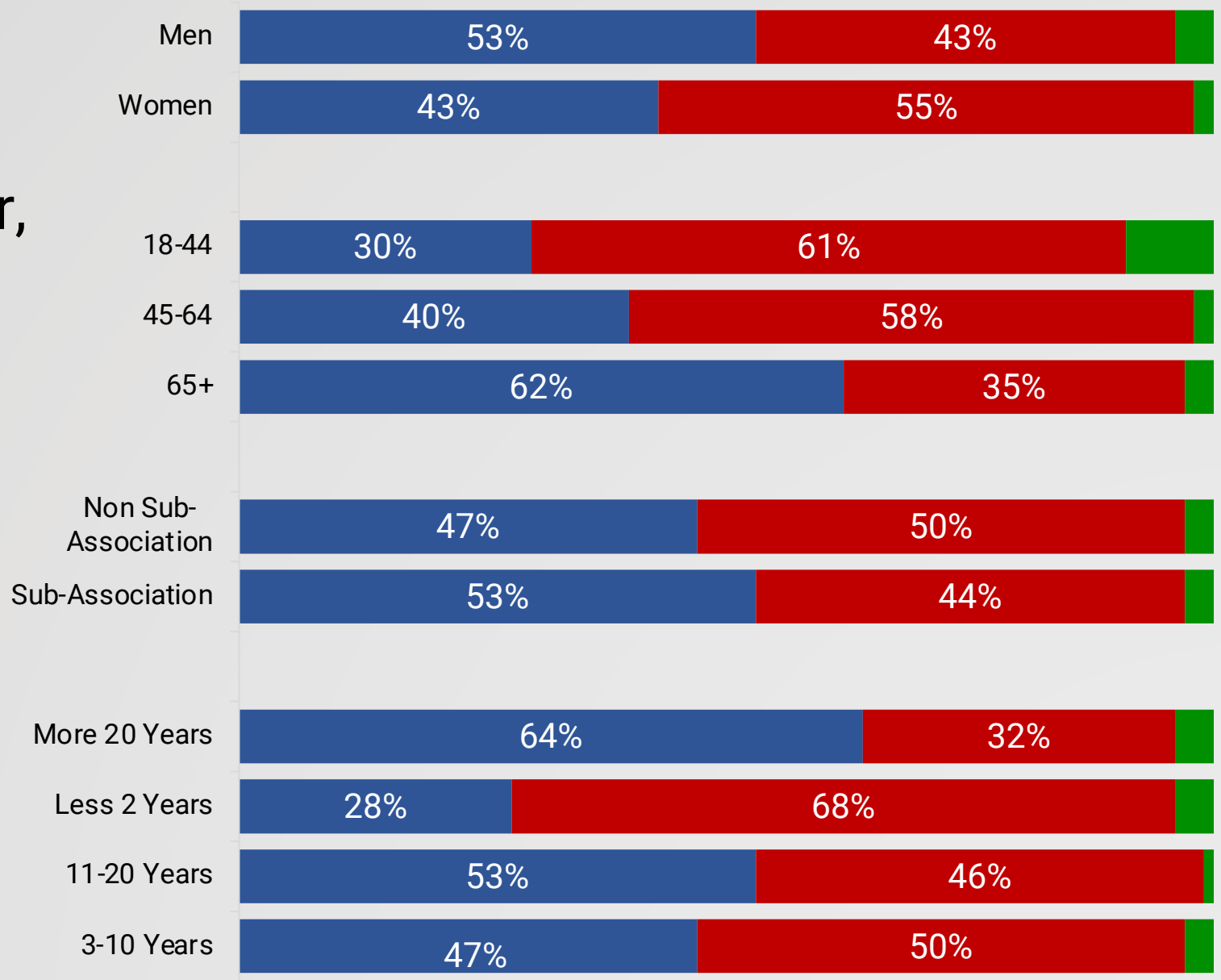


■ I am aware of this information ■ I am unaware of this information
 ■ No Opinion

The aquifers that provide water to the Metro District also provide water to Parker, Castle Rock and other communities in the area.

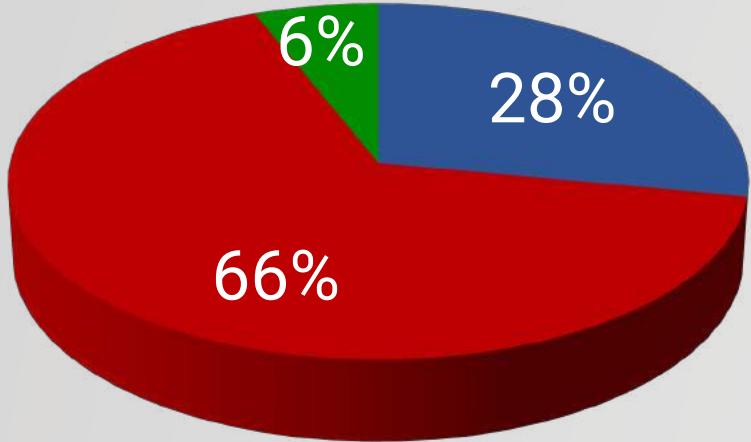


- I am aware of this information
- I am unaware of this information
- No Opinion

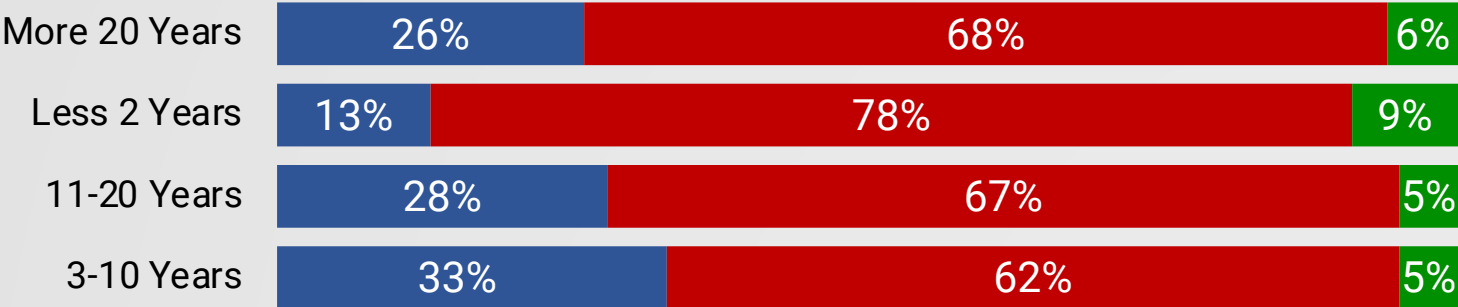
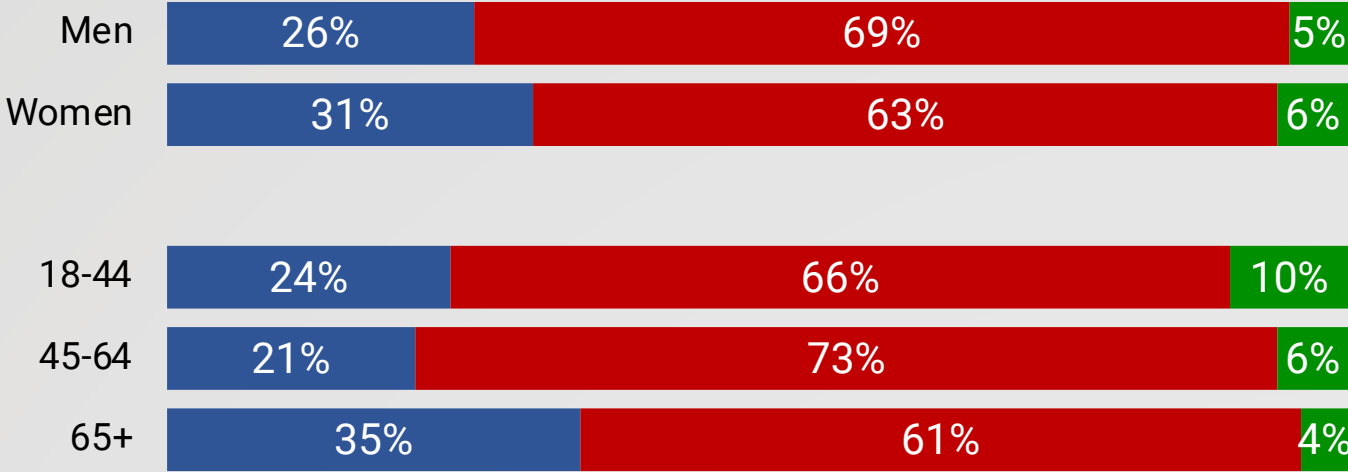


- I am aware of this information
- I am unaware of this information
- No Opinion

The Metro District's aging water facilities, pipelines, and infrastructure need significant upgrades and repairs.



- I am aware of this information
- I am unaware of this information
- No Opinion



- I am aware of this information
- I am unaware of this information
- No Opinion

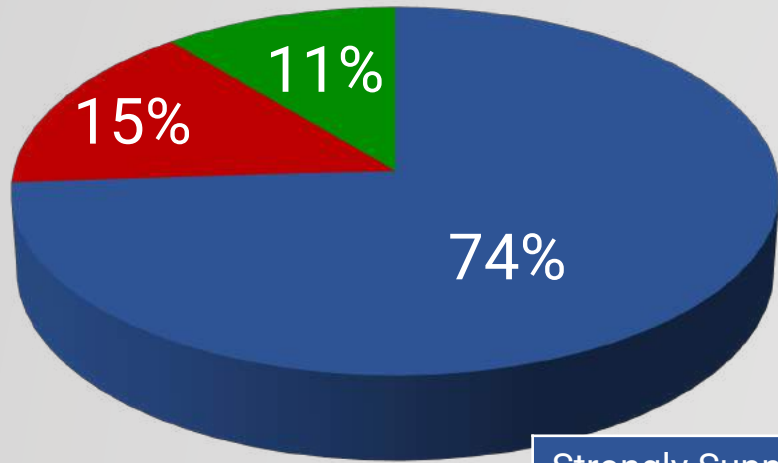
Homeowner Support and Opposition to Solutions Addressing the District's Water Infrastructure and Supply Problems



We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems.

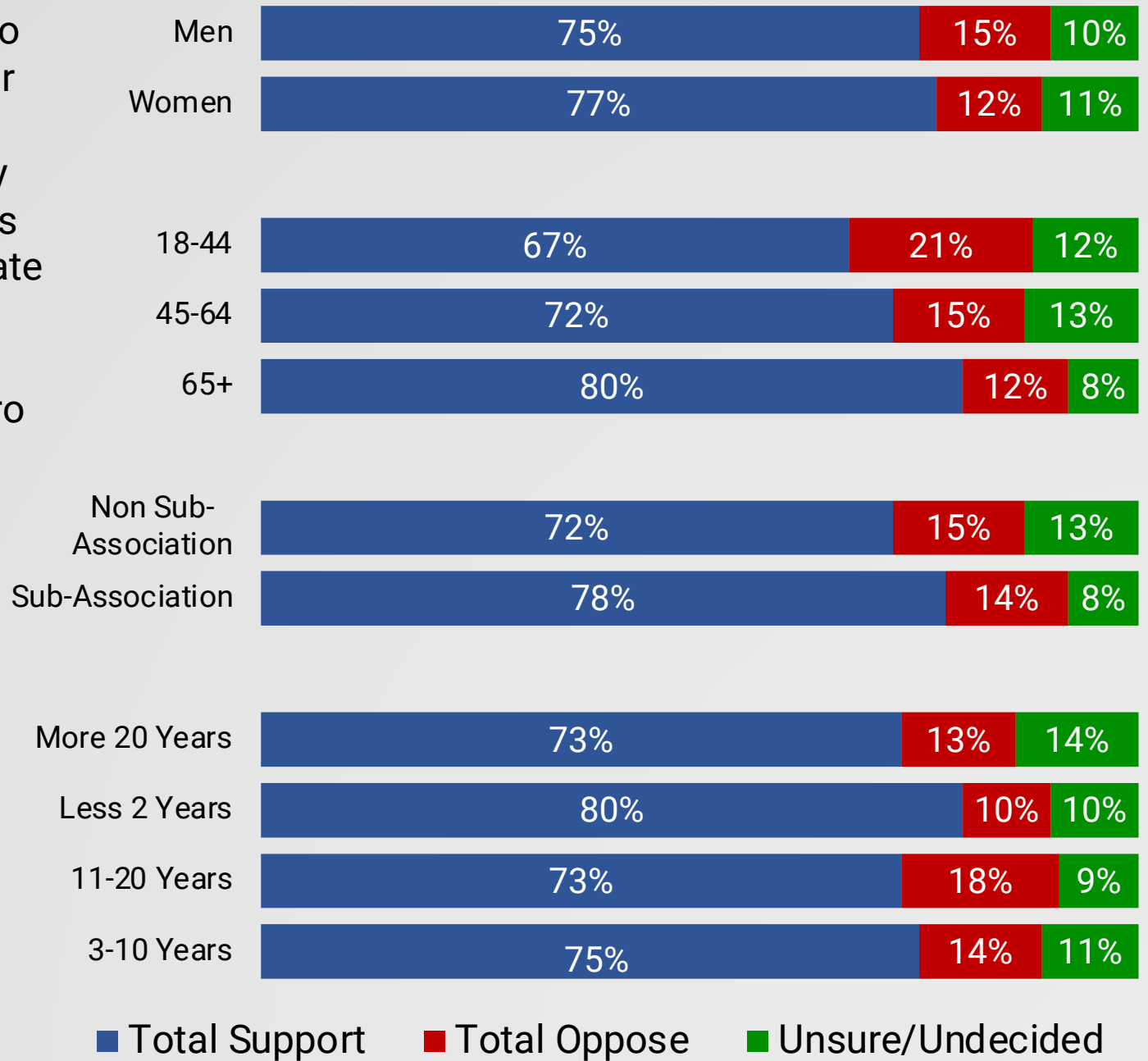
After reading about each solution, please indicate if you would support or oppose it. Let's get started...

One plan to extend our water supply and ability to deliver the water to residents of the District is for Metro District homeowners to adopt water use efficiency practices. The benefit of an efficiency plan is that it extends our groundwater resources and enables us to have the necessary time to create an above-ground, renewable water source for supplementing our long-range water needs. Knowing this, do you support or oppose the Metro District adopting a water use efficiency plan?

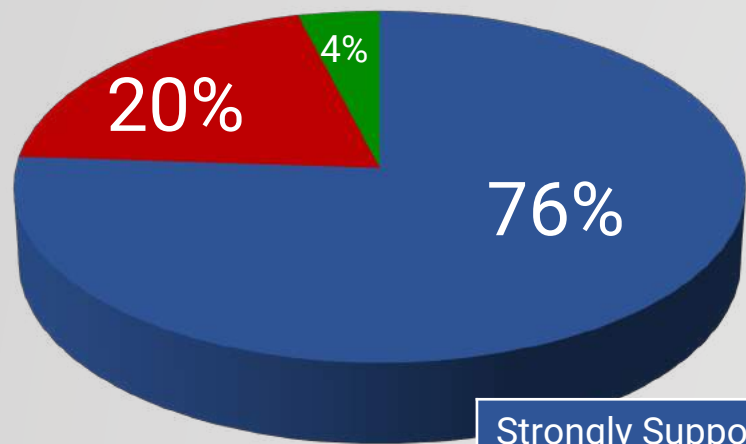


■ Total Support
 ■ Total Oppose
 ■ Unsure/Undecided

Strongly Support	38%
Somewhat Support	36%
Strongly Oppose	7%
Somewhat Oppose	8%

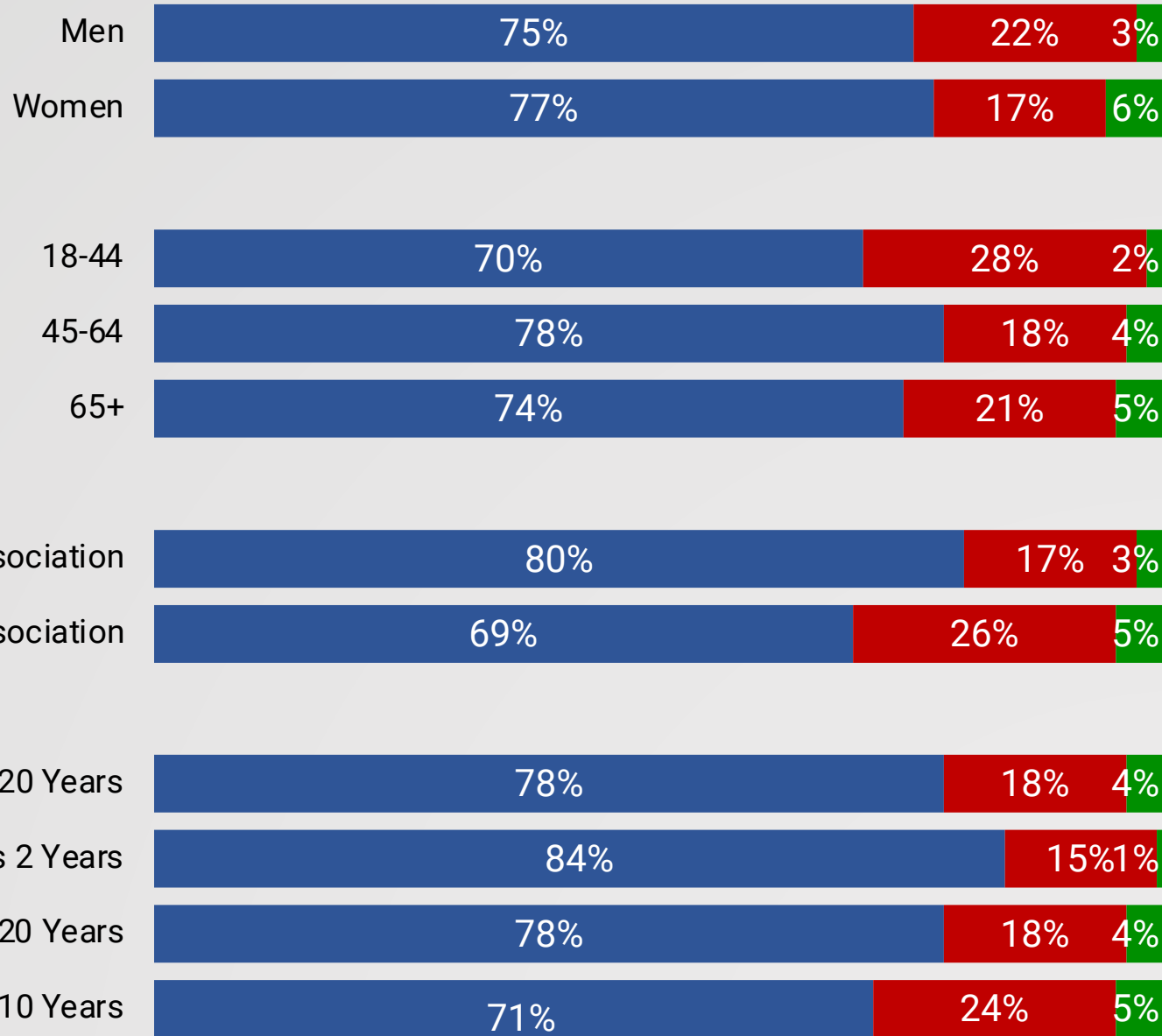


80% of water use in the Metro District goes toward irrigating and watering turf grass lawns outside the home and public/common areas. The replacement of turf-type grass with native grasses in public/common areas would reduce water use because these grasses do not require as much water. Knowing this, would you support or oppose restoring native grasses to public/common areas?



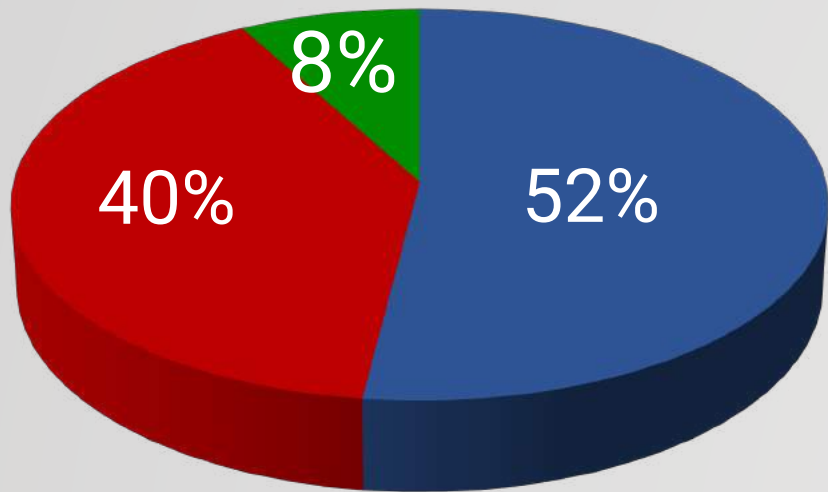
■ Total Support
 ■ Total Oppose
 ■ Unsure/Undecided

Strongly Support	45%
Somewhat Support	31%
Strongly Oppose	12%
Somewhat Oppose	8%



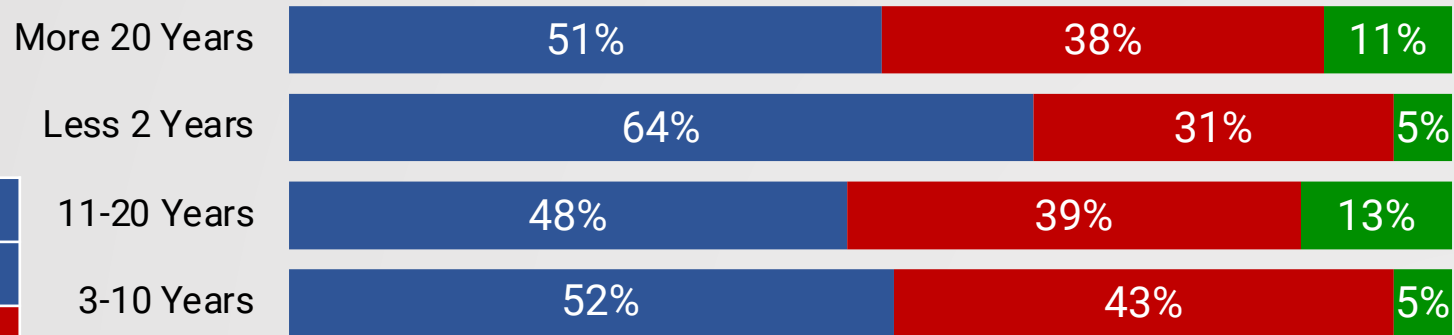
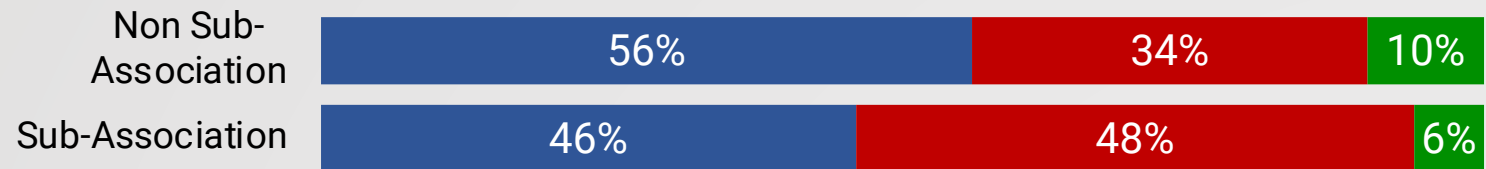
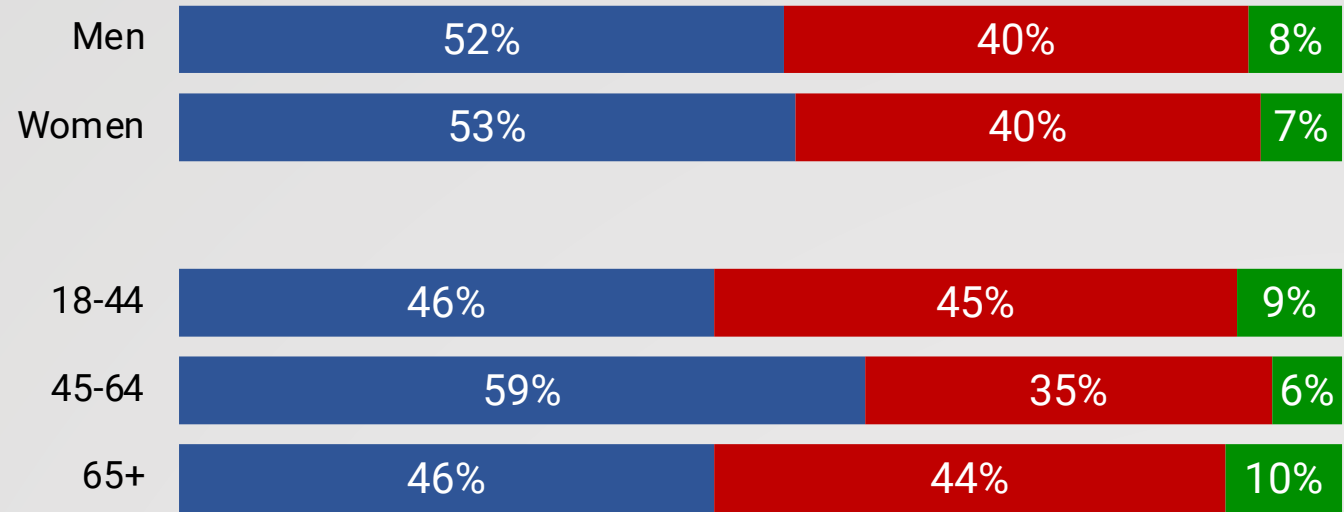
■ Total Support ■ Total Oppose ■ Unsure/Undecided

Would you support or oppose reducing and replacing some of the turf grass on your own property with native grasses to reduce water usage and demand?



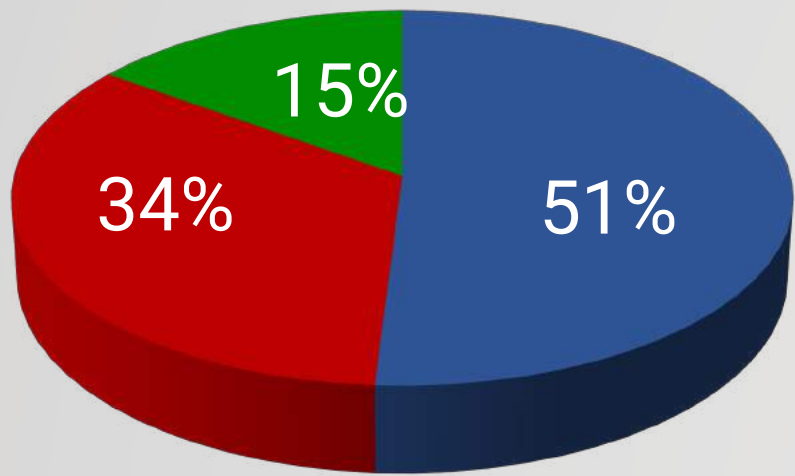
■ Total Support
 ■ Total Oppose
 ■ Unsure/Undecided

Strongly Support	27%
Somewhat Support	25%
Strongly Oppose	26%
Somewhat Oppose	14%



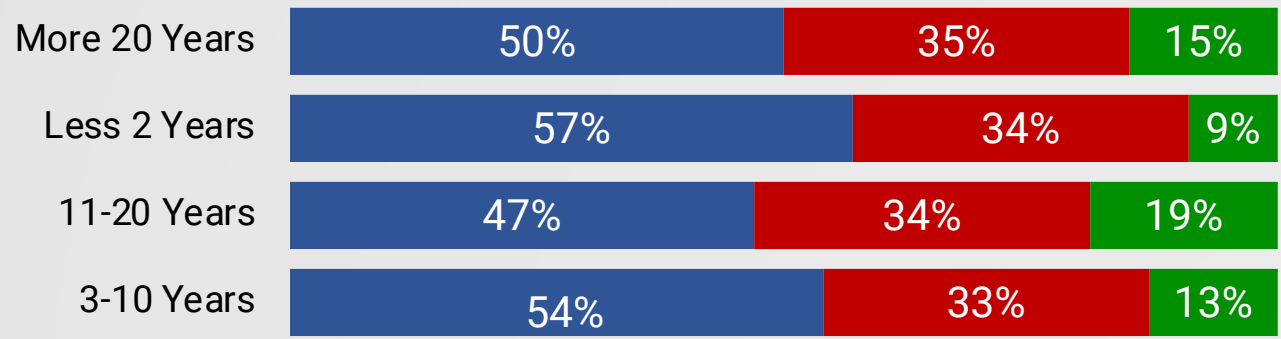
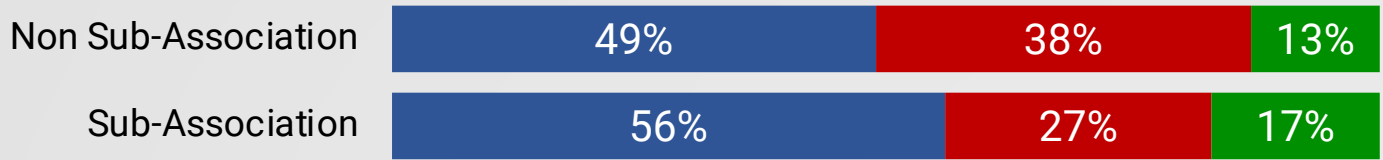
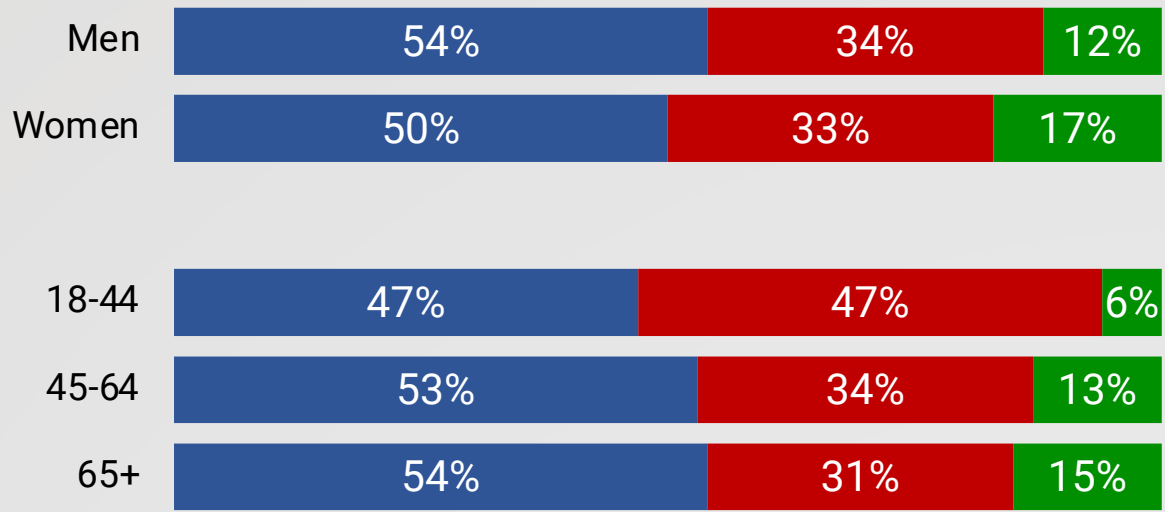
■ Total Support ■ Total Oppose ■ Unsure/Undecided

Another solution being considered is to establish a water budget for each public and private property in the Metro District. Water budgets are a common practice by a majority of surrounding communities. Each water budget would be calculated using the size of the acreage of the property, the type of vegetation on the property, and the amount of in-home water use. Water budgets would be customized by property based on what is needed to efficiently meet the demands of the property. Knowing this, would you support or oppose adopting monthly water budgets?



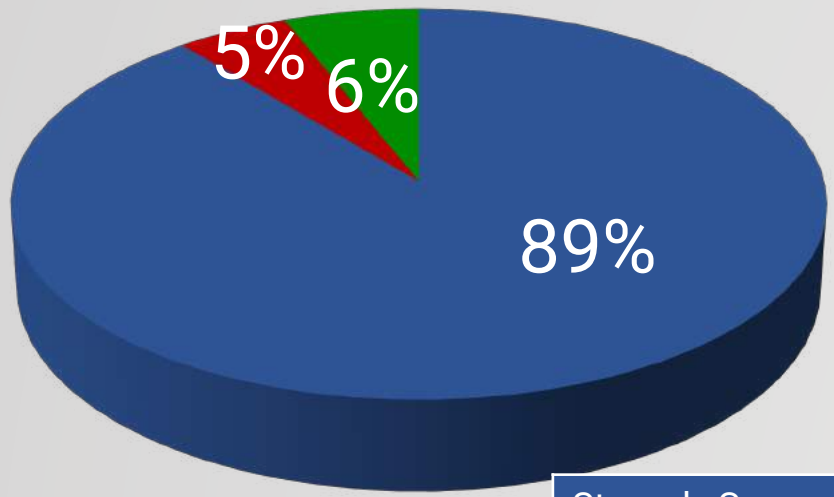
■ Total Support
 ■ Total Oppose
 ■ Unsure/Undecided

Strongly Support	15%
Somewhat Support	36%
Strongly Oppose	20%
Somewhat Oppose	14%

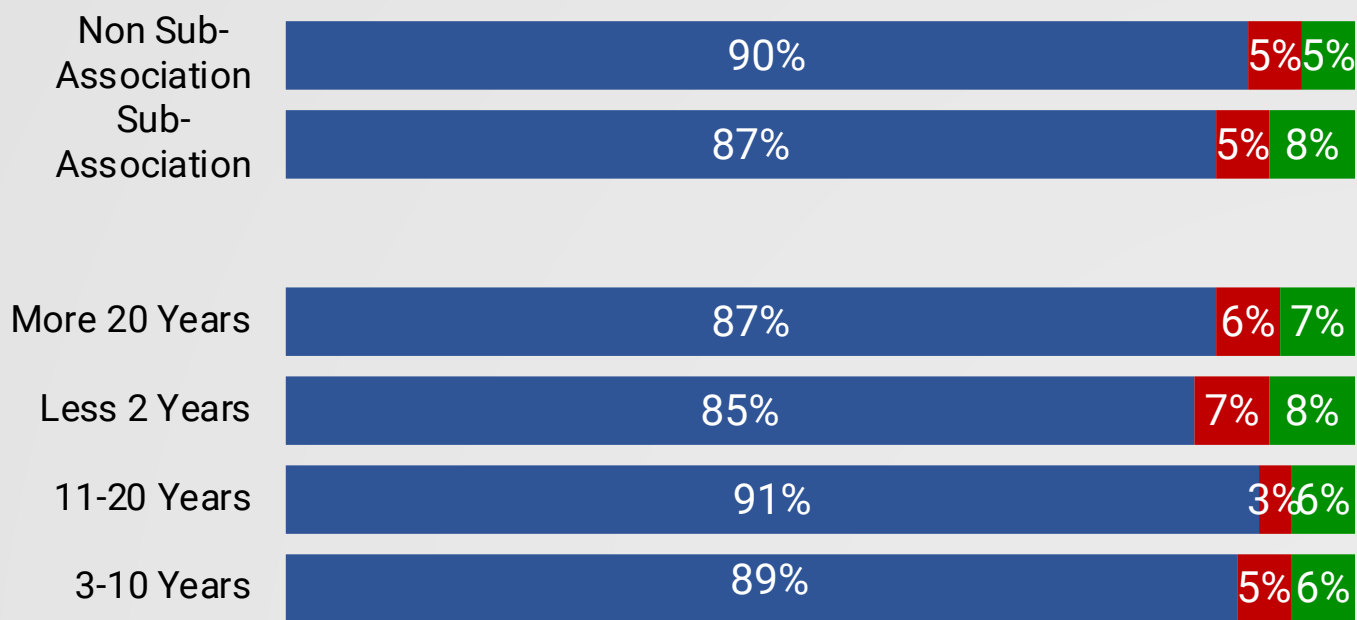
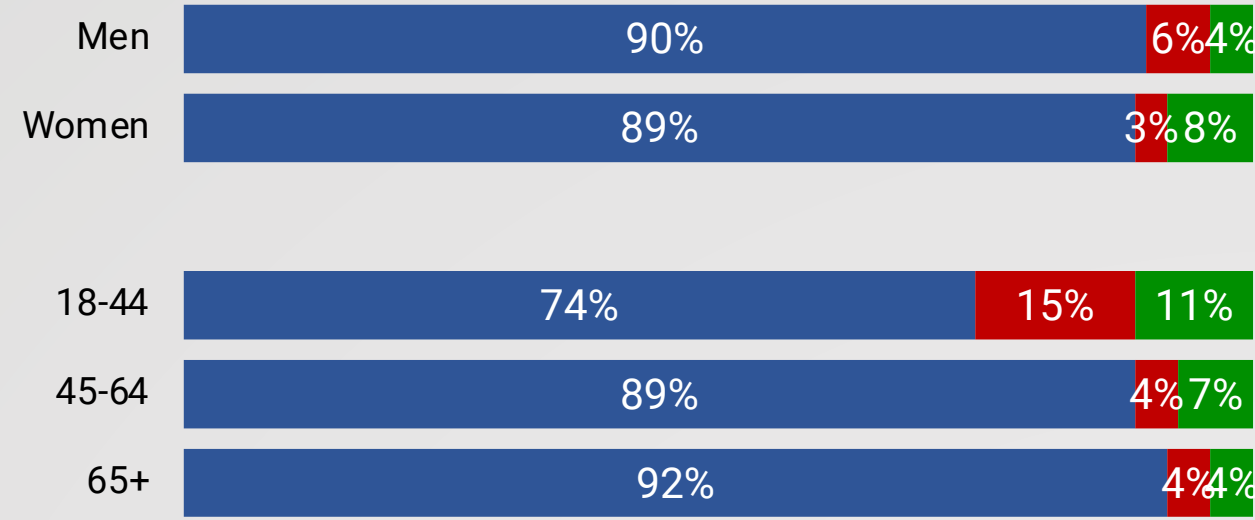


■ Total Support ■ Total Oppose ■ Unsure/Undecided

This year the Metro District will address \$7 million in deferred maintenance needs of the existing water infrastructure. To pay for the maintenance needs the Metro District will use some of the reserve fund, which is currently \$13 million. Knowing this, do you support or oppose this decision?

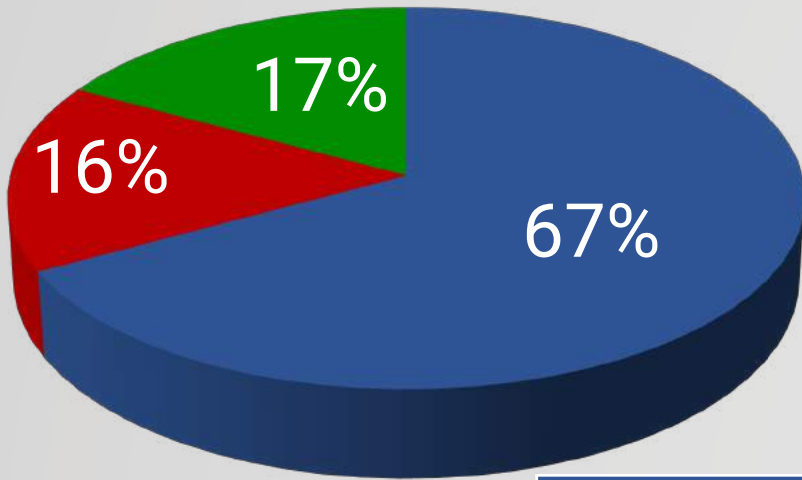


Strongly Support	44%
Somewhat Support	45%
Strongly Oppose	2%
Somewhat Oppose	3%



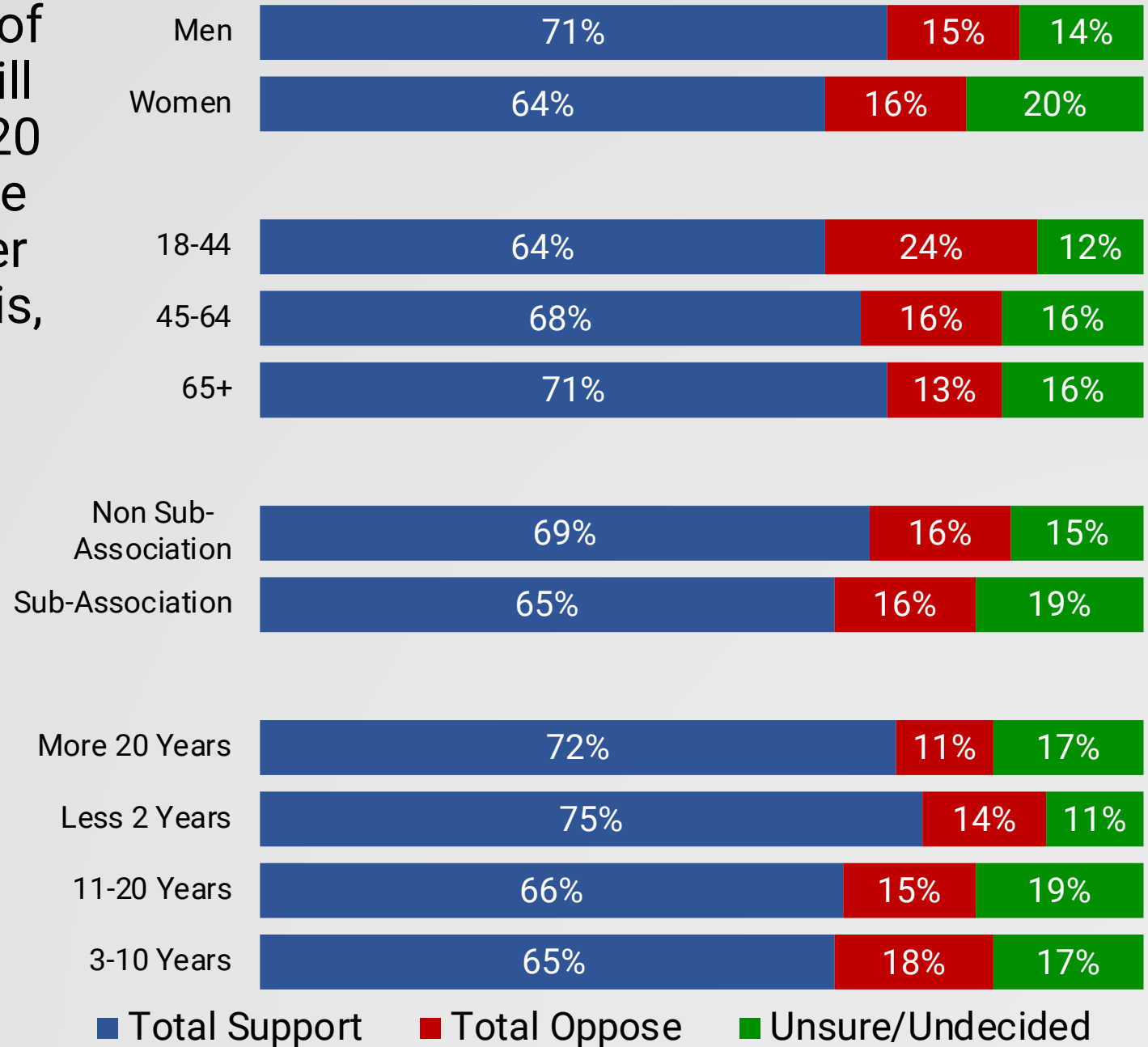
■ Total Support ■ Total Oppose ■ Unsure/Undecided

In addition to accessing \$7 million of reserve funds, the Metro District will need to implement an estimated \$20 million public bond offering to raise capital for other new or aging water infrastructure projects. Knowing this, do you support or oppose this decision?

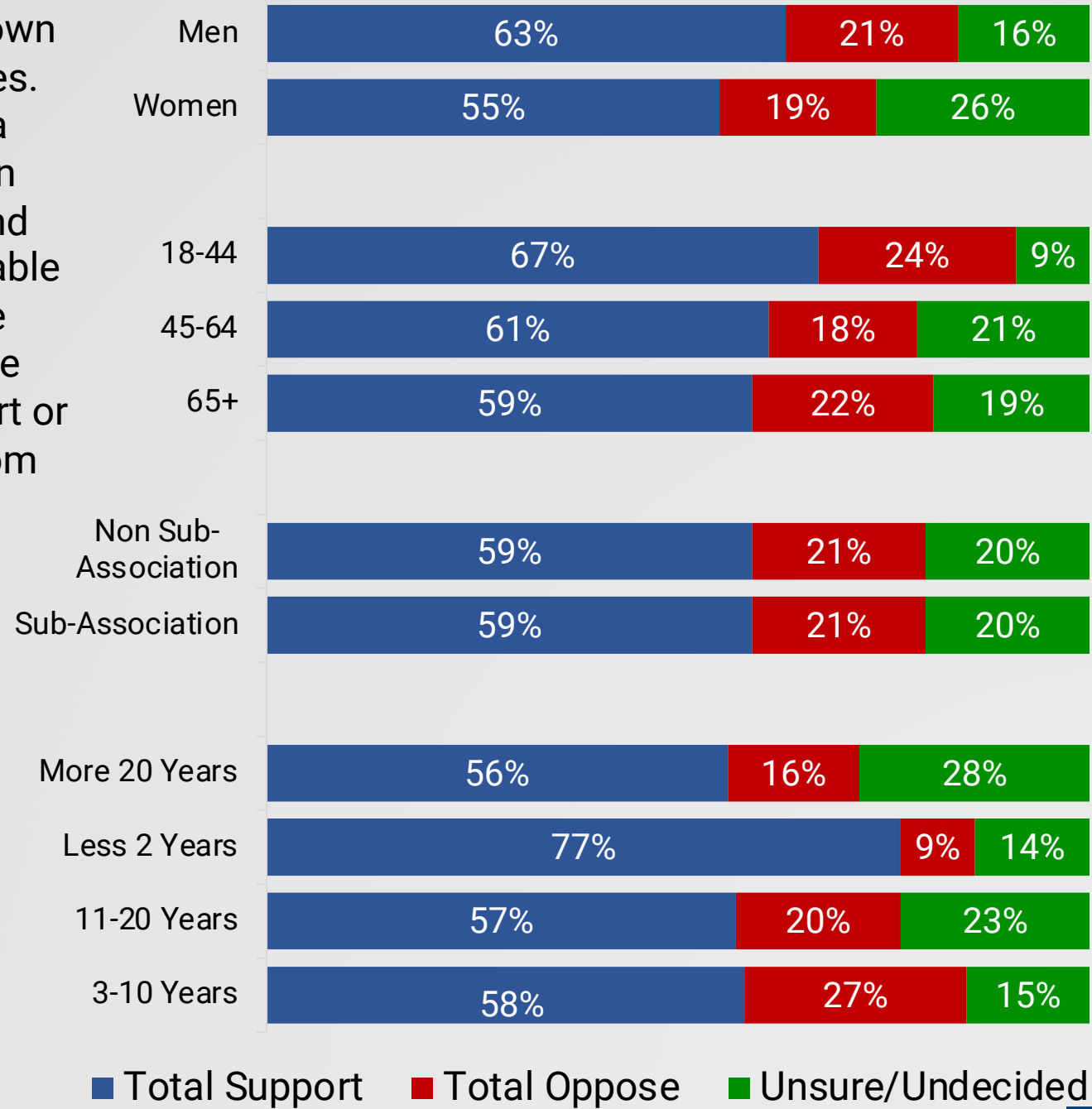
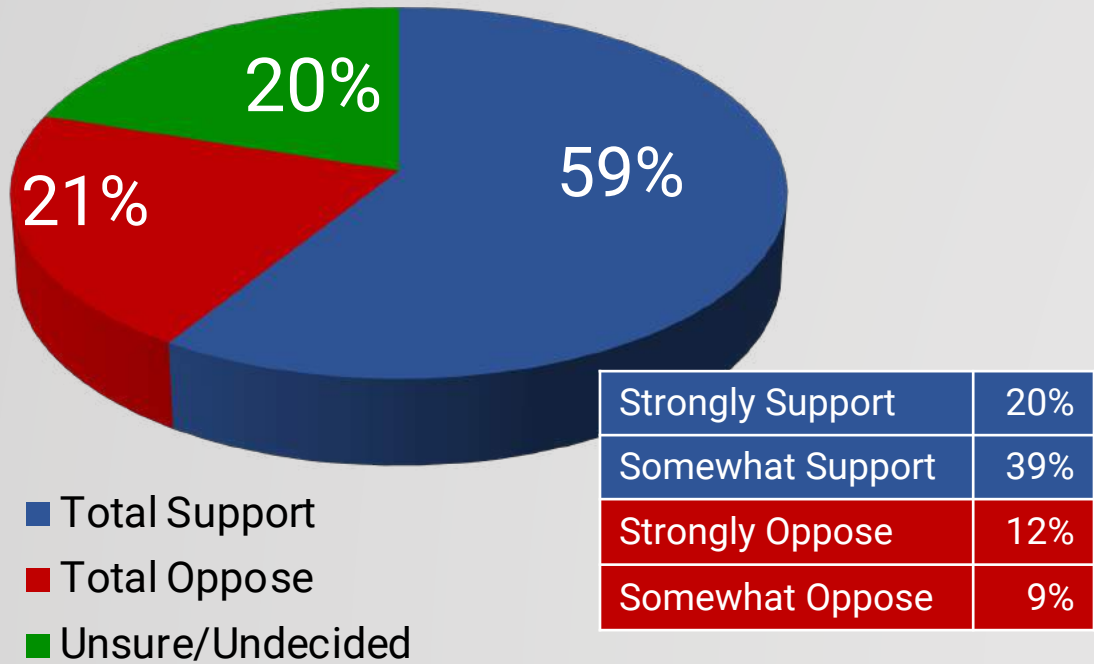


- Total Support
- Total Oppose
- Unsure/Undecided

Strongly Support	24%
Somewhat Support	43%
Strongly Oppose	8%
Somewhat Oppose	8%



Another option being considered is to develop our own water storage supply and control our own resources. Ultimately, the Metro District will need to create a renewable water source, that would come from an above-ground source, rather than than underground aquifers. The cost for the District to create a renewable water source would be significant, perhaps in the neighborhood of \$100 million, which would require additional financing. Knowing this, would you support or oppose a public bond offering in 10 to 20 years from now to develop this renewable water source?



Opinion of Partnering With Parker or Castle Rock to Supplement The District's Water Supply



Another option to address the Metro District's water needs is for the residents of The Village at Castle Pines to partner with Parker or Castle Rock and tap into their water storage to supplement the Metro District's water supply.

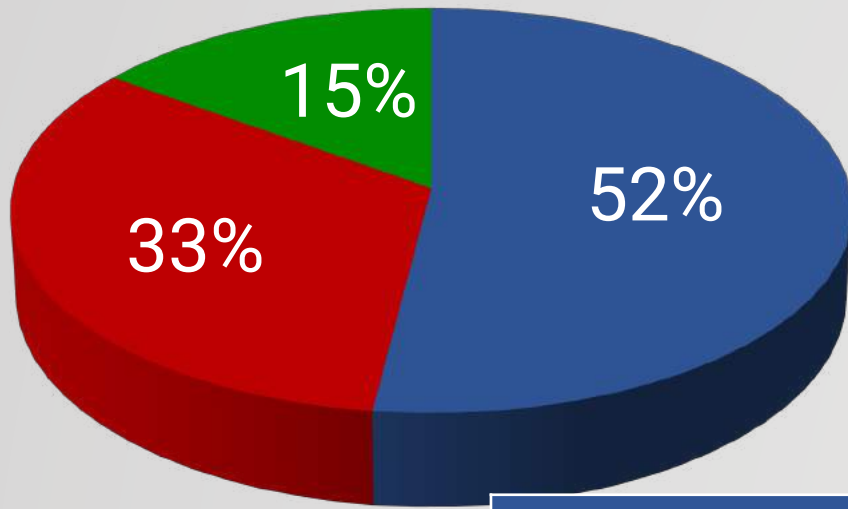
The potential advantages of partnering are:

- Lower water rates because the costs are shared across many homeowners rather than just The Village at Castle Pines.
- The partner would have a renewable and sustainable above-ground water source like a river or reservoir.
- We would be able to share the cost of any water infrastructure and maintenance costs.

The potential disadvantages of partnering are:

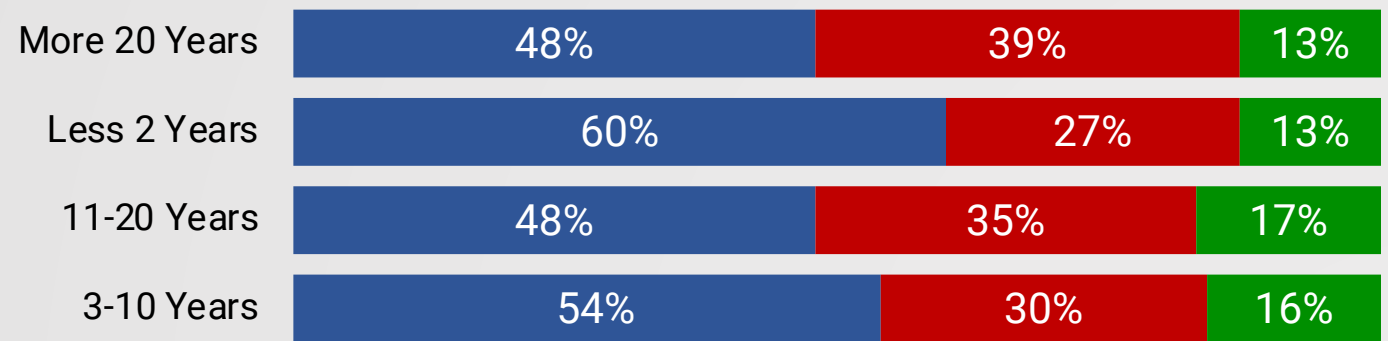
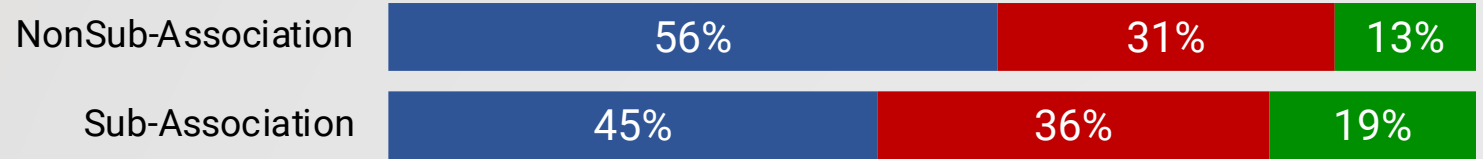
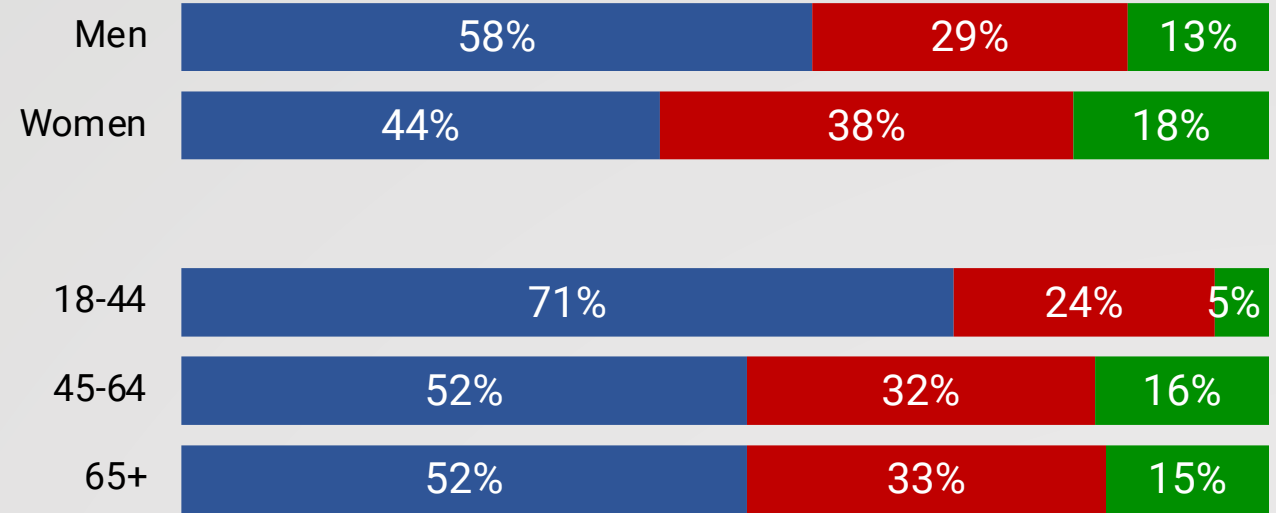
- Not having a resident of The Village at Castle Pines on the water board and being less likely to influence policy decisions and water rates.
- The Village at Castle Pines residents being vulnerable to a future assessment payment(s).
- The Village at Castle Pines residents would have diluted voting power being a small percentage of the total homeowners in the partnership.

Knowing this, do you support or oppose this type of partnership with Parker or Castle Rock?



- Total Support
- Total Oppose
- Unsure/Undecided

Strongly Support	14%
Somewhat Support	38%
Strongly Oppose	17%
Somewhat Oppose	16%



- Total Support
- Total Oppose
- Unsure/Undecided

Castle Pines Metro District Water Solutions Opinion Summary

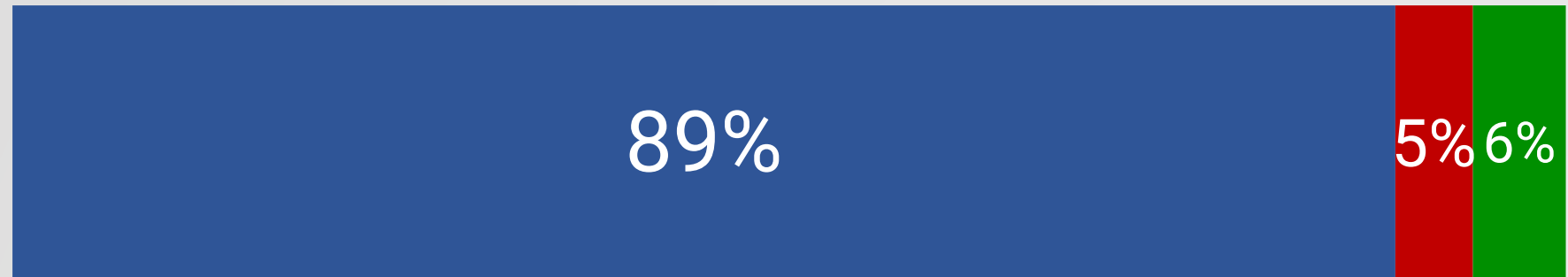


We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems.

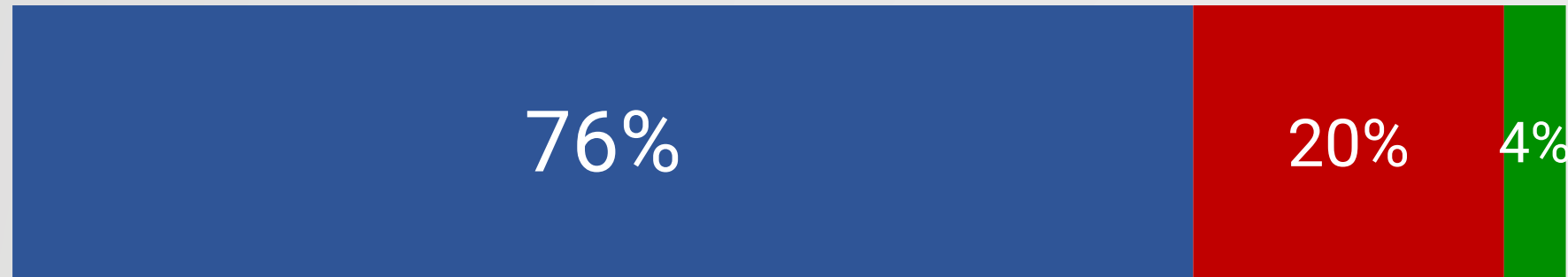
After reading about each solution, please indicate if you would support or oppose it.

We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems. After reading about each solution, please indicate if you would support or oppose it.

Using reserve fund to address \$7 million in deferred maintenance



Restoring native grasses to public/common areas



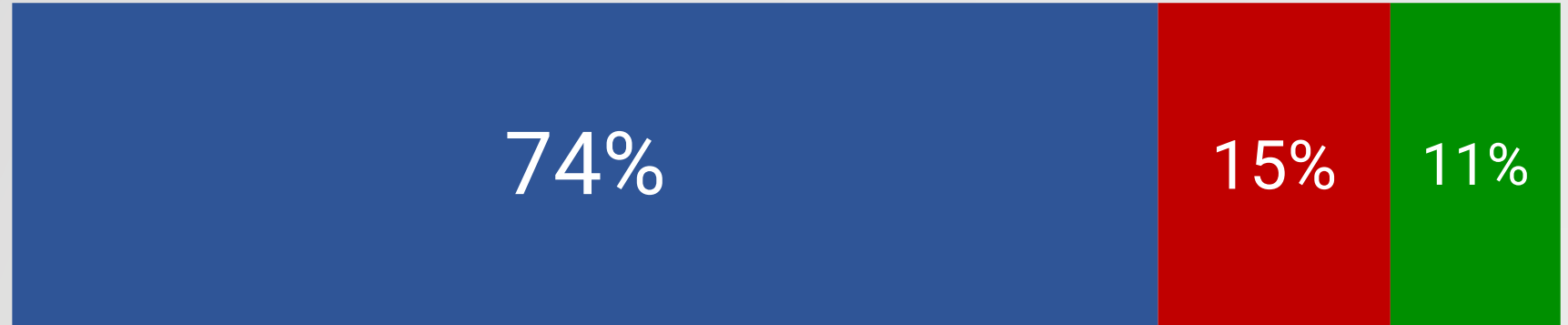
■ Total Support

■ Total Oppose

■ Unsure/Undecided

We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems. After reading about each solution, please indicate if you would support or oppose it.

Adopting a water use efficiency plan



Estimated \$20 million public bond offering to raise capital for other new or aging water infrastructure projects



■ Total Support ■ Total Oppose ■ Unsure/Undecided

We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems. After reading about each solution, please indicate if you would support or oppose it.

Public bond offering in 10 to 20 years from now to pay for \$100 million cost to create a renewable water source



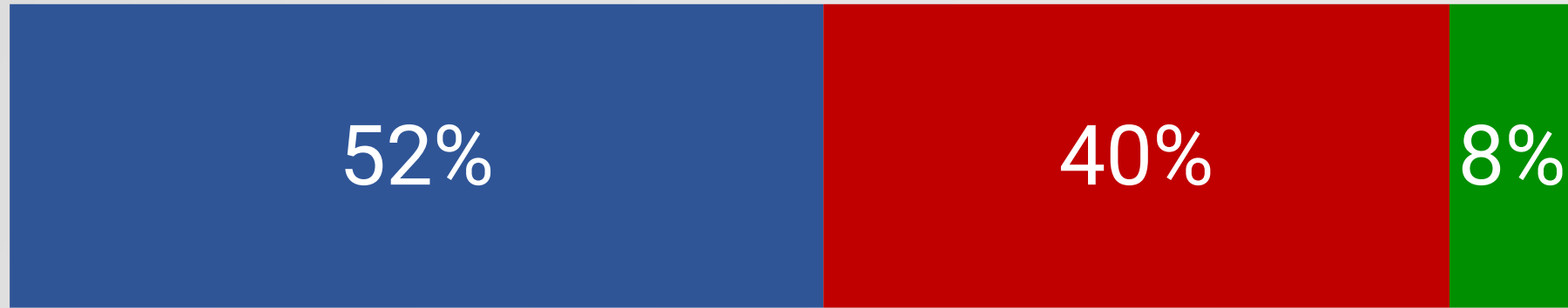
Partnership with Parker or Castle Rock to supplement the Metro District's water supply.



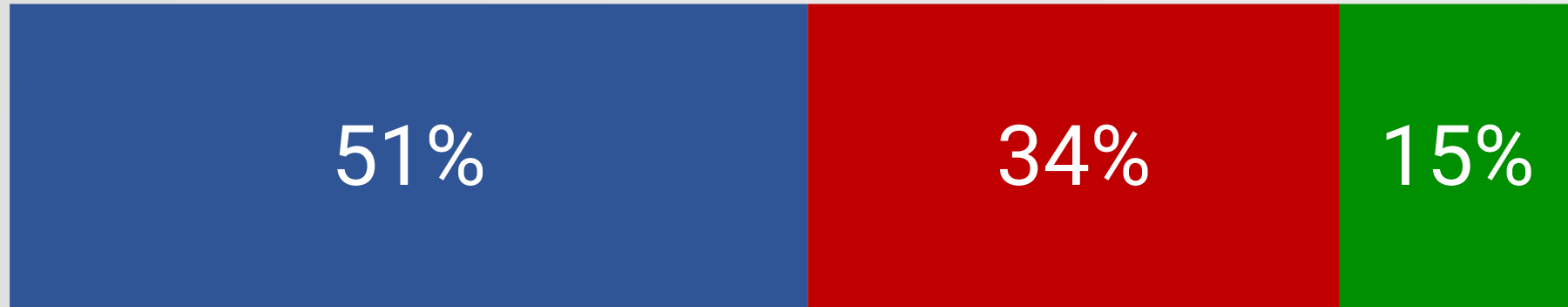
■ Total Support ■ Total Oppose ■ Unsure/Undecided

We will now share with you some solutions that are being considered to address the Metro District's water infrastructure and supply problems. After reading about each solution, please indicate if you would support or oppose it.

Reducing and replacing some of the turf grass on your own property with native grasses



Adopting monthly water budgets



■ Total Support

■ Total Oppose

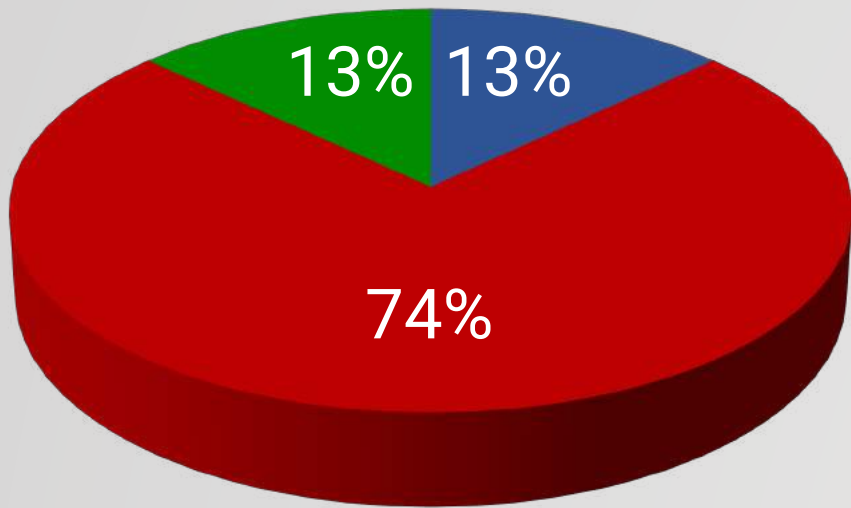
■ Unsure/Undecided

Homeowner Opinion of Metro District Water Supply Statements



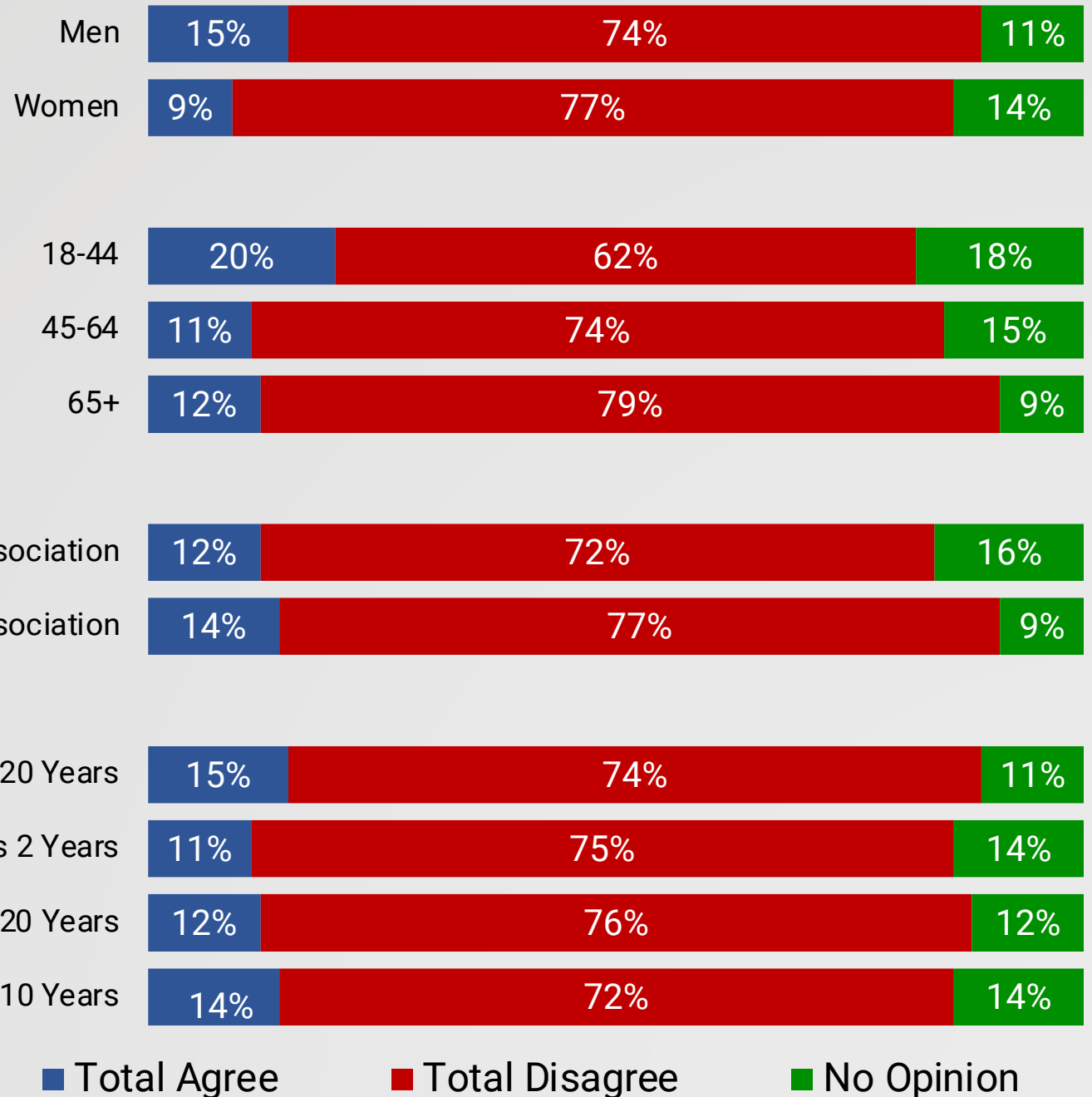
Please indicate whether you agree or disagree with the following statements.

The Metro District has enough water; therefore, water efficiency plans are not needed.

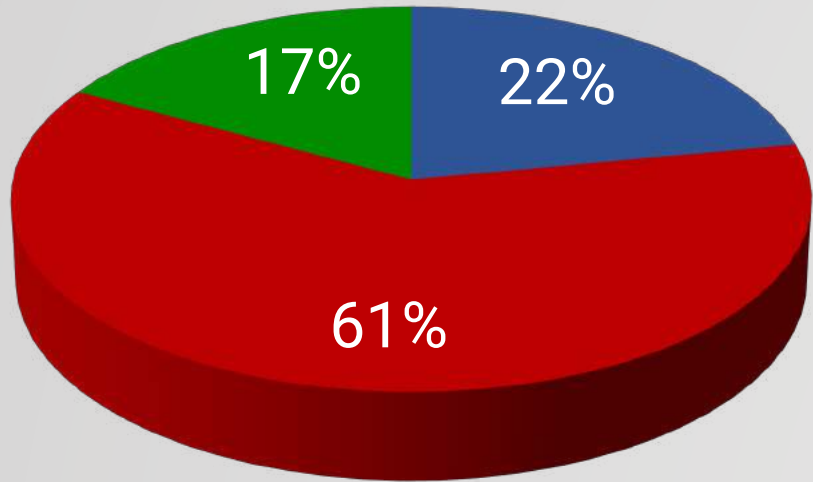


■ Total Agree
 ■ Total Disagree
 ■ No Opinion

Strongly Agree	3%
Somewhat Agree	10%
Strongly Disagree	38%
Somewhat Disagree	36%

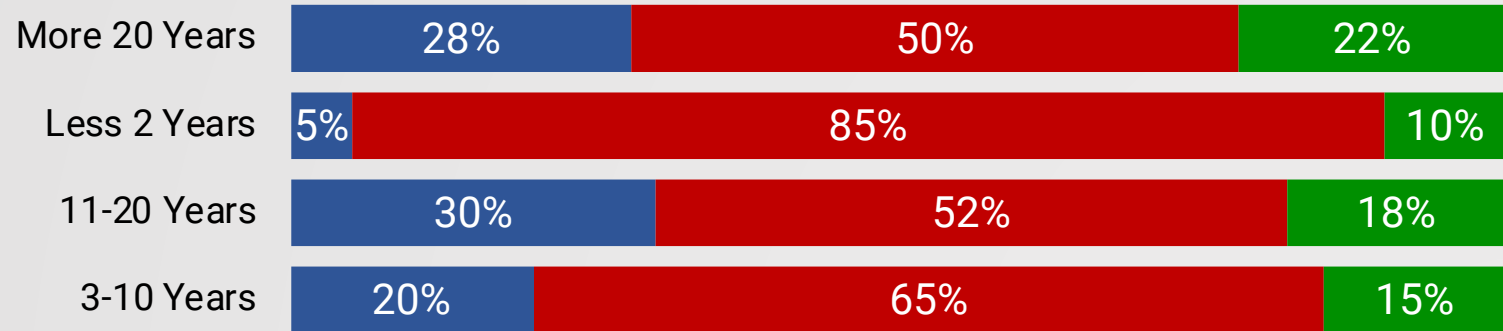
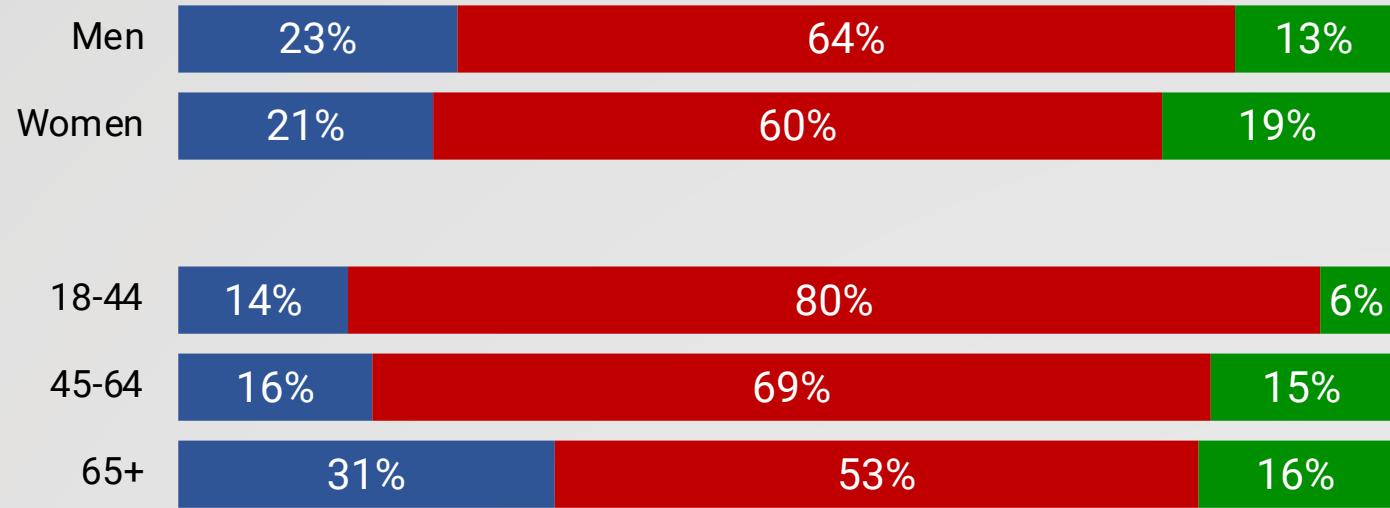


By the time there is any sort of water issue I will no longer be in the District.



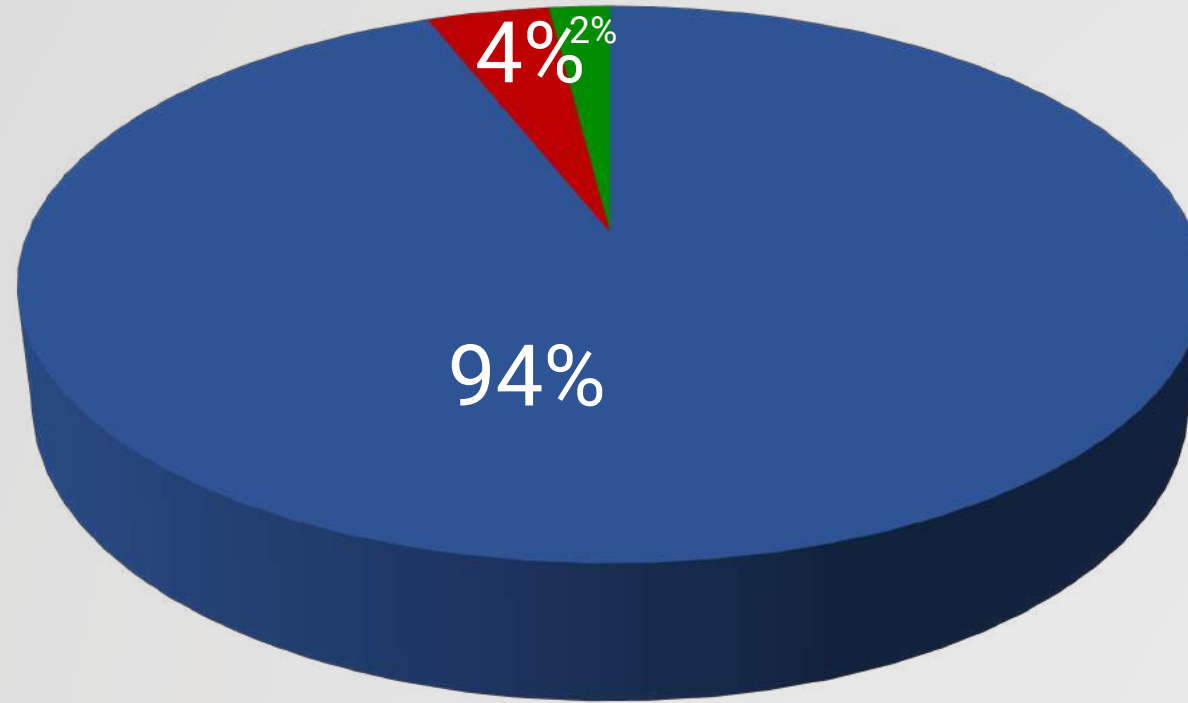
- Total Agree
- Total Disagree
- No Opinion

Strongly Agree	4%
Somewhat Agree	18%
Strongly Disagree	37%
Somewhat Disagree	24%



Total Agree Total Disagree No Opinion

Every resident needs to play their part in ensuring we maintain our water supply.



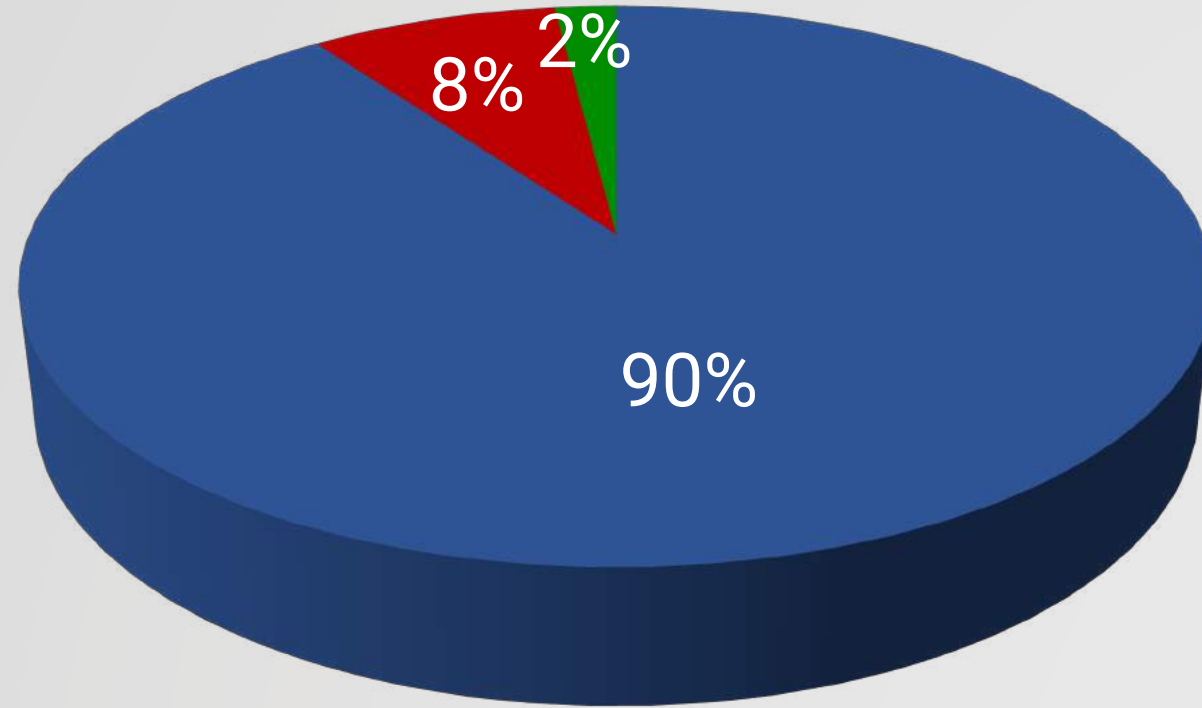
Strongly Agree	63%
Somewhat Agree	31%
Strongly Disagree	2%
Somewhat Disagree	2%

■ Total Agree

■ Total Disagree

■ No Opinion

It is the Metro District's responsibility to develop and implement the best possible plan for the residents.



Strongly Agree	60%
Somewhat Agree	30%
Strongly Disagree	3%
Somewhat Disagree	5%

■ Total Agree

■ Total Disagree

■ No Opinion

Key Insights & Observations



A strong majority of homeowners are informed about where the Metro District's water comes from (73% aware), the aquifers are depleting (69% aware) and the District does not have access to a "renewable" water source (65% aware).

Homeowners are less aware (49%) about the aquifers providing water to Parker, Castle Rock and other communities.

Only 28% of homeowners are aware the Metro District's water facilities, pipelines, and infrastructure need significant upgrades and repairs.

Key Insights & Observations



Eighty-nine percent of respondents support using some of the reserve fund to pay for \$7 million in deferred maintenance needs on the existing water infrastructure.

Other solutions with strong homeowner support include restoring native grasses to public and common areas (76% support), adopting a water use efficiency plan (74%), and a \$20 million public bond offering to raise capital for water infrastructure projects (67%).

Key Insights & Observations

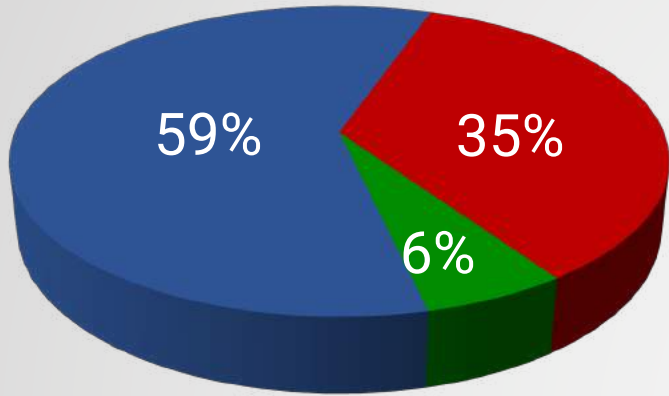


The least popular solutions include partnering with Parker or Castle Rock (52% support), reducing and replacing turf grass with native grasses on their own property (52%), and adopting monthly water budgets (51%).

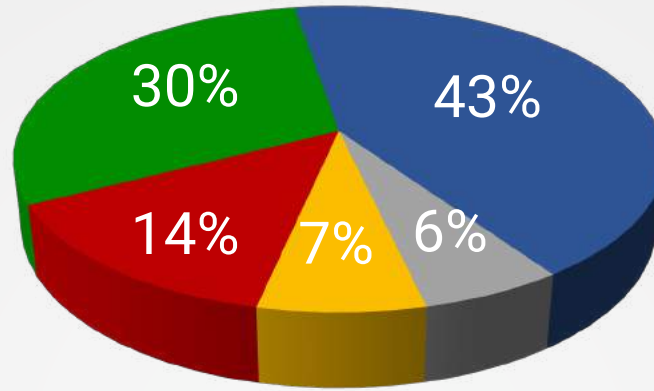
Only 13% of respondents agree with the viewpoint that the Metro District has enough water and 74% disagree.

There is overwhelming agreement that every resident needs to play their part to maintain the water supply (94%), and 90% agree it is the Metro District's responsibility to develop and implement the best possible plan.

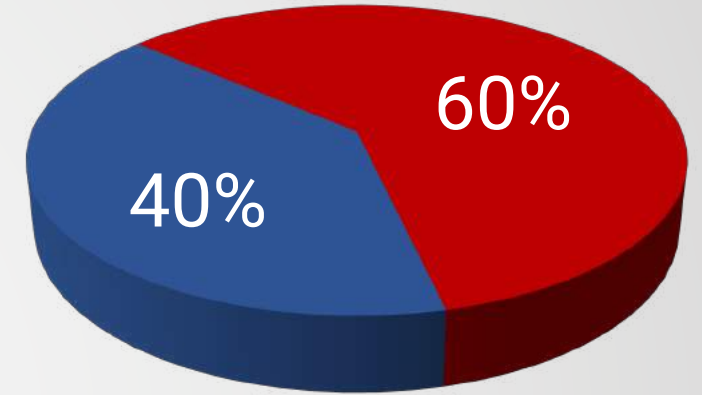
Survey Demographics



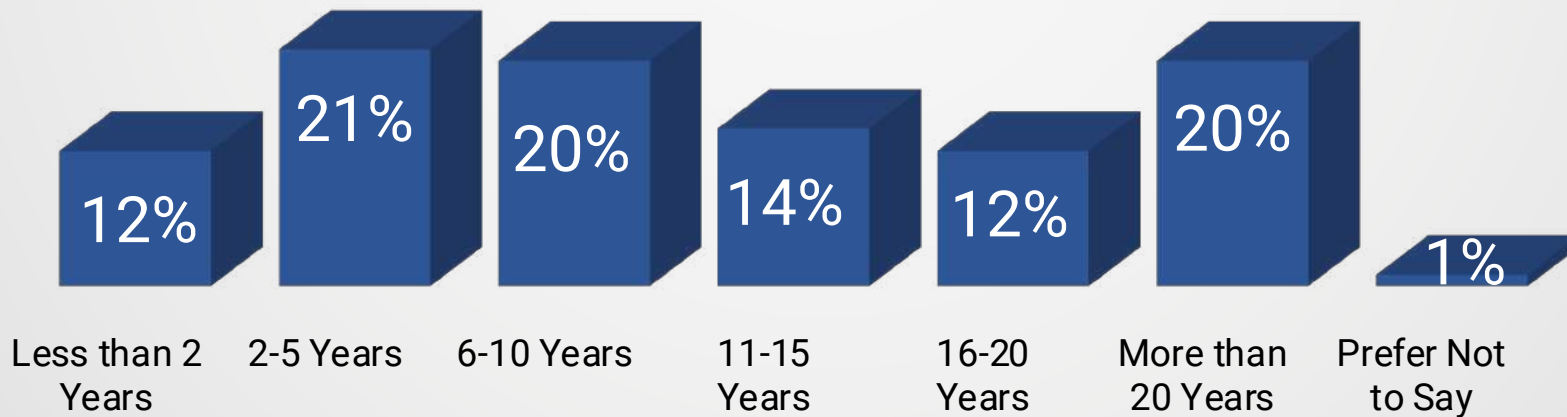
■ Male ■ Female ■ Prefer Not to Say



■ 18-44 ■ 45-54
 ■ 55-64 ■ 65+
 ■ Prefer Not to Say



■ Live in Sub-Association
 ■ Do Not Live in Sub-Association



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