Magellan Strategies

Castle Pines Metro District Water Survey
Topline Results

Magellan Strategies are pleased to present the topline results of an online survey of 532 homeowners within the Castle Pines Metro District. The interviews were conducted from January 18th - 30th, 2022. This survey has a margin of error of +/- 3.91% at the 95 percent confidence interval. The survey data was weighted to be representative of the proportion of residents who live or do not live in a sub-association.

T1. To get started, could you please verify that you own a home in The Village at Castle Pines?

Yes 100%

T2. Do you know the amount of your average monthly water bill in the summer?

Yes, $150 or less a month 38%
Yes, between $151 and $300 ..... 34%
Yes, between $301 and $500 ..... 15%
Yes, between $501 and $1,000 ..... 6%
Yes, more than $1,000 a month 1%
No, I don't know what the amount is 6%

T3. 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 a month 49%
Between $151 and $300 ..... 34%
Between $301 and $500 ..... 8%
Between $501 and $1,000 ..... 2%
More than $1,000 a month 1%
No Opinion 6%

T4. 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 31%
On average, The Village at Castle Pines residents pay less for water than our neighboring communities 12%
Unsure/No Opinion 57%

We will now share with you factual information regarding the Metro District's water supply and infrastructure. After reading the information, please indicate if you are aware or unaware of the information. Let's get started…

T5. 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 73%
I am unaware of this information 25%
No Opinion 2%

T6. 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 65%
I am unaware of this information 34%
No Opinion 1%

T7. 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 69%
I am unaware of this information 28%
No Opinion 3%

T8. 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 49%
I am unaware of this information 48%
No Opinion 3%

T9. The Metro District's aging water facilities, pipelines, and infrastructure need significant upgrades and repairs.

I am aware of this information 28%
I am unaware of this information 66%
No Opinion 6%

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...

T10. 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 74%
Total Oppose 15%
Unsure/Undecided..... 11%

Strongly Support..... 38%
Somewhat Support..... 36%

Strongly Oppose 7%
Somewhat Oppose 8%

T11. 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 76%
Total Oppose 20%
Unsure/Undecided..... 4%

Strongly Support..... 45%
Somewhat Support..... 31%

Strongly Oppose 12%
Somewhat Oppose 8%

T12. 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 52%
Total Oppose 40%
Unsure/Undecided..... 8%

Strongly Support..... 27%
Somewhat Support..... 25%

Strongly Oppose 26%
Somewhat Oppose 14%

T13. 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 and 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 51%
Total Oppose 34%
Unsure/Undecided..... 15%

Strongly Support..... 15%
Somewhat Support..... 36%

Strongly Oppose 20%
Somewhat Oppose 14%

T14. 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?

Total Support 89%
Total Oppose 5%
Unsure/Undecided..... 6%

Strongly Support..... 44%
Somewhat Support..... 45%

Strongly Oppose 2%
Somewhat Oppose 3%

T15. 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 67%
Total Oppose 16%
Unsure/Undecided..... 17%

Strongly Support..... 24%
Somewhat Support..... 43%

Strongly Oppose 8%
Somewhat Oppose 8%

T16. 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 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?

Total Support 59%
Total Oppose 21%
Unsure/Undecided..... 20%

Strongly Support..... 20%
Somewhat Support..... 39%

Strongly Oppose 12%
Somewhat Oppose 9%

T17. 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 52%
Total Oppose 33%
Unsure/Undecided..... 15%

Strongly Support..... 14%
Somewhat Support..... 38%

Strongly Oppose 17%
Somewhat Oppose 16%

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

T18. The Metro District has enough water, therefore water efficiency plans are not needed.

Total Agree..... 13%
Total Disagree..... 74%
No Opinion 13%

Strongly Agree 3%
Somewhat Agree 10%

Strongly Disagree 38%
Somewhat Agree 36%

T19. By the time there is any sort of water issue I will no longer be in the District.

Total Agree..... 22%
Total Disagree..... 61%
No Opinion 17%

Strongly Agree 4%
Somewhat Agree 18%

Strongly Disagree 37%
Somewhat Agree 24%

T20. Every resident needs to play their part in ensuring we maintain our water supply.

Total Agree..... 94%
Total Disagree..... 4%
No Opinion 2%

Strongly Agree 63%
Somewhat Agree 31%

Strongly Disagree 2%
Somewhat Agree 2%

T21. It is the Metro District's responsibility to develop and implement the best possible plan for the residents.

Total Agree..... 90%
Total Disagree..... 8%
No Opinion 2%

Strongly Agree 60%
Somewhat Agree 30%

Strongly Disagree 3%
Somewhat Agree 5%

And now a few questions for statistical purposes only…

T22. Are you:

Male..... 59%
Female..... 35%
Prefer Not to Say 6%

T23. Are you between the ages of:

18 to 34 ..... 1%
35 to 44 ..... 6%
45 to 54 ..... 14%
55 to 64 ..... 30%
65 or Older 43%
Prefer Not to Say 6%

T24. Do you live in a sub-association?

No 60%
Yes 40%

T25. How long have you lived The Village at Castle Pines?

Less than 2 Years 12%
2 – 5 Years 21%
6 – 10 Years 20%
11 – 15 Years 14%
16 – 20 Years 12%
More than 20 Years 20%
Prefer Not to Say 1%

Survey Methodology

Data collection for this survey utilized MMS text messaging and emails inviting Castle Pines Metro District homeowners to participate in the survey. A link to participate in the survey was also posted on the Metro District website. The survey response data was weighted to be representative of the proportion of residents who live or do not live in a sub-association. The interviews were conducted from January 18th - 30th, 2022. This survey has a margin of error of +/- 3.91% at the 95 percent confidence interval.