

# METRO DISTRICTS

To: Metro District Residents

May 2020

Hello,

We hope you, your families, and friends are safe during these stressful and uncertain times due to COVID-19. We are giving an update on the community, which will be updated as more information comes along.

**Community Center & Pool:** As you know the COVID-19 issues is causing a lot of uncertainty's around the communities as what to do or not do. One question we get a lot is when will the Community Center Fitness Center open and will the swimming pool open on time or even be opened? As of right now the District is unsure on what will be allowed to open. What will social distancing or physical distancing requirements be? What size groups can gather? What cleaning requirements will be in place?

At this time, the Community Center/Fitness area will remain closed until new regulations/guidelines are sent out with what is required. Once we have a better understanding of the new requirements the Fitness Center may open but limited on what machines and exercise equipment can be used to keep the physical distancing requirements.

More than likely a few machines will be moved to get the physical distancing requirements and a few machines will be turned off and/or marked as not to be used. When given updated requirements the District will send out more information on the Fitness Center. The District wants to abide by all guidelines and requirements for the resident's safety.

As for the Swimming Pool, the pool will remain closed until the District gets updated regulations/guidelines from the State and Federal Government. We have a few ideas that are being discussed with the board on how to open the pool, but again waiting on actual requirements. More than likely we will have to limit the number of District residents into the pool area and at this time NO GUESTS or POOL PARTIES will be allowed. **Only District residents will be allowed access to the pool when it opens with possible limited time in the pool area.** Time limits may be in place on pool usage, too allow more people in over the hours of operation. More than likely little too no pool furniture will be in the pool area.

As the District is waiting on any new regulations/guidelines we are going to move forward on getting the pool ready to open. We have spoken with the contracted pool management company (A & B Pools), they state they are at full staff for opening as scheduled which would be 5/23/2020, but again waiting on new requirements.

As for opening the pool, not sure what is going to happen over the next roughly 25 days. Right now, we have A & B Pools ordering the chemicals and chlorine as normal. We fear if we wait to hear from the State and Federal Government as to when we can open the pool, it may be hard to acquire what is needed to open and maintain the pool on time or at a new date. If any pool chemicals and chlorine are not used this year, they will be stored for next year.

Over the next few weeks, you will see activity at the Community Center and pool area, we will be having the boilers maintained and inspected by the state, the plumber will prep all water lines to the bathrooms and drinking fountains, and the shade covers installed. We will have contractors power washing outside of the pumphouse/guard room and cleaning the pool furniture if we can use and pool deck, flush and clean all piped lines and filter casings, along with the actual filter cleaning, and testing the new chlorine injection pump we just installed. Then maintenance on the heater all in preparation for opening day. We will be setting up cleaning service on the restrooms. (pest control is year-round) Yearly Inspection of playground in Pool area and repairs, along with a COVID-19 cleaning. The District feels we should move ahead as normal and wait to see what happens.

At worst, we can hold off on fully filling and heating the pool until we know for sure what the opening date will be if allowed to open. It will take about 4 to 5 days to fill the pool to capacity and get the pool to the correct temperatures of 82 to 84 degrees. One additional item to be set up after the pool opens would be a power wash crew to clean all pool furniture (if in use) and cleaning service as required for the bathrooms under COVID – 19 requirements. Not sure what will be required under the new COVID-19 policies and what that cost will be to our budgets. Overall, we will wait to see what the requirements will be then set up schedules and opening as current budgets allow.

**The Community Center & Pool hours of operation if allowed to open will be posted on the web site and at the Community Center when we learn what the required social distancing or physical distancing requirements and restrictions are going to be, along with size groups that can gather.**

# METRO DISTRICTS

## **Community Center & Pool Portion of the O and M fees:**

The District has been asked since the Community Center & Fitness area is closed and possibly the swimming pool for a portion or even all the summer, are the O and M fees going to be lowered?

The short answer is no. The closure was due to COVID-19, and we are not sure how long the Fitness area will be closed, and we are un-certain about the pool. We are all in uncharted waters with this COVID-19 pandemic, but right now the District is still moving forward with all aspects of the Districts; daily, weekly, monthly duties and spring schedules, still must be completed.

The District is still paying for all the utilities, insurance, all operations and maintenance that includes the heating system, central air system, plumbing, fire place, fire pit, snack bar, refrigeration systems, Pest Control, security, WIFI, cleaning, and all the pool start up functions along with many other items in the Community Center. Plus, we just updated the work out machines, the floor, and the Security System that were in the 2020 budgeted cost for the Fitness Center. Then all around the community, such as spring snow removal, spring start up, irrigation, fence repairs, fence stain projects, tree replacement, landscape repairs, irrigation water and the list goes on and on.

The cost that are in the budget for the Community Center/Fitness Area, parks, basketball court, and the entire community's greenbelts and open spaces are all "a part of the overall budget", these items are all necessary to maintain as part of our community as a whole. These amenities are owned by the District, in-turn the homeowners, so if cost is cut or maintenance is neglected, it would have to be made up later. Keep in mind before this pandemic not all residents use these amenities, some go to the fitness area, some use the pool, some use the parks, some never go to the Fitness Center or Parks, it just part of the overall expense for the community as a whole and all pay the O and M fee. Questions? Please contact the Districts.

## **Quarterly Fees for Operations and Maintenance:**

Quarterly O and M Fees go out every quarter and the Districts THANK YOU for paying on time. Please make note of due dates. Any past due Operations and Maintenance Fees will be assessed a \$25.00 late fee after due date and then every 30 days a late fee will be assessed until paid in full. To avoid late fees or collections please pay O and M fees on time. Past due is payment received after the 1<sup>st</sup> of the month. Late Fees are determined by USPS processing date on the envelope, not the date on your check or the e-mail notification from the bank if you pay on-line. If you ever have any questions on your quarterly fee, please contact the Southwest Timnath Metro District.

All residents must be in good standing with the District to have their Community Center/Pool Fob issued and or re-activated. District members in good standing are paid in full on their taxes, O and M fees, along with no outstanding covenant violations. [If you have issues making payments due to COVID – 19 or any reason, please contact the District.](#)

**Quarterly fees are due the following dates of each year.** (Roughly \$84.00 per month, \$250.00 per quarter/\$1,000.00 per year)

**March 1** (January, February, and March)

**June 1** (April, May, and June)

**September 1** (July, August, and September)

**December 1** (October, November, and December)

**\*\* Payments can be made online; you can send in a request to have an invoice with a payment link e-mailed to you \*\***

## **Operation and Maintenance Invoices and statements:**

The District must invoice each lot owner/homeowner every quarter for the O & M fee. The invoiced amount will be added to your balance or taken off any credit you may have. If you owe more than the quarterly invoice amount, this amount will show in the "Total Amount Due" box about the middle of the invoice and if you have a credit on your account there will be a minus sign in front of the amount in the "Total Amount Due". If your account is current it will show zero due. As always if you have a question on your account, please give us a call.

We are slowly switching to where all invoices will be e-mailed to you and then you have an option of paying online if you choose. If you do not want to pay online you can mail in your payment and/or [put the payment in the onsite Black Metro District drop box at the Community Center](#), located on west side of driveway.

**If paying by check or money order, put in drop box or mail your payment to the District mailing address:**

**SWTMD  
6000 Summerfields Parkway  
Timnath, Colorado 80547.**

# METRO DISTRICTS

## **Trash day for SWTMD is Tuesday:**

The board has chosen Tuesday as trash day, as not to have trash/recycle bins/yard waste sitting out several days a week. Also, not to have several trash trucks driving around the neighborhood all different days of the week. This helps with wear and tear on the street and just general safety for all in the neighborhood. When it is not trash day, please keep your trash cans in your garage or behind your fence, do not store trash cans on your driveway or in your front yard.

## **Do not leave Trash cans out:**

Trash cans must be put away in your garage or behind your side fence when it is not trash day (Tuesday). Please be considerate of your neighbors/neighborhood, do not leave trash cans out.

## **Architectural Design Application:**

The "ADA" is used for when you are doing any landscaping or doing any modifications /up-grades to the exterior of your existing home. If you're placing a deck, concrete patio, covered patio, upgrading your landscaping, painting your home or any exterior projects you must submit the Architectural Design Application ("ADA") with a drawing of your lot/house showing the work for review and approval. Review fees may apply. You can find this document on the District web site. Just go to [southwesttimnathmetrodistrict.com](http://southwesttimnathmetrodistrict.com), on the home page click on the documents tab. You will see this document listed first. Also, check if your contractor needs to be licensed in the Town of Timnath before the work starts.

## **Tree Lawns:**

The tree lawn is the area between the street curb and your sidewalk. The builder and or the homeowner are required to place a minimum of 1 tree (More in some phases) in the front tree lawn and or multiple trees if you're on a corner lot, you must place trees in the tree lawn alongside your home. Keep in mind Town site distant requirements or street signage when placing trees and or your fence. It is the homeowner's responsibility to keep these trees maintained (pruned) and the grass maintained in this area. Please keep an eye on your tree lawn area in front of your house and around the side if you live on a corner. If any of your trees dies or starts looking bad in the tree lawn area they must be replaced. Replace any dead trees with a **2 - inch in diameter deciduous tree**. Ornamental/low growing tree are not allowed.

## **Homeowner Fence Stain:**

If you want to stain your fence in the Summerfields area, please use the approved stain. The approved fence stain for the entire community is **Sherman Williams Traditional Russet**. Fence stain in The Preserve, Prairie View, Tall Grass and in the Meritage Homes area is mandatory. All new Filing's and phases' fence stain is mandatory. You must keep up the maintenance of the on your lot; this means in Colorado staining the fence every 3 to 4 years. When you make repairs on your fence, please stain the new fence parts. Clear stain is not allowed, it never turns out to be clear.

A brief history on our District stains; years ago, when the developer and/or the builder first used the "Traditional Russet" stain it was manufactured by Kwal and they used an oil base stain. Then the Districts switch to a Kwal water-based stain ("Environmentally safe"). Then Kwal went out of business, and the Districts had to switch base stain (Stain before color mix) and manufactures of the District stain.

The Districts choose **Sherman Williams** "Traditional Russet" stain because it was **a close match** to what fence stain exists in the community and we have a Sherman Williams store nearby in Fort Collins.

Overall, the new approved Sherman Williams "Traditional Russet" stain for the Districts may not match existing fence stain exactly but we have the "Traditional Russet" stain appearance in the community where fence stain is required.

## **District Owned Fence:**

The District will re-stain the outside of the District fences about every 3 to 4 years. A notice will be sent out when the work is about to start. As the community grows the District will map out the site as to schedule fence staining a section of the community every year.

Do not attach any items to the District fence. Do not attach bird houses to the District fence or place next to the District fence. Keep in mind to be careful where you place birdhouses, even in your own back yard, the waste from the bird's ends on your neighbor's fence and or yard. Keep trees and shrubs from growing on the District fence. Keep in mind the District needs to maintain the District fence. The District does have a 3' fence easement where District fence is placed.

# METRO DISTRICTS

## **Landscaping Maintenance:**

After you spend time and money on your yard please make sure your landscape in front and/or rear of your home is neatly maintained, including shrubs and trees. Pay close attention to shrubs and trees that are planted near the sidewalk. Please remember to prune your trees and shrubs, this will improve and maintain the health of the trees/shrub plus promote grow. Edging should be properly secured and maintained in an attractive manner. All dead trees in your yard and in your tree lawn area must be replaced. If you are on a corner, try and prune tree as not to block views. A neat tidy yard makes the community look better. Trees in the tree lawn should be replaced with a 2-inch caliber deciduous tree.

## **Coyote Conflicts in Our Neighborhood!**

Please do not feed the coyotes. Don't leave out bowls of dog or cat food overnight you will attract coyotes, or leave out small dogs and cats. Questions on coyotes go to the Colorado Division of Wildlife web site at <http://www.wildlife.state.co.us>.

## **Street Lights:**

Street lights are owned by Xcel Energy, Street lights are not part of the Metro Districts. The street lights along the streets in the District/community are owned by Xcel Energy. If you see any lights that are not working or flickering a lot you can go to the Xcel Energy web site at [xcelenergy.com](http://xcelenergy.com). Please follow the simple instructions on the Xcel web page on how to report the outage to Xcel Energy. If you can, there are numbers written on the side of street light pole, if you can get those numbers that will help Xcel crews find the street light pole in question.

## **Neighborhood Mailboxes:**

Cluster boxes are provided by the developer/builder at time of development. Cluster boxes meet USPS specifications and are placed in locations that the USPS has chosen. **The District asks that no posting/advertising be placed on the mailboxes.** Please keep in mind, mailboxes are in the street ROW, in doing this some mailboxes are on your neighbor's lots, please do not walk in their grass or leave postings in their yard.

## **District Maps:**

We have District maps on our web site showing the District Boundaries, showing what sidewalks the District does snow removal on, the District Maintenance map and so forth. You will see the new developed areas added to our District maps as they are approved and or accepted by the District. The District does not have anything to do with any of the zoning in our District boundaries. The Town of Timnath is responsible for zoning. The zoning for the Districts or any planned development in the Districts have not changed since 2008. Some road lay outs have changed and or lot counts. (Undeveloped areas subject to change)

## **2020 Southwest Timnath Metro Districts Directors Election and Meeting Dates:**

The Designated Election Official for the Districts' upcoming May 2020 director election, received and processed self-nomination and acceptance forms from candidates and interested parties and confirmed the candidates for the May 5, 2020 election. Some incumbent board members agreed to step aside within the residential district to allow other homeowner candidates that applied to be considered for seats up for re-election on the board of directors. Those candidates who submitted self-nomination and acceptance forms and provided proper verification that they were eligible electors and property owners or residents within the Districts could place their name in the running for the election. The resulting final verification of candidates, resulted in no more candidates than positions up for election in May. The Designated Election Official for the Districts was able to cancel the Districts' director elections, confirm the candidates that would be elected by acclamation, and avoid the costs of a full election. Final confirmation of board members and oaths of office will be administered after the May 5, 2020 election date. The official election results, after the candidate take the oaths of office will result in homeowner Ron Mullenbach being added to the Board of Directors.

The next SWTMD Board of Directors Meeting's for 2020 has been scheduled for 11/10/2020. Meeting dates will be posted on our District web site calendar at least 72 hours before the meeting. Meeting dates are subject to change and additional meetings may be as needed.

# METRO DISTRICTS

## Garage Sales:

**Due to COVID-19 the spring garage sale has been cancelled.**

This is posted on our web site, the same weekend's every year.

The following Saturdays have been chosen for the Southwest Timnath Metro District Garage Sales.

SPRING Garage Sale: The third Saturday in the month of May starting at 8:00 am ending at 4:00 pm. Cancelled.

FALL Garage Sale: The second Saturday in the month of Sept starting at 8:00 am ending at 4:00 pm (Sept. 12<sup>th</sup>)

The District will place ads in the Fort Collins Coloradoan and on the web (Craig's List), along with placing community signs. You are encouraged to run your own ads in the local papers or web sites highlighting your special items for sale. Mark your calendars and start pulling out all the unwanted treasures your basement or garage has to offer. Garage Sales will not be rescheduled due to inclement weather. The District places the ads with the publications in advance as to meet print deadlines; we do not always know what the weather will be. You do not need to contact the District to participate in the event.

Homeowners can have Garage sales any time during the year that they wish, however, the District requires that any signs you have put up be taken down immediately after your garage sales ends.

## Detention/retention Ponds:

The Districts have several dry detention/retention ponds within our boundaries. It is the District responsibility to keep the detention ponds working as designed. This is cleaning the detention/retention ponds, the outlets, and inlets, along with cleaning and maintaining the rip rap that is in place, along with all the drain pans.

The short non-technical story is that the detention/retention ponds were designed by engineers as a part of an overall drainage plan for the area to help with any flooding issue that may occur. As you can see by our community with all the new streets and homes, this has changed the water shed for our area. Due to all the asphalt, concrete, and roof tops, when it rains/snows your lots were designed to shed the water off your lots, into the streets then into the storm outlets, then into the detention/retention ponds. Then from the District detention/retention ponds the water shed runs off our site into other water ways downstream.

The detention/retention ponds retain the water (Rain/snow fall) for a limited time. The outlets in the detention/retention ponds were design to let the water out over time. Therefore, you see the detention/retention ponds fill quickly during a rainstorm or heavy snows, then over time the water level slowly recedes. The detention/retention ponds on our site work as they were designed, to help prevent flooding in our community and downstream.

With the runoff from the yards and streets going into the detention/retention ponds it hard to control all the weeds and assorted grasses in the detention/retention ponds areas due to all the streets run off of fertilizers from the yards and the District green belts. Therefore, it is important not to blow your grass clippings/trash in the gutters; it will end up in the detention/retention ponds drainage areas.

All these drainage items are part of the drainage system for the Districts. These costs for the drainage systems are on the budgets under the Irrigation and ditch maintenance section of the posted budget.

## Dog Poop and Dogs on the Loose:

We receive e-mails and calls on this one a lot: Pick up after your pets when walking through the neighborhood. Do not walk your dogs on your neighbor's yard. The light pole or fire hydrants are tempting for your dog, but most of the time they are in your neighbor's yard. **Please pick up after your pets.**

Walking your dog: Please keep dog on a leash or have full control of your dog when off a leash. If your dog runs up to someone and or their pets, it is not under control, put dog on a leash. If your dog is on a leash, keep control and keep the dog from jumping on people or going after other pets when on a leash. Some people are frightened when a dog runs up to them or their children and/or pet, they don't know the dog's intentions. To avoid issues, leash your pet.

Below and on the next page are some of the Town of Timnath Ordinances:

**Animal Waste-** No owner or custodian of a dog may permit it to leave feces or upset garbage on public property or the private property of another. 7.3.12 (Ord. 20-2007)

**Animal Nuisance/Barking-** It is unlawful for any person owning or keeping an animal to fail to prevent such animal from disturbing the peace of any other person by loud, persistent, and habitual barking, howling, yelping, mewling, or making any other loud, persistent and habitual noise whether the animal is on or off the owner's premises. 7.3.19 (Ord. 20-2007)

# METRO DISTRICTS

**Loose Dogs-** A person who owns a dog shall keep that dog confined or controlled. Confine means to control the dog in a fully fenced yard, kennel, or other fully enclosed structure. Control means to restrict the dog's movements to prevent violations of the Town's ordinances. A dog should not be allowed to roam the neighborhood or have access to other people's property. 7.3.18 (Ord. 20-2007)

**Proper Control-** Controlling a dog means to simultaneously monitor, direct and restrict a dog's movement and activities in a humane manner. The following types of control are recognized for the general public:

**Control by confinement-** To control a dog in a humane manner within any fully fenced pen, kennel, yard or structure, which prevents the exit of any dog confined therein solely on its own volition and the protrusion through the outer perimeter of the enclosure of the dog's paws and/or teeth.

**Control by leash-** To control a dog by securely attaching a leash, chain or an item which is physically capable of restraining the dog, including electronic collar, to the dog which is in the secure possession of a person physically and mentally capable of monitoring, directing and restricting the dog's movements and activities.

**Control by attachment-** To control a dog by a harness or other similar device attached directly or indirectly to a person or immovable object by means of a chain, leash or similar device in such a manner that when the dog is on private property, it cannot travel off the private property or into in any public vehicular or pedestrian way, or other public easement; or when the dog is on public property, the dog cannot travel more than three feet from the immovable object and is not unattended by the owner.

**Control by harness-** To control a dog by harness or similar device attached directly or indirectly to a person or object during an event of competition, training, demonstration, or show.

## **District Greenbelts and Irrigation Watering:**

This year the Water District has raised its prices for irrigation water, a second time over the past few years. We as the District are going to try extremely hard to conserve irrigation water where we can along with balancing the irrigation system to keep the grass looking healthy.

Stating this, the District will have to see how these new water rates affect the budget. This will become a burden on the budget, the O and M fee will have to be reevaluated for an increase for the 2021 budget. Budget review for the irrigation watering will not be taken lightly as we understand what the consequences of lower maintenance expectations and or raising the O and M fee can mean for residents. Overall with the new water rates and maintenance along with fence staining and other maintenance items in the Districts the O and M fee in SWTMD will increase in 2021

The District is trying extremely hard to conserve irrigation water where we can along with balancing the irrigation system to keep the grass looking healthy, along with timely fertilization and weed control. During light rains you will see the irrigation system running, because we have rain sensors set at ½ inch, we must try and balance watering around storms. If the irrigation system shuts down and it is a light rain, that area might not get the turf areas watered for another day or two and in the summer that can hurt the grass. Sometimes we set the irrigation clocks to pre-soak an area, this is watering for 5 to 8 minutes and then 30/40 minutes later watering again for roughly 30 minutes. Presoak helps the water soak into the ground and prevent run off

Keep in mind with several large irrigation taps with each tap having about 90 to 100 watering zones at 4 to 6 watering zones on at one time. Plus, watering schedules are worked around School bus schedules, trails, park play times, some larger open spaces tracts for kids playing during the day and organized sports. Or a power outage can cause issues with our irrigation system, causing it to short out or just be shut off. If we shut down one or two zones or a whole tap due to weather or other issues, it has a lot of repercussions effecting sometimes over 100 irrigation zones. Stating this we try extremely hard to balance out the irrigation system with the community residents and all storms, winds, etc. If you see any issues in the green belts around the community, please send us an e-mail and we will check out the issues.

## **District Web Site:**

The District has its own web site at <http://southwesttimnathmetrodistrict.com/>, please join the web site to get communication from the District and e-mails from the web site, also e-mails about the Community Center Fitness area & Pool. All documents and forms for the Districts are posted on the web site in the documents section.

**That is, it for now, as always, any questions please feel to contact Southwest Timnath Metro District.**

SWTMD Office Phone number: 970-488-2820 \* Fax Number: 970-225-0054 E-mail: [manager@swtmd.com](mailto:manager@swtmd.com)