

SOUTHWEST TIMNATH METRO DISTRICT

To: Southwest Timnath Metro District Residents

April 2019

SWTMD (Mailing address, is the Community Center & Pool)
6000 Summerfields Parkway
Timnath, Colorado 80547

SWTMD (Actual District Office address)
1927 Wilmington Drive Suite 101
Fort Collins, Colorado 80528

Office Phone number: 970-488-2820 * Fax Number: 970-225-0054

After Hours emergency cell number: 970-412-1440

E-mail: manager@southtimnathmetrodistrict.com

District Web Site:

The District has its own web site at <http://southtimnathmetrodistrict.com/>, please join the web site to get communication from the District. All documents and forms for the Districts are posted on the web site in the documents section. Please go to the District web site to view District budgets, District forms and maps, along with information on the Community Center and pool.

The Districts get asked all the time about different neighborhood web sites, socials sites, blogs and so forth. The District is asked about the topics and or discussions on these sites; Southwest Timnath Metro Districts has no affiliations with these sites and has no control on any topics and or discussions.

Nor do these sites have permission from the Districts to reproduce any documents, repost or forward e-mails from the Districts.

Please remember developers, builders, real estate agents, title companies your neighbors cannot make commitments or promises for the Districts. If you have a question for the District, just ask us, we will try and answer them.

Quarterly Fees for Operations and Maintenance:

Quarterly O and M Fees go out every quarter and the Districts THANK YOU for paying on time. 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 1st 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. The District will be e-mailing out all invoices and you have the option of paying on line, if you chose not to feel free to use the black drop box by Community Center or USPS.

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.

Quarterly fees are due the following dates of each year. (\$84.00 rounded 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)

Fees are set to increase again.

Questions on why some District members get a statement and an invoice, we hope this helps.

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". 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, mail your payment to the District mailing address: 6000 Summerfields Parkway * Timnath, Colorado 80547. This is the Community Center & Pool address.

Trash day for SWTMD is Tuesday:

The board has chosen Tuesday as trash day, as not to have trash/recycle bins 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's 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.

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Do not leave Trash cans out:

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

Architectural Design Application:

The "ADA" is used when landscaping or doing 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") for approval. Review fees may apply. You can find this document on the District web site. Just go to southwesttimnathmetrodistrict.com, on the home page click on the documents tab on the home page. You will see this document listed first.

When you're ready to landscape your yard or planning any upgrades to your landscape/exterior of your home, you need to review the Guidelines (On the web site). Before you start any new work or make any changes you must submit the Architectural Design Application with a drawing of your lot/house showing the work for approval. Please note, when your ADA has been approved from the District you might check with the Town of Timnath on building codes and see if a permit is needed. Also, check if your contractor needs to be licensed in the Town of Timnath before the work starts.

Homeowner Fence Stain:

The approved fence stain for the entire community is **Sherman Williams Traditional Russet**. Fence stain is mandatory. You must keep up the maintenance of the stain on your fence; this means in Colorado staining the fence every 3 to 5 years. When you make repairs on your fence, please stain the new fence parts.

A brief history on our District stain, when the developer and/or the builder first used the "Traditional Russet" stain it was manufactured by Kwal. Then Kwal went out of business during construction of the community fence, 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.

Over all 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.

District Owned Fence:

The District will re-stain the District fences in SWTMD (Summerfield Estes area), about every 4 years as budgets allow.

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. Gates are not allowed in the District fence. Keep trees and shrubs from growing on the 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.

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're on a corner, try and prune tree as not to block views of traffic. A neat tidy yard makes the community look better.

Tree Lawns:

The tree lawn is the area between the street curb and your walk. 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 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 die in the tree lawn, they must be replaced with a 2-inch caliber deciduous tree.

Front 2 Pages of Updates:

We do not change the front two pages' information or other notes in the updates due to the fact that the community is still growing and we want to make sure everyone gets this information. Please make sure you join the web site to get information.

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District Greenbelts and Irrigation Watering:

Recently the Water District has raised it prices for irrigation water. We as the District are going to try very 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 have to try and balance watering around storms. If the irrigation system shuts down and it's 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 we have 4 two-inch irrigation taps with each tap having about 70 to 80 watering zones at 4 to 6 watering zones on at one time. Plus, watering schedules are worked round 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 70 irrigation zones. Stating this we try very hard to balance out the irrigation system with the community residents and all storms, winds, etc.

District Monuments:

We get questions on the monuments about flowers and lighting. The monuments were installed per the approved Landscape and Fencing plan by the developer. The Landscape and Fencing plans were designed to have cobble stone and/or mulch in the monument areas along with shrubs to be place in certain areas and that what was installed per the plans.

To be able to place seasonal flowers in some of these areas, the district would have to remove all the current landscape in the area that flowers were to be place. Then remove some of the dirt and fill in with a soil made for flower beds, put in edging, then place a whole new irrigation zone with a watering schedule for flowers. Then get yearly bids to place flowers and maintain flowers by hand for the season, along with removal. With SWTMD being such a new project, this is just not in the budget at this time.

Also, the monuments along Three Bell are in a drainage zone, if you look at the monuments at Greybull you can see how they are built to let water flow underneath. Any heavy rain with flooding would flow into these flower beds and wash away all the flowers with shallow root systems. When the District has money in the budget for flowers, we will set up the front main monument at Three Bell and River Pass Road to have flowers, this is several years down the road.

As for holiday lights, again the monuments were set up per the approved The Landscape and Fencing plans. These plans called for a low voltage lights to be installed in front of a few monuments, which what was installed. Low volt wiring does not work for adding holiday lights. Since the District has taken over maintenance of the landscaping, the district had some work done on the monument lights, and added wiring for 110 outlets on two monument's and will do a third monument this year and the other two monuments will be up-graded next year if budgets allow.

Once the monuments are capable of the District putting up holiday lights the District will buy lights and get bids to place some holiday lights with wreaths, when budgets allow. The monument at Summerfields Parkway and Three Bell does not have any power, this monument will take some time to get power installed due to having to get an Xcel meter ped in this area, which is very expensive with cost to Xcel and hiring electrician to trench and bore areas to get a power line place. Again, this will be budget driven.

District Landscape and trees:

The landscape and tree placement were installed per the approved Landscape and Fencing plan by the developer. The landscape and trees were installed around the site working around the drainage requirements of the site, by not interfering with drain pans, drainage swells, detention ponds and required drainage patters away from the homes.

Tree were placed per the landscape plans in locations working around underground irrigation mains, underground utilities, surface drainage areas, underground drainage systems and storm lines. Plus, there are some Town requirements on tree placement along roads and site triangles at intersections in the neighborhood. Trees were put in places designed by a landscape architect keeping in mind items that are mention here and the long-term growth of the tree. Trees in the District landscaped areas will be maintained by the District. If trees are having issues growing, they will be pruned to assist in growing and/or treated with chemicals. If a tree dies, the tree will be removed and replaced as budgets allow.

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The Community Center & Pool: Address: 6000 Summerfield Park Way * Timnath * CO * 80547.

The Community Center & Pool, new residents will need to go to the District web site to get the Community Center & Pool Membership Packet to apply for an access Fob to get into the facility. You will be able to find the hours of operation for the Community Center and Fitness area along with the pool (Seasonal) hours/days of operation.

Community Center and Fitness Center hours: 4:00 a.m. to 10:00 p.m. (Everyday) Community Center hours, does not include the multi-purpose room. If you want to rent the multi-purpose room, see the agreement on the District web site and or on the front counter in the Community Center.

Also, located on the south-west side of the parking lot of the Community Center is our drop box, you can leave ADA's, rental agreements and or O and M payments in this box.

Located at the front doors of the Community Center is a community bulletin board. District Members may post Events, Items for Sale, and/or Services provided. Public appropriate postings may be placed here for up to 30 days. All postings must be dated and public appropriate or it will be removed.

If you're at the Community Center and you ever see an issue or concerns, please contact the District.

Pool Hours:

Pool opens for the season: Saturday May 25th. During the summer pool open's at: 10:30 AM and closing at 8:00 PM.

The 4th Monday in August pool hours will change during the week opening at 4:30 pm and closing at 7:30 pm Monday through Friday, weekends (Sat. and Sun.) are the same operating hours opening at: 10:30 AM, closing at 7:30 PM.

Holidays Hours: Pool Holiday Hours are opening at 10:30 AM and closing at 6:00 PM.

Holidays: Memorial Day, Independences Day and Labor Day.

Pool closes for the season: September 4th closing at 6:00 PM for the season.

Community Parks and Center Park: (Center Park off Banner and Richland Avenue)

We hope that everyone is enjoying the parks. The Parks are for all residents to enjoy, if you have any concerns or questions please let the District know. The park or any equipment and or structures in the park cannot be reserved; it is on first come bases for usage of the open area, equipment and covered areas. If you see someone waiting to use the equipment/structure, please try and share the equipment and/or structures.

Some of you may know this and others may not. The way SWTMD receives its assets is the developer/builder in this case built the parks according to the approved plans. Once the parks are completed, the park is inspected and the developer/builder makes any repairs needed and then warranties the parks for 1 year. During this year of "warranty" the developer/builder pays for the maintenance of the park. After the 1-year period the developer signs over the Park to the District and then it is the District responsibility for the maintenance.

Neighborhood Mail Boxes:

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 mail boxes. Please keep in mind, mail boxes are located in the street ROW, in doing this some mail boxes are on your neighbor's lots, please do not walk in their grass or leave postings in their yard.

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>.

Dogs on the Loose or with their owners:

We receive e-mails and calls on this one: Pick up after your pets when walking through the neighborhood. Don't 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. Below 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)

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Neighborhood Speeding, Stop signs:

Just a friendly reminder, please watch your speeds in the neighborhood and make full stops at all stop signs. Please pay attention at crosswalks and give pedestrian the right of way. We just ask that you look around and be aware of your surroundings. With all the children in the neighborhood heading to the park, and or walking to the bus stops, we just don't want anything to happen or someone get hurt.

Garage Sales:

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. (May 18th)

FALL Garage Sale: The second Saturday in the month of Sept starting at 8:00 am ending at 4:00 pm (Sept. 14th)

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 don't 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 Ponds:

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

The short non-technical story is that the detention 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 ponds. Then from the District detention ponds off our site into other water ways downstream.

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

Street Lights: Owned by Xcel Energy.

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 you can call Xcel Energy or get on line to request maintenance. Xcel will ask you for the address of the street light pole (Closest Intersection) that is in need of maintenance. If you can, there are numbers written on the side of street light pole, if you can get those numbers that will help them find the street light pole in question.

District Greenbelts:

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.

2019 Southwest Timnath Metro Districts Directors Meeting Dates:

The next SWTMD Board of Directors Meeting's has been scheduled for 11/7/19. Meeting dates will be posted on our District web site calendar. As always meetings will be posted on site at least 72 hours before the meeting. (Meeting dates subject to change)

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