



SOUTH TIMNATH  
METRO DISTRICT

To: South Timnath Metro District Residents

April 2019

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

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

Office Phone number: 970-225-1515 \* Fax Number: 970-225-0054

After Hours emergency cell number: 970-412-1440

E-mail: [manager@southtimnathmetrodistrict.com](mailto: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; South Timnath Metro Districts has no affiliations with these sites and have 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.

**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 South 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

**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 on line, 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". 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.**



## SOUTH TIMNATH METRO DISTRICT

### **Trash day for STMD 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.

### **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 for when you are doing any 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") 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 [southtimnathmetrodistrict.com](http://southtimnathmetrodistrict.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 stain on your fence; this means in Colorado staining the fence every 4 to 5 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.

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 where fence stain is required.

### **District Owned Fence:**

The District will re-stain the District fences about every 4 to 5 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.



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**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.

**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. A neat tidy yard makes the community look better.

**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.

**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 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: May 26<sup>th</sup>. During the summer pool open's at: 10:30 AM and closing at 8:00 PM.

The 4<sup>th</sup> 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 3<sup>rd</sup> closing at 6:00 PM for the season.

**District Snow Removal:**

The STMD has its snow removal map and policy on our web site. The District is responsible for the snow removal on the walks that butt up to District property. Homeowners are responsible for their own walks in front of their home or on their side lot if on a corner. The Town of Timnath is responsible for the snow removal on the streets. See Town of Timnath web site for the Town's policy.

**Center Park:** (Off Banner and Richland Avenue)

We hope that everyone is enjoying the park. Center Park is 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 or courts, please try and share the equipment and/or courts.



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**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)

**2019 South Timnath Metro Districts Directors Meeting Dates:**

The next STMD Board of Directors Meeting's for 2019 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 and meetings added as needed.**

**Garage Sales:**

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

**The following Saturdays have been chosen for the South 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 18<sup>th</sup>)**

**FALL Garage Sale: The second Saturday in the month of Sept starting at 8:00 am ending at 4:00 pm (Sept. 14<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 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/retention Ponds:**

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

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 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. This is why you see the detention/retention ponds fill quickly during a rain storm or heavy snows, then over time the water level slowly recede. The detention/retention ponds on our site work as they were designed, to help prevent flooding in our community and downstream.

The detention/retention ponds (Pond #1 and Pond #2) that retain water in the Districts are maintained by the Districts. The Districts places sludge remover, (Waste and Sludge Reducer) and place algae growth control (Aquatron) in these ponds to try and control the algae growth.

With the runoff from the yards and streets going into the detention/retention ponds it hard to control all algae in the detention/retention ponds due to all the streets run off, fertilizers from the yards and the District green belts. This is why it's important **not to blow** your grass clippings/trash in the gutters; it will end up in the detention/retention ponds.



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**Detention/retention Ponds continued:**

Then once we get the products (Aquatron and Waste and Sludge Reducer) in the ponds and they are working as designed, we get a rain or snow and that changes the makeup/balance of the detention/retention ponds. Once this happens we almost have to start over with our products. (Placing these very expensive products back in the pond, that just washed away)

The products we place in the detention/retention ponds are environmentally safe but have to be placed in limited amounts over 3 to 5 weeks as not to harm the detention/retention ponds aquatic growth and fish. The District has come up with a maintenance plan with a company that works on detention/retention ponds; we are trying to control the algae.

Along with the wet detention/retention ponds, the district has several dry detention ponds within the district boundaries that have to be maintained, by cleaning inlets and outlets, mowing the area, along with cleaning up leaf's and trash on regular maintenance schedules. Plus, cleaning concrete pans and drainage swells that are in portions of the Districts. 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.

**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, mewing, 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)

**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. The Xcel form will ask you to fill in the areas with 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. In the Tallgrass area of STMD, those street lights are owned by the Town of Timnath.

**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 and two 1 ½ inch irrigation taps with each tap having about 80 to 90 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, the pool area, 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 very 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.

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