

# METRO DISTRICTS

To: Metro District Residents

June 2022

## Community Pool:

The District pool opened as scheduled on Memorial Day weekend and everyone seems to be enjoying the pool. But considering the local lifeguard shortages, we have spoken with the contracted pool management company (A & B Pools), and they feel like they have the staff for everyday pool operations, however, A & B Pools cannot staff all pools for July 4<sup>th</sup> festivities. Due to this issue A & B Pools will no longer be holding the July 4<sup>th</sup> BBQ at the pool because A & B Pool does not know if they will have the required number of staff to accommodate the high number of residents in attendance.

**Floaties, Tubes, Rafts, & Other Large Flotation Devices:** At the District we understanding wanting to have fun and bring your large tubes, rafts, and large flotation toys to the pool to hang out and enjoy the beautiful summer that we have! However, the District and lifeguards have noticed an influx of very large floaties coming to the pool. These large tubes, rafts, and large flotation toys can be used at the discretion of the lifeguards. We need to make sure that everyone is safe at the pool. If everyone brings large floaties to the pool, our lifeguards are not able to see the bottom of the pool or all of the swimmers, and this becomes a very large safety issue. We ask that you listen to the lifeguards and abide by what guards decide is best for the safety of all patrons in regards to your large tubes, rafts, & large flotation toys. This is pending on the number of people in the pool.

**Lifeguard Saves:** As this newsletter comes out in late June of 2022, we have already had 3 saves at the pool this summer. All three of saves were young children using floatation/safety devices with minimal swimming skills with no adult supervision close at hand.

The District and lifeguards ask that children, who wear floatation/safety devices, or have limited swimming ability, stay within an arm's reach of a responsible adult at all times while in the pool. Any swimmer who is not sufficient at swimming on their own, should not be alone in the pool. A responsible adult should be with within arm reach of that child, while in the pool. Swimmers who are 48" and taller cannot go into the small slide play structure.

## Grub Issues in the Area:

Unfortunately, with the dry winter, it created the perfect paradise for grubs: Japanese Beetles and Bill Bugs. As you may know, Grubs lurk beneath the soil's surface, their presence is usually noticed only after the damage has begun.

Grub damage takes the form of irregularly shaped brown patches on a lawn as you see around the site. It is usually mistaken for drought damage. Unlike a drought-damaged lawn, Grub-infested turf peels up easily from the soil because its roots have been depleted by the Grubs.

The District maintenance crews recently applied a grub product "Merit" on all the tracts. Also, at the same time put down an application of fertilizer. Then the tracts with grub issues are seeded, along with other tracts that looked a little thin or needed some help.

Now the District is watering 80% of the property under a new seed program going on several times a day and night. This will go on for roughly two weeks or extended if needed. We want to give this new seed and existing grass a chance to grow.

Stating this, the maintenance crews are holding off on the mowing once all the Merit and seed has been put down. The grass will grow long and look unkempt in these areas, but this will really help the project as a whole. Also, at this time the District cannot spray for weed control for 3 weeks after seeding. This means you will see some weeds grow a lot taller than the grass, but again we have to hold off on placing any chemical control products for 3 weeks after placing new seed.

This heavy watering of the whole site and allowing the grass to seed, will really help the project. The grass which is a dura turf (not Kentucky blue), can use this extra water and growth, which will allow for the grass still living to seed

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out. Allowing the grass to grow longer and the new seed a chance to grow, means the mower is not coming in and mowing over newly sprouted grass and killing it.

After the seeding and watering the site should come back to life. If any areas around the site do not come back as quick as hoped, the maintenance crew will re-seed those areas.

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

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.

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.

The District is trying extremely hard to conserve irrigation water where we can along with balancing the irrigation system to keep the grass and trees 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 15 to 20 minutes and then 30/40 minutes later watering again for roughly 30 minutes later. 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 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 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.

## **Yard 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. Weed mitigation should be performed in your yards and shrubs beds, along with rocked areas. If you live on a corner lot don't forget weed mitigation in those area. 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, and it will 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.

## **Tree Lawns:**

The tree lawn is the area between the street curb and your sidewalk. The homeowner is required to place a minimum of 1 tree (more in some phases) in the front tree lawn and or multiple trees if you are 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. Tree lawn is in right of way (ROW), and you must have the Town's approval for removal of a healthy tree and to replace this tree, along with the Metro District. 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.

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## **Metro District Dead Trees in the Area:**

We are going to be walking out the District boundaries and marking any dead trees that we come across. We will replace these trees as the inventory and budget allows.

## **Trash Day 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 (ADA):**

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 are 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 District web site, 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.

## **Homeowner Fence Stain:**

The approved fence stain for the entire community is **Sherman Williams Traditional Russet**. Most Filing's and phases fence stain is mandatory. You must keep up the maintenance of the fence 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 it is "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:**

Meritage Homes fence stain was recently completed. Starting in June of each year, weather permitting, the District will be starting the staining the District fences. The District will stain fence every year. STMD has now been divided up into 4 section, one section will be stained every year. When your fence is going to be stained, the District will send you a letter in the mail, and door hang your home to give you warning of the days and times that we will have crews out staining the fence.

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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## **Streetlights:**

Streetlights are owned by Xcel Energy; street lights are not part of the Metro Districts. The streetlights 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 streetlight pole, if you can get those numbers that will help Xcel crews find the streetlight 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.

## **Garage Sales:**

**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.**

**FALL Garage Sale: The second Saturday in the month of Sept starting at 8:00 am ending at 4:00 pm**

**2022 Fall Garage Sale Date: Saturday, September 10, 2022**

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.

## **Parking Reminders:**

We get calls about people complaining about vehicles parked in front of their homes, and we wanted to remind residents that the street is public property. Any vehicle with current tags can be legally park on the street at any time in front of any house. **However, the district ask that you respect your neighbors by only parking in front of someone else homes if necessary.** Owners of RV's, trailers of any kind, ATV's, boats, snow machines, any recreation vehicles, etc. can park for up to 72 hours for loading and unloading, cleaning and/or minor repairs. No unlicensed/registered vehicles are allowed to be stored on driveway and/or parked in the street. Periodic movement of the vehicle/recreational vehicle for the sole purpose of circumventing this standard shall not qualify the vehicle/recreational vehicle for exception from this standard.

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## Dog Poop and Dogs on the Loose:

We receive e-mails and calls on this one a lot. Please 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 the 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 do not 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, 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)

**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 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.

## Quarterly Fees for Operations and Maintenance:

Quarterly O and M Fees go out every quarter and the Districts THANKS 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 management team.

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. **Please make note O and M fees have been raised as of April 1, 2022.**

## Quarterly fees are due the following dates of each year.

(\$100.00 per month, \$300.00 per quarter/\$1,200.00 per year)

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

**Quarter 2: June 1** (April, May, and June)

**Quarter 3: September 1** (July, August, and September)  
December)

**Quarter 4: December 1** (October, November, and

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

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## 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:**

## District Board of Directors as of 2022:

\* New board position to be decided at the next meeting

South Timnath Metro District No. 1		South Timnath Metro District No. 2	
Dino A. DiTullio President & Chairman	Term Exp; May 2025	Dino A. DiTullio Vice Chair, Sec/Treas	Term Exp: May 2025
Michael J. DiTullio Vice Chair, Sec/Treas.	Term Exp: May 2025	Luke Wagner Vice Chair, Sec/Treas.	Term Exp: May 2023
Jennifer L. DiTullio Vice Chair, Sec/Treas.	Term Exp: May 2025	Benjamin Palmer Vice Chair, Sec/Treas.	Term Exp: May 2023
Kara L. DiTullio Vice Chair, Sec/Treas.	Term Exp: May 2023	John Cloudman Vice Chair, Sec/Treas.	Term Exp: May 2023
Ron Mullenbach Vice Chair, Sec/ Treas.	Term Exp: May 2023	Michael Harrington Vice Chair, Sec/Treas.	Term Exp: May 2023

In the 2022 election we had more self-nomination forms than open spots on the board, therefore to avoid a costly election, some of the original board members choose to withdraw from the election, so homeowners could get on to the board.

If you are interested in being on STMD board for your district, please see the STMD web site after January 15<sup>th</sup> of 2023 to see the transparency notice on what to do. The District appoints an election judge to run the elections with Larimer County.

The next board meeting will be Tuesday, November 8, 2022 at 6:30 PM at the Community Center and Pool located at 6000 Summerfields Parkway, Timnath, Colorado 80547

## 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 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 South Timnath Metro District.**  
STMD Office Phone number: 970-225-1515 \* E-mail: [manager@southtimnathmetrodistrict.com](mailto:manager@southtimnathmetrodistrict.com)