



SOUTH TIMNATH
METRO DISTRICT

Welcome to South Timnath Metro Districts

Contact information for **South Timnath Metro District "STMD"** is as follows:

Office Phone: 970-225-1515 * After hour's emergency number: 970-412-1440

E-mail : manager@southtimnathmetrodistrict.com

Web Site : www.southtimnathmetrodistrict.com

As you can see the District has a web site and the best thing you can do for information is to **join the District web site**. On the **District web site**, you will be able to get community information on **South Timnath Metro Districts ("STMD")**, like covenants, guidelines, financials, and needed documents, like our Architectural Design Application ("ADA"). **The only way to get District e-mails is to join the District web site.**

The Architectural Design Application "ADA" form is used when it is time to landscape your yard or make changes to your existing landscape or exterior of your home. You will need to submit the ADA form and have any project approved before work is started. You may also need to contact the Town for any necessary permits.

The Community Center & Pool, you will need to go to the web site to get the Community Center & Pool Membership Packet to apply for an access Fob to get into the facility. (Please allow 7 days for processing). On the web site, 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. The pool was set up to be a recreational pool, not for lap swimming.

Some people ask what is **the South Timnath Metro District** and what does it do for me? It is a local governmental agency, collects taxes to pay for the infrastructure of the community that the local Town or County could not afford to pay for. In addition to the tax for the infrastructure, **South Timnath Metro District** collects a quarterly operations and maintenance fee to maintain the integrity of the landscape, open space, park, irrigation, fencing, and monuments along with the Community Center & Pool. Part of the O and M fees also goes towards long term reserves for replacement cost of landscaping, irrigation, fencing, Community Center & pool.

Please go to the web site and read the Metro District Disclosures and Summary documents. These documents should have been in your closing packets, but with all the paperwork and excitement of a new home sometimes these documents are not always read, so please take the time to check them out.

The District does have restrictions on Commercial trucks, vehicles with logos, RV's, boats, trailer parking, yard maintenance, required trees in tree lawn areas, and stain color for your fence. Please make sure you understand the Guidelines for your area and Covenants for the entire site.

The District itself runs the day-to-day operations of the community; again, this is supported by the O and M fees, overseeing all the landscape, open space, snow removal and coordinating assorted contractors for onsite work. In addition to all of the grounds work, the Community Center & Pool, the District takes care of the accounting, budgeting, financial reporting, and all required filings with governmental agencies that **STMD** is required to do by the State of Colorado. The District also manages closing's, working with Real Estate Agents, Title and Mortgage Companies.

Operation and Maintenance fees invoices are e-mailed to you and are due quarterly:

Due March 1st - for January, February, and March.

Due June 1st - for April, May, and June.

Due September 1st - for July, August, and September.

Due December 1st - for October, Nov., and Dec.

(Late fees do apply if not received in the District office by the due date. Administration/online fees may apply)

Trash/Recycling/yard waste removal Service at South Timnath Metro District is the homeowner's responsibility. The governing Board has **designated trash day on Tuesdays** in order to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighborhood. **Trash/Recycling/yard waste removal Service** is available through **Mountain West Disposal at (970)-460-9842**, Republic Services at 970-484-5556 or Ram Waste at 970-226-3396 to set up your **Trash/Recycling/yard waste** needs, the homeowner will be bill directly from the waste company.

Fence stain for STMD is Sherman Williams Traditional Russet, see web site for color chip. Also see guidelines for your area or you can call the District with questions on fence stain, not all areas are required to stain their fence.

Keep in mind the **STMD** is its own entity, the builder, real estate agents, or current homeowner cannot make any promises, changes, waivers, commitments for STMD or to the Guidelines /Covenants.

Again, Welcome to **South Timnath Metro Districts**, and feel free to contact the District anytime.

STMD (Mailing address, which is the Community Center & Pool)

6000 Summerfields Parkway

Timnath, Colorado 80547

Office Phone number: 970-225-1515 *

STMD (Actual District Office address)

1927 Wilmington Drive Suite 101

Fort Collins, Colorado 80528

*** After Hours emergency cell number: 970-412-1440**