



To: Windshire Park Metro District Residents
Re: Metro District Updates.

August 2012

Windshire Park Metro District Mailing Address/Location:

1555 Millfleet Drive * Windsor * Colorado 80550

Office Phone: 970-377-0609 Fax: 970-225-0054 or after hour's phone: 970-412-1440.

E-mail: manager@windshirparkmetrodistrict.com

Actual Business location: 1927 Wilmington Drive, Suite 101 * Fort Collins, Colorado 80528

Web Site:

Our web site is www.windshirparkmetrodistrict.com, please make sure you go to the site and join to get access to community documents, news and events. You must join to see all the documents. **Please e-mail manager@windshirparkmetrodistrict.com if you have never received an e-mail from the District, it means you're not on the e-mail list, send in your e-mail address.**

Quarterly Fees for Operations and Maintenance:

Quarterly Fees go out every quarter we THANK YOU for paying on time. Any past due Operations and Maintenance Fee will be assessed a \$25.00 Late Fee. If you ever have any questions on your quarterly fee, please contact the Windshire Park Metro District. Quarterly fees are due the following dates of each year.

March 1 (January, February, and March)

September 1 (July, August, and September)

June 1 (April, May, and June)

December 1 (October, November, and December)

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

Operation and Maintenance/Non-potable water Invoices and statement:

The District must invoice each lot owner every quarter for the O & M fee and/or for the non-potable water when this applies. This invoice through our system goes against your account for that lot. The invoiced amount will be added to your balance or taken off any credit you may have. If you have a balance due from a previous quarter or a credit on your account, you will also receive a statement showing the balance due or the remaining credit on your account. The amount on the statement would be the amount you owe or is your credit balance.

Mail your checks to the District mailing address and make checks payable to WPMD. If you have any questions please feel free to contact the District on this. Mail your payment to our new address. 1555 Millfleet Drive * Windsor, Colorado 80550. **If you mail your check through your on-line banking account, please make sure you update our address.**

Non-Potable Water system: (Yard irrigation)

The rates for the non-potable water system are as listed below. You will be invoiced for May, June and July non-potable water usage on your 2nd quarter O and M fee Invoice. Then you will be invoiced for August, September and October non-potable water usage on your 3rd quarter O and M fee invoice for the balance of the non-potable water.

Water Bill for May (Partial Month)	\$ 10.00	Water Bill for August	\$ 16.00
Water Bill for June	\$ 16.00	Water Bill for September	\$ 16.00
Water Bill for July	\$ 16.00	Water Bill for October (Partial Month)	\$ 10.00

Total Non-Potable Water Cost: **\$ 84.00** (prices subject to change)

Partial months: We don't always know the river waters availability, it depends on run off and weather, so we charge a lower rate, and we don't pro-rate the month for less time. As you know the water rates are great! Please keep in mind the water system will go on and be shut off for the season different days every year; it all depends on the weather and the availability of the water. Water turns on around May 1st and shuts down around October 15th of each year.

Note: Power outages and heavy rains can cause the non-potable water system to shut down. Heavy rains causes debris to clog or dam up the ditch we get our water from, then it has to be cleaned when the water levels lower.