



WINDSHIRE PARK
Metro District

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

August 2013

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 Emergency 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 Fees will be assessed a \$25.00 Late Fee. Mail your payment to WPMD at 1555 Millfleet Drive * Windsor * Colorado 80550. There is not a drop box on site so **you must mail your payment**. If you ever have any questions on your quarterly fee, please contact the Windshire Park Metro District. Quarterly O and M 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)

Operations and Maintenance fee:

3rd Quarter (July, Aug, Sept) O and M fee Invoices have been mailed out, for the amount of \$135.00 (\$540.00 per year) along with the second half of your non-potable water invoicing due September 1, 2013. If you did not receive your invoice please contact the District to verify your information.

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 if you get one 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 WPMD * 1555 Millfleet Drive * Windsor, Colorado 80550.

Non-Potable Water system: (Yard irrigation)

The rates for the non-potable water system are as listed on the next page. You were invoiced for April, May, June non-potable water usage on your 2nd quarter O and M fee Invoice. Then you will be invoiced for July, 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. The District does not make any money for this system; we only look to recover our actual cost of running the system along with reserves for any up keep and purchase of water when needed. (Like we had to this year)

As always watering restrictions may apply. Recommended watering time per zone is 10 to 12 minutes or less.



WINDSHIRE PARK
Metro District

Non-Potable Water Rates:

| | | | |
|---|-----------------|---|-----------------|
| Water Bill for April (Partial Month) | \$ 12.00 | Water Bill for July | \$ 18.00 |
| Water Bill for May (2014 est. turn on May 1st) | \$ 18.00 | Water Bill for August | \$ 18.00 |
| Water Bill for June | \$ 18.00 | Water Bill for September | \$ 18.00 |
| | | Water Bill for October (Partial Month) | \$ 12.00 |
| First half of billing | | Second half of billing | |
| | \$ 48.00 | | \$ 66.00 |

Total Non-Potable Water Cost for 2013: \$ 114.00 (prices subject to change)

Non-Potable Water system: (Yard irrigation)

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 will turn on around May 1st for 2014 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 rain causes debris to clog or dam up the ditch we get our water from, then it has to be cleaned when the water levels are lower.

Water Restrictions may apply some years. The District will send out a watering schedule as needed. Recommended watering time per zone is 10 to 12 minutes or less.

Front Page of Updates:

We do not change the front page information due to the fact that the community is still growing and we want to make sure everyone gets this information. The District never gives out your e-mail. As always if you know someone that is new to the area or you think they are not on the e-mail list, please have them contact the District. If you want to be removed from our e-mail list, please lets us know.

Orange Poly Pipe: We receive calls every now and then about the orange pipe sticking up on the side of the home, or out by the utility pedestals. The builder placed the orange poly pipe for the Phone Company and the Cable T. V. Company. This 1 inch poly pipe is placed to run your phone line and or cable T. V. line to your home. When you order phone and or CATV, the technician will come out and pull your new phone or cable line to your home. The utility will attach the poly to your home and prep the poly pipe in the pedestal for your home service. Sometimes you don't get a phone line or you don't order CATV or you go with one company for both services. This leaves the other pipe blowing in the wind by your home. If you don't have phone or the CATV line in the pipe, you can cut the poly pipe down to 1 inch above the ground and use electric tape to cover the end. This way the pipe is there if ever needed by you or a new homeowner. If you have a phone or CATV line in the pipe, call that utility and ask them to come out and attach the line to your home for a neat appearance. **DO NOT CUT THE PIPE IF YOU ARE USING THAT SERVICE**, you will cut your own service off. Hope this helps.

Builder Information:

For warranty issues in Windshire Park, please contact D R Horton at 303-221-8609/Fax 303-221-8615 or www.drhorton.com . The WPMD is not associated with the Builders. If you have an issue with the builder, please follow their procedures to contact them with any issues you have with your home or lot.



WINDSHIRE PARK
Metro District

Windshire Park Pool Hours:

May 25th through August 18th, 2013: (Every day) Opens: 10:30 AM, Closing at 8:00 PM. (Every day)

August 19th through September 1, 2013: Please make note when the pool hours change.

Monday through Friday: Opens at 1:00 PM, Closing at 8:00 PM.

Saturday and Sunday: Opens: 10:30 AM, Closing at 8:00 PM.

September 2, 2013: Opens at 10:30 AM, Closing at 6:00 PM for the season.

This will be the last year the District sells pool memberships to the residents of South Timnath. The District will sell a limited number of Out of District Pool Memberships. On our web site we do post our District budget and cost to run the pool. The District pool is for our community with the residents we have living here at this time and at build out of the community which will be 531 single family homes. The developer does have the lots to the north for sale right now.

2013 Windshire Park Metro Districts Directors Meeting Dates:

The next WPMD Board of Directors Meeting will be held on Tuesday, November 12, 2013 at 10:30 am.

District Office: 1927 Wilmington Drive Suite 101 * Fort Collins, Colorado 80528.

Meeting dates subject to change, as always meetings will be posted on site at least 72 hours before meeting.

Social Committee:

We have a Social Committee working hard to schedule fun community activities. The committee will post all events on the Windshire Park Metro District Web site and e-mails sent out by the District. **If you would like to help with the Social Committee contact, Amanda Kendrot at windshiresocial@yahoo.com.**

Next events: Ice Cream Social, TUESDAY, August 6th, 6:00 pm to 8:00 pm, south end of Botley Court.

August 10th Pool Party/BBQ starting at 6:00 pm. **NEED VOLUNTEERS WITH THIS EVENT!!!**

Fall Garage Sale:

August 24th 2013 (Saturday). 8:00 am. - 4:00 p.m. The District will post the site and place an ad in the local paper and on the web (Craig's List). Fall garage sale is always the 4th Saturday of August.

This is posted on our web site.

The following Saturdays have been chosen for the Windshire Park Metro District Garage Sales.

SPRING Garage Sale

The third Saturday in the month of May every year starting at 8:00 am ending at 4:00 pm.

FALL Garage Sale

The fourth Saturday in the month of Aug. every year starting at 8:00 am ending at 4:00 pm.

The District will place ads in the Windsor Beacon, the Fort Collins Coloradoan, and on the web (Craig's List). 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 in your basement or garage. Garage Sales will not be rescheduled due to inclement weather. 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.

The logo for Windshire Park Metro District features a square with the letters 'WP' inside, surrounded by a decorative border of small vertical lines. Below this square, the words 'WINDSHIRE PARK' are written in a large, serif font, and 'Metro District' is written in a smaller, sans-serif font below that.

WINDSHIRE PARK
Metro District

Fence Staining:

If you want to stain your fence, please use the approved stain. The fence stain color for the entire community is Kwal Paint Product # 6250 Woodcraft Cedar (WATER BASED STAIN). **You cannot use a clear stain or natural colors**, it is never clear when applied. Plus clear stains fade very quickly. Keep in mind these clear/natural stains are very flammable on your fence.

Trash day for WPMD is Thursday:

The board has chosen Thursday 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.

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 (Thursday). Please be considerate of your neighbors/neighborhood, do not leave trash cans out.

Dogs on the Loose or with their owners:

We receive a lot of 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. If you see a loose/stray dog please call code enforcement at 970-674-6400. Barking dogs at night please be considerate of your neighbors and bring your dog in.

Landscape or Exterior upgrades to your home or yard:

If you are just starting to landscape your yard or planning any upgrades to your landscape / exterior of your home, you need to review the Guidelines (On our Web site). Then when you're ready to make changes you must submit the Architectural Design Application for approval. This includes exterior paint. Some homes in the neighborhood will need to start thinking about paint this year. Go to the web site to review the Guidelines if you don't have a copy, plus you can print off a copy of the Architectural Design Application.

Landscaping:

After you spend time and money on your yard please make sure your landscape in front 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. Also, make sure your edging is properly secured and maintained in an attractive manner. Those of you on corner or street side lot don't forget about that space between your fence and the walk for weeds.

Tree Replacement:

If your front yard tree dies, you must replace them. Keep in mind you must maintain your trees also, prune tree when needed.

District Tree Replacement:

The dead trees were replaced last summer and most are looking good. However, there are a few that don't look like they are going to make it. We have walked the site this summer keeping a close eye on the trees and will replace some more trees if needed. Some areas are still under warranty and will be replaced by the contractor when the end of warranty gets closer.

Neighborhood Safety:

Watch your speeds in the neighborhood, kids are getting ready to go back to school and as always out playing. If you have an issue with speeders, the District cannot control this, call the Windsor Police non-emergency number at 970-674-6400. Use this same number for parking issue when needed.

That's it for now, as always any questions or concerns please feel free to call/e-mail the District.