

To: Windshire Park Metro District Residents

January 2013

Re: Metro District Updates.

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 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)

New Operations and Maintenance fee: The Board of Directors recently reviewed the financial projections for 2013 and the long range replacement cost and as a result the O and M fee will be increased \$10.00 per quarter. The O and M fee is now \$135.00 per quarter (\$540.00 per year). This represents the first increase since 2007. You will see on our budget that most of this fee will go to our long term replacement cost for the site amenities. Budget is posted on the web site. (Administration fees may apply)

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.

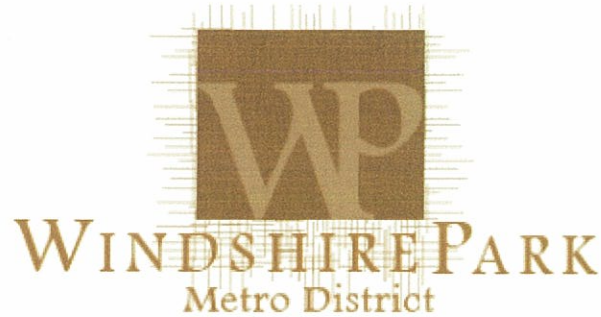
Non-Potable Water system: (Yard irrigation)

The rates for the non-potable water system are as listed below. You will be invoiced for April, 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. 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 for 2012)

We will let you know if we will have any restrictions this year. Recommended watering time per zone is 10 minutes or less.

Water Bill for April (Partial Month)	\$ 12.00	Water Bill for August	\$ 18.00
Water Bill for May	\$ 18.00	Water Bill for September	\$ 18.00
Water Bill for June	\$ 18.00	Water Bill for October (Partial Month)	\$ 12.00
Water Bill for July	\$ 18.00		

Total Non-Potable Water Cost: \$ 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 turns on around April 15th 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 schedule as needed. Recommended watering time per zone is 10 minutes or less.

Windshire Park Pool 2013:

You will reuse your pool pass that was issued to you last year. If you moved in over the year we will be sending out new pool packets this spring for you to fill out and send in order to receive your pool pass. Pool packets will also be available on the web site. The District will send out dates as to when we will have someone at the pool to issue your new pool pass before the pool opens for the season. As for your guest punch card for 2013, it will be at the pool for you to pick up or leave with the guards, under your name and or address.

May 25th through August 18th, 2013: (Every day)

Opens: 10:30 AM, Closing at 8:00 PM. (Every day)

July 4th, 2013: Opens at 10:30 AM, Closing at 6:00 PM.

August 19th through September 1, 2013:

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.

2013 Windshire Park Metro Districts Directors Meeting Dates:

2013 District meetings have not been schedule yet. When scheduled the meetings will be posted to the web site.

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.

Snow Removal:

The District contracts out the snow removal with our maintenance contractor after 3 inches of snow. Map of the areas the District removes snow is on our web site.

Tree Replacement:

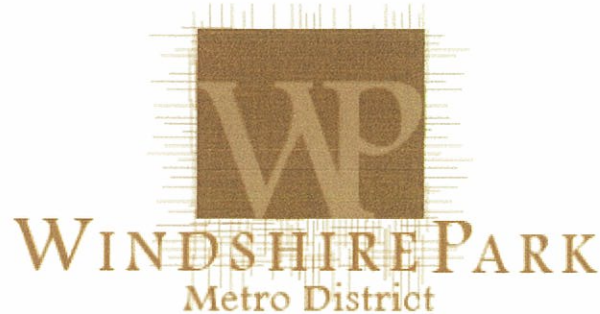
The dead trees have been replaced this past summer and most are looking good. However, there are a few that don't look like they are going to make it. We will walk the site this summer keeping a close eye on the trees and replace some more trees if needed. As for the shrubs we will walk the site and get bids for replacements if needed in spring of 2013.

Spring Garage Sale:

May 18th 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). Spring garage sale is always the 3rd Saturday of May.

Social Committee:

We have a Social Committee working hard to schedule fun community activities. The chairperson of the committee is Tara Fotsch at tarafotsch@email.com all events will be posted on the Windshire Park Metro District Web site and e-mails sent out. If you would like to help with the Social Committee or have any ideas please contact any of the members: Tara Fotsch (tarafotsch@email.com), Amanda Kendrot (highfill1999@yahoo.com), Val Cox (vccox@msn.com) or Greg Geelan (gregorygeelan@yahoo.com).



Holiday Lighting Contest: By your Social Committee.

The December of 2012 winners: **First Place 546 Edenbridge Drive, second place 501 Botley Court and third place 577 Edenbridge.** Congratulations to you folks, pictures posted on the web site in the gallery. Hope next year more of you can bring out your inner Griswold.

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. **You cannot use a clear stain**, it is never clear when applied.

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.

Holiday Lights:

Holiday lights and decorations should be removed 30 days after the holiday. This includes roof clips.

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.

Neighborhood Safety:

Watch your speeds in the neighborhood, kids are back at 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.

Coyote Conflicts in Our Neighborhood!

Please do not feed the coyotes. Don't leave out bowls of pet food overnight. Most of all watch your small pets closely when letting them out in the evening. Questions on coyotes go to the Colorado Division of Wildlife web site at <http://www.wildlife.state.co.us>.

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