



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](mailto:manager@windshirparkmetrodistrict.com)

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

**Web Site:**

Our web site is [www.windshirparkmetrodistrict.com](http://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](mailto: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 2<sup>nd</sup> quarter O and M fee Invoice. Then you will be invoiced for August, September and October non-potable water usage on your 3<sup>rd</sup> 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)