



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

March 2014

**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@windshireparkmetrodistrict.com](mailto:manager@windshireparkmetrodistrict.com)

**Web Site:**

Our web site is [www.windshireparkmetrodistrict.com](http://www.windshireparkmetrodistrict.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@windshireparkmetrodistrict.com](mailto:manager@windshireparkmetrodistrict.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. **District E-mails:** The District does not give out your e-mails to anyone. The District try's to limit our e-mails to you for information only. The District does not send out e-mails for past due O and M fees or Covenants/guideline violations. We are going to send more items out through the web site, please make sure you join the web site to get those e-mails.

**Quarterly Fees for Operations and Maintenance:**

Quarterly Fees go out every quarter and we THANK YOU for paying on time. Any past due Operations and Maintenance Fees will be assessed a \$25.00 late fee after due date and then every 30 days a late fee will be assessed. To avoid Collections please pay O and M fees on time. Past due is received after the 1<sup>st</sup> of the month. Late Fees are determined by USPS processing date on the envelope, not the date on your check. Administration fees may apply when invoicing and sending out statements. If you ever have any questions on your quarterly fee, please contact the Windshire Park Metro District. REMINDER: All residents must be in good standing with the District to have their Clubhouse/Pool tag issued and or re-activated. District members in good standing are paid in full on their taxes, O and M fees, along with no outstanding covenant violations.

Mail your payment to WPMD at 1555 Millfleet Drive \* Windsor \* Colorado 80550. There is not a drop box on site; you must mail your payment to the 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)

**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. There is not a drop box on site; you must mail your payment to the District.

**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.



### **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.

### **Tree Replacement:**

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

### **District Tree Replacement:**

The dead trees were replaced last fall 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 spring keeping a close eye on the trees and will replace some more trees if needed. This year the District will also have the trees sprayed for insects and disease. An e-mail will go out when we spray.

### **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 let us know.

### **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](http://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.

### **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.

### **Windshire Park Pool Hours:**

**Pool opens for the season: May 24<sup>th</sup> opening at: 10:30 AM**

**Pool opens daily at: 10:30 AM, Closing at 8:00 PM. daily. (Except Holidays)**

**Pool Holiday Hours are opening at 10:30 AM and closing at 6:00 PM.**

**Holidays: Memorial Day, Independences day and Labor Day.**

**Pool closes for the season: September 1<sup>st</sup> closing at 6:00 PM for the season.**

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 WPMD pool is for our community with the residents we have living here at this time. The apartments on the east side are not in the District, but residents at the apartments can buy Out of District Pool Memberships. The build out of the Community/WPMD will be 531 single family homes. The developer does have the lots to the north for sale.



**Non-Potable Water system:** (Irrigation)

The rates for the non-potable water system are listed below. You will be invoiced for 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 on the non-potable water system. The District only look to recover its actual cost of running the system along with reserves for any up keep and purchase of water when needed. As always watering restrictions may apply. Recommended watering time per zone is 8 to 10 minutes or less.

**Non-Potable Water Rates:**

<b>Water Bill for May</b>	<b>\$ 25.00</b>	<b>Water Bill for August</b>	<b>\$ 25.00</b>
<b>Water Bill for June</b>	<b>\$ 25.00</b>	<b>Water Bill for September</b>	<b>\$ 25.00</b>
<b>Water Bill for July</b>	<b>\$ 25.00</b>	<b>Water Bill for October Partial Month/blow out</b>	<b>\$ 25.00</b>

\*Non-potable water shuts down and blows out system 3<sup>rd</sup> Saturday of October\*

<b>First half of billing</b>	<b>\$ 75.00</b>	<b>Second half of billing</b>	<b>\$ 75.00</b>
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**Total Non-Potable Water Cost for 2014:** **\$ 150.00** (prices subject to change)

**Non-Potable Water Availability:**

Partial months; the District does not always know the river waters availability. Water availability depends on run off and weather, so the District charges a lower monthly rate, and we don't pro-rate the month for less time. A set monthly rate is a lot cheaper than installing water meters and reading water meters. 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. Non-potable water will turn on around May 1<sup>st</sup> and shuts down the 3<sup>rd</sup> Saturday of October. When the District blows out the non-potable water system main lines on the third Saturday of October, you can also blow out your irrigation system for FREE, using the air we have in the lines. See our schedule for times; this is a savings of at least \$40.00.

**Operating cost,** to run the non-potable water system is posted on the web site. The cost to run the non-potable water system in 2012 was per lot \$43.08 per month, usage over 6 months. The cost to run the non-potable water system in 2013 was \$42.05 per month, usage over 6 months. As the community grows, more homes will help cover the set cost of running the non-potable water system as cost will be spread out over more lots. As you can see our current rates to not cover the actual cost to run the non-potable water system. The developer assists the District with these costs, until we have more residents. The District tries very hard to keep cost as low as they can to operate and maintain the non-potable water system.

**Non-potable water system shuts down;** Power outages, lighting 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. Call the District if your water is not working and it's your watering day.

**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](mailto:windshiresocial@yahoo.com).**

Next event: Easter egg Hunt, date and time will be e-mailed out. Easter egg hunt in the open space at Windshire Drive and Jacoby Road (CR 68.5) **NEED VOLUNTEERS WITH THIS EVENT!!!**

**2014 Windshire Park Metro Districts Directors Meeting Dates 2014:**

The next WPMD Board of Directors Meeting will be held on Tuesday, April 15, 2014 at 10:30 am. . Then Tuesday, November 11, 2014 at 10:30 A.M. at the 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.



### **New Walk:**

A new walk will be placed this spring in Tract J (Weather permitting). This is the area on the east side of Edenbridge by the mail box. The sidewalk will run from the mail box area going south to the sidewalk on Jocoby Road.

### **Garage Sales:** **This is posted on our web site.**

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

**SPRING Garage Sale:** May 17<sup>th</sup>, 2014. (Starting at 8:00 a.m. and ending 4:00 p.m.)

**The third Saturday in the month of May every year starting at 8:00 am ending at 4:00 pm. (8:00 a.m. to 4:00 p.m.)**

**FALL Garage Sale:** August 23<sup>th</sup>, 2014. (Starting at 8:00 a.m. and ending 4:00 p.m.)

**The fourth Saturday in the month of Aug. every year starting at 8:00 am ending at 4:00 pm. (8:00 a.m. to 4:00 p.m.)**

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. The District places the ads with the publications in advance as to meet print deadlines; we don't always know what the weather will be. 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.

### **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.

### **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 loose/stray dogs please call Windsor code enforcement at 970-674-6400.

### **Parking in Cul-de-sac's:**

We receive a lot of calls/e-mails about parking in the Cul-de-sac's. Front end parking is a Town violation is not allowed. All vehicles must be park parallel with the curb. Vehicles may not be parked face in the end of a Cul-de-sac. Passenger side must be towards the curb. Vehicle not more than twelve (12) inches from the curb. If you have issues with some parking in the Cul-de-sac's you can call Windsor Code Enforcement at 970-674-6400, you can refer to section 1205 (1).

### **Neighborhood Safety:**

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

### **Coyote Conflicts in Our Neighborhood!**

Please do not feed the coyotes. Don't leave out bowls of dog or cat food over night you will attract coyotes, or leave out small dogs and cats. 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 please feel to call/e-mail Windshire Park Metro District.**