

# TAILHOLT METRO DISTRICTS

## Welcome to Tailholt Metro Districts

Contact information for Tailholt Metro District "THMD" is as follows:

**Office Phone: 970-488-2823 \* Fax: 970-225-0054 \* after Hour's Emergency number: 970-412-1440**

**E-mail : [manager@tailholtdistrict.com](mailto:manager@tailholtdistrict.com) Web Site : [www.tailholtdistrict.com](http://www.tailholtdistrict.com)**

As you can see the District has a web site and the best thing you can do for information is to join the web site. On the District web site, you will be able to get community information on Tailholt Metro District "THMD", like covenants, guidelines, financials, and needed documents, like our Architectural Design Application ("ADA").

The Architectural Design Application "ADA" form is used when it's time to landscape your yard or make changes to your existing landscape or exterior of your home. You will need to submit the ADA form and have any exterior project approved before work is started. You may also need to contact the Town for any necessary permits.

Some people ask what is Tailholt Metro Districts and what does it do for me? It's a local governmental agency, collects taxes to pay for the infrastructure of the community, that the local Town or County could not afford to pay for. In addition to the tax for the infrastructure, Tailholt Metro Districts collects a quarterly O and M fee (operation and maintenance) to maintain the integrity of the landscape, irrigation, open space, fencing, monuments and daily operations. Part of the O and M fees also goes towards long term reserves for replacement cost of landscaping, irrigation, fencing, etc.

The District also runs a non-potable water system that is invoice during the summer for a set monthly price, which may include water restrictions (Monthly price is not pro-rated during any water restrictions). Keep in mind with a non-potable water system when we get water all depends on the weather and that years run off; it could be mid-May before the non-potable water system is turned on. Non-potable water is normally on around May 15<sup>th</sup> of each year.

Please go to the web site and read the Metro District Disclosures and Summary documents. These documents should have been in your closing packets, but with all the paper work and excitement of a new home sometimes these documents are not always read, so please take the time to check them out.

The District does have restrictions on Commercial trucks, vehicles with logos', RV's, boats, trailer parking, yard maintenance, required trees in lawn areas, and stain color for your fence. Please make sure you understand the Guidelines and Covenants.

The District itself runs the day to day operations of the community; again, this is supported by the O and M fees, overseeing all the landscape, open space, snow removal and coordinating assorted contractors for onsite work. In addition to all of the grounds work, the District takes care of the accounting, budgeting, financial reporting and all required filings with governmental agencies that Tailholt Metro Districts is required to do by the State of Colorado. The District also handles closing's, working with Real Estate Agents, Title and Mortgage Companies.

**Operation and Maintenance fees are due quarterly on the following dates: (See web site for amount)**

**Due March 1<sup>st</sup>** - for January, February, and March.

**Due June 1<sup>st</sup>** - for April, May, and June.

**Due September 1<sup>st</sup>** - for July, August, and September.

**Due December 1<sup>st</sup>** - for October, Nov., and Dec.

(Late fees do apply if not received in the District office by due date. Administration/online fees may apply)

**Trash Removal Service at Tailholt Metro Districts** is the homeowner's responsibility. The governing Board has **designated trash day on Tuesdays** in order to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighborhood. Trash Removal Service is recommended and available through **Ram Waste at 970-226-3396** to set up your trash removal and recycling needs, the homeowner will be bill directly from the waste company.

Fence stain for Tailholt Metro District is Sherman Williams "**TAILHOLT GREEN**", see web site for color chip. Also see guidelines for your area or you can call the District with questions on your fence stain, not all areas are required to stain their fence.

Keep in mind the Tailholt Metro Districts is its own entity, the developer, the builder, real estate agents, or current homeowner cannot make any promises, changes, waivers, commitments for THMD or to the Guidelines /Covenants.

Again, Welcome to Tailholt Metro Districts, and feel free to contact the District anytime.

**THMD** (Actual District Office address)

**NOTE: Address will change once District builds structure on site.**

**1927 Wilmington Drive Suite 101**

**Fort Collins, Colorado 80528**

**Office Phone number: 970-488-2823 \* Fax Number: 970-225-0054 \***

**After Hours emergency cell number: 970-412-1440**