

TAILHOLT METRO DISTRICTS

To: Tailholt Metro District Residents

April 2018

THMD (Mailing address)
210 Haymaker Lane
Severance, Colorado 80550

THMD (Actual District Office address)
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

E-mail: manager@tailholtdistrict.com

District Web Site:

The District web site is <http://tailholtdistrict.com>, please make sure you go to the web site and join to get access to necessary District documents and forms. You must join the web site to see all the documents and forms. All information via e-mails are sent out to the District residents through the web site. You must join the web site to receive these e-mails.

Quarterly Fees for Operations and Maintenance:

Quarterly O and M Fees go out every quarter and the Districts THANKS 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 until paid in full. To avoid late fees or collections please pay O and M fees on time. Past due is payment received after the 1st of the month. Late Fees are determined by USPS processing date on the envelope, not the date on your check or the e-mail notification from the bank if you pay on-line. Administration fees may apply when invoicing and sending out statements. If you ever have any questions on your quarterly fees, please contact the Tailholt Metro District.

Quarterly fees are due the following dates of each year.

\$41.00 per month/\$123.00 per quarter, \$492.00 per year. (Subject to change)

March 1 (January, February, and March)

June 1 (April, May, and June)

September 1 (July, August, and September)

December 1 (October, November, and December)

2nd quarter and 3rd quarter invoices will include a portion of the non-potable water billing.

Questions on why some District members get a statement and an invoice, we hope this helps.

Operation and Maintenance Invoices and statement:

The District must invoice each lot owner/district member every quarter for the O & M fee. 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 would be the amount you owe or is your credit balance. Administration fees may apply when invoicing and sending out statements. **If paying by check or money order, mail your payment to the District mailing address: 210 Haymaker Lane * Severance, Colorado 80550.**

Trash day for THMD is Tuesday:

The board has chosen Tuesday 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. When it's not trash day,

Do not leave Trash cans out, please keep your trash cans in your garage or behind your fence, do not store trash cans on your driveway or in your front yard. Please be considerate of your neighbors/neighborhood, do not leave trash cans out.

Fence Staining:

If you want to re-stain your fence, please use the approved stain. The fence stain color for the entire community is **Sherman Williams** "Tailholt Green" stain.

Tree Replacement:

If any of your front yard tree/trees have died, you must replace the tree/trees. Keep in mind you must maintain and prune trees when needed. Each front yard should have at least 1 tree.

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Architectural Design Application:

The "ADA" is used for, any landscaping or modifications /up-grades to the exterior of your existing home. If you're placing a deck, concrete patio, covered patio, upgrading your landscaping, painting your home or any exterior projects you must submit the Architectural Design Application ("ADA") for approval. Review fees may apply. You can find this document on the District web site. Just go to <http://tailholdtdistrict.com>, on the home page click on the documents tab. You will see this document listed first.

When you're ready to landscape your yard or planning any upgrades to your landscape/exterior of your home, you need to review the Guidelines (On the web site). Before you start any new work or make any changes you must submit the Architectural Design Application with a drawing of your lot/house showing the work for approval. Please note, when your ADA has been approved from the District you might check with the Town of Severance on building codes and see if a permit is needed. Also check if your contractor needs to be licensed in the Town before the work starts.

Landscaping Maintenance:

After you spend time and money on your yard please make sure your landscape in front and/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.

Please remember to prune your trees and shrubs, this will improve and maintain the health of the trees/shrub plus promote growth. Edging should be properly secured and maintained in an attractive manner. All dead trees in your yard must be replaced. If you're on a corner try and prune tree as not to block street views of traffic signs. A neat tidy yard makes the community look better.

District Snow Removal:

The THMD has its snow removal map and policy on our web site. The District is responsible for the snow removal on the walks that butt up to District property. Homeowners are responsible for their own walks in front of their home or on their side lot if on a corner. The Town is responsible for the snow removal on the streets. See Town of Severance web site for the Town's policy.

Neighborhood Mail Boxes:

Cluster boxes are provided by the developer/builder at time of development. Cluster boxes meet USPS specifications and are placed in locations that the USPS has chosen. The District asks that **no posting/advertising be placed on the mail boxes**. Please keep in mind, mail boxes are located in the street ROW, in doing this some mail boxes are on your neighbor's lots, please do not walk in their grass or leave postings in their yard.

District Owned Fence:

The District has stained all the District fences in our community again and will schedule for fence staining a section of the community every year. More than likely it will be set up to stain the district fences every 4 years.

Do not attach any items to the District fence. Do not attach bird houses to the District fence or place next to the District fence. Keep in mind to be careful where you place birdhouses, even in your own back yard, the waste from the bird's ends on your neighbor's fence and or yard.

Gates are not allowed in the District fence. Keep trees and shrubs from growing on the fence. Keep in mind the District needs to maintain the District fence. The District does have a 3' fence easement where District fence is placed.

Community Garage Sale Dates

Every year the third Saturday of June is the scheduled day for the community garage sale; starting at 8:00 am and ending 4:00 pm.

The District will place ads in the Fort Collins Coloradoan, and on the web (Craig's List), along with placing community signs. 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 your basement or garage has to offer. Garage Sale will not be rescheduled due to inclement weather (The District places the ad's in the papers at least a week to 10 days ahead of time to meet print dates, and we don't always know what the weather will be like).

You do not need to contact the District to participate in this 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 the garage sales ends.

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Non-Potable Water system: (Home Irrigation)

Please go to the District web site to see non-potable watering schedule. Make sure your irrigation clock is set to the irrigation times for your area. Double check clock times, year and even check AM/PM.

The non-potable water monthly rate is \$39.00 a **month** (\$234.00 for the season) You will be invoiced for 6 months. See water schedule for your watering times.

The District does not make any money on the non-potable water system. The District only looks to recover its actual cost of running the system along with reserves for any up keep and lease/rent of non-potable water when needed. As always watering restrictions may apply. Recommended watering time per zone is 7 to 10 minutes or less.

Homeowners/lot owners are charged a monthly fee for non-potable water usage, during the months of May through October of each year. Owner of lot is invoiced for the non-potable water not the renter if rented out.

Rates are approved by the Board of Directors. Check with the District for current rates. **Water restrictions may apply.**

NON-POTABLE WATER RATES

Water Invoice water	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice June	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice July	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice August	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)
Water Invoice September	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)
Water Invoice October, through 10/15	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)

Total Water Cost: \$234.00

RATES SUBJECT TO CHANGE, Administration /online fees may apply.

Note: No pro-rating of non-potable water when non-potable water restrictions are in place.

Non-potable water system turns on roughly the first week of May.

Date changes every year due to prior year's snow fall/weather conditions.

Non-potable water shuts down 3rd Saturday of October.

Mail all Payments to our office address.

THMD

210 Haymaker Lane

Severance, Colorado 80550

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 reading water meters and invoicing each home, each month. As you know the water rates are great! Please keep in mind the non-potable 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 non-potable water. Non-potable water will turn on around May 1st and shuts down the 3rd Saturday of October.

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.

Non-Potable Watering of your yard: Cut back watering schedules.

Please remember to change your watering schedule from new sod programming to a normal watering time of 7 to 10 minutes per zone, plus watering 3 or 4 days a week. If you leave your watering schedule on the new sod program, you will flood your yard and others, besides killing any new trees or shrubs in the area.

Front 3 Pages of Updates:

We do not change the information on the front three pages due to the fact that the community is still growing and we want to make sure everyone gets this information. Please make sure you join the web site to get information.

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Builder Warranty Information: (Builder not associated with the Districts)

For warranty issues in Tailholt please contact D R Horton at 303-221-8609/ or to www.drhorton.com. The THMD 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.

Dogs on the Loose or with their owners:

We receive 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 Severance code enforcement at **970-686-1218**.

Parking in Cul-de-sac's:

We receive 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 at the end of a Cul-de-sac. Passenger side must be towards the curb. Vehicle cannot be more than twelve (12) inches from the curb. If you have issues with some parking in the Cul-de-sac's you can call Severance Code Enforcement at **970-686-1218**.

Neighborhood Safety, Speeding, & Stop signs:

Just a friendly reminder, please watch your speeds in the neighborhood and make full stops at all stop signs. We just ask that you look around and be aware of your surroundings and speed limits in the neighborhood. With all the kids back in school and/or out playing we just don't want anything to happen or someone get hurt. If you have an issue with speeders, the District cannot control this, call the Severance Police non-emergency number at **970-686-1218**. Use this same number for parking issues when needed.

Street Lights:

Street lights are owned by Xcel Energy, Street lights are not part of the Metro Districts. The street lights along the streets in the District/community are owned by Xcel Energy. If you see any lights that are not working or flickering a lot you can go to the Xcel Energy web site at xcelenergy.com. Please follow the simple instructions on the Xcel web page on how to report the outage to Xcel Energy. If you can, there are numbers written on the side of street light pole, if you can get those numbers that will help Xcel crews find the street light pole in question.

Coyote Conflicts in Our Neighborhood!

Please do not feed the coyotes. Don't leave out bowls of dog or cat food overnight 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>.

Tailholt Metro Districts Directors Meeting Dates:

The THMD Board of Directors Meetings will be posted on site at least 72 hours before the meeting, when scheduled. Meeting dates will be posted on our District web site calendar as well. Also join the web site and when meeting is posted it will notify you of meeting date (Meeting dates subject to change and occasionally a meeting may be added)

District Web Site:

The District has its own web site at <http://tailholtdistrict.com/>. All documents and forms for the Districts are posted on the web site. Please go to the District web site to view District budgets, District forms and maps, along with other information.

The Districts get asked all the time about different neighborhood web sites, socials sites, blogs and so forth. The District is asked about the topics and or discussions on these sites; Tailholt Metro Districts have no affiliations with these sites and have no control on any topics and or discussions.

Nor do these sites have permission from the Districts to reproduce any documents, repost or forward e-mails from the Districts. Please remember developers, builders, real estate agents, title companies your neighbors cannot make commitments or promises for the Districts. If you have a question for the District, just ask us, we will try and answer.

That's it for now, as always, any questions please feel to contact Tailholt Metro Districts.