

TAILHOLT METRO DISTRICTS

To: Tailholt Metro District Residents

May 2020

THMD (Mailing address which is the pump house)
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

Hello,

Up-dated: We hope you, your families, and friends are safe during these stressful and uncertain times due to COVID-19. The District just wanted to give an update on the community, as it is growing.

Non-Potable Water system: (Home Irrigation)

The non-potable water system is on.

The District was able to have the non-potable pump station up and running by May 1st, 2020. May 1st is always the goal of the District to have the complete non-potable water system operational. The actual day the non-potable water system turns on may be different every year. Turning on the non-potable water system depends on the weather over the previous winter and if the spring run-off has filled our storage pond to levels needed to start, the non-potable pump station. These are a few factors on when the non-potable water will be turned on. Keep in mind the non-potable water is un-treated water and may have discolor or a slight odor.

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. 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 non-potable water 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 \$234.00 per watering season and broken out of 6 payments 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.

NON-POTABLE WATER RATES

Water Invoice No. 1, starts in May	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice No. 2	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice No. 3	\$ 39.00 (Invoiced with 2 nd quarter O and M fee)
Water Invoice No. 4	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)
Water Invoice No. 5	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)
Water Invoice No. 6 ends in October, (Thru 3 rd Friday of Oct.)	\$ 39.00 (Invoiced with 3 rd quarter O and M fee)

Total Water Cost for the watering season: \$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 the 3rd Friday of October.

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 schedule of **10 to 12 minutes per zone**, plus **watering to the non-potable watering schedule**. 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.

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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.

Your mortgage Company does not pay your O and M fees or the non-potable water fees, please make sure you are sending in payments for these items, any questions on this please call the Districts. If you are having issues making your O and M fees due to COVID – 19 or any reason, please contact the District to make a payment plan.

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. This quarterly invoice is so your account will balance out. 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.

Also, if you have a credit, you will see a minus sign in front of balance due on the bottom of the invoice, do not pay if you have a credit. The amount on the statement would be the amount you owe or is your credit balance with a minus sign in front of it. Administration fees may apply when invoicing and sending out statements.

If paying by check or money order, put your payment if not paying on line in the black drop box on Harvest Moon Drive, or mail your payment to the **District mailing address:**

210 Haymaker Lane * Severance, Colorado 80550. (This is the pump House; we are not there)

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://tailholtdistrict.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 (ADA) with a drawing of your lot/house and fence line then showing the work you are looking to get reviewed.

A few items to look at is Trees should be 5 feet from property lines, shrubs should be 3 feet from property lines, Patio or decks should be at least 5 feet from side lot lines. Trees and shrubs should be at least 5 feet from District non-potable water meter pit and your home irrigation valve box. 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.

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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 and will schedule for fence staining a section of the community every few years. 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.

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, check on what is required in your area/phase.

Trash/Recycle/Waste day for THMD is Tuesday:

The board has chosen Thursday as trash day, as not to have trash/recycle/waste bins sitting out several days a week. Also, not to have several trash trucks driving around the neighborhood all different days of the week. One pick up day a week, helps the neighborhood from looking unsightly and waste bins sitting out on the streets or driveways every day. This helps with wear and tear on the street when not having heavy loaded trucks driving on the streets every day for years. Construction traffic in the area is temporary, it will go away once the community is complete. This helps with neighborhood appearance and just general safety for all in the neighborhood.

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.

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 at 4:00 pm. Please check web site to make sure garage sale is still going to take place. **The district will send out a notice a few weeks in advance reminding you about the garage sale or that it has been canceled due to COVID – 19.**

The District will place ads in the Fort Collins Coloradoan, and on the web (Craig's List), along with placing community signs at the entrances. 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.

Tot lot/kids' playground:

As you know the COVID-19 issues is causing a lot of uncertainty's around the communities as what to do or not do. One question we get a lot is when will the **Tot lot/kids' playground** be opened? As of right now the District is unsure on what will be allowed to open and when. What will social distancing or physical distancing requirements be? What size groups can gather? What cleaning requirements will be in place?

At this time, the **Tot lot/kids' playground**, will remain closed until the Districts gets updated regulations/guidelines from the Federal, State, County or Town Governmental agencies.

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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.

Dog Poop and Dogs on the Loose:

We receive e-mails and calls on this one a lot: Pick up after your pets when walking through the neighborhood. Do not 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. **Please pick up after your pets.**

Walking your dog: Please keep dog on a leash or have full control of your dog when off a leash. If your dog runs up to someone and or their pets, it is not under control, put dog on a leash. If your dog is on a leash, keep control and keep the dog from jumping on people or going after other pets when on a leash. Some people are frightened when a dog runs up to them or their children and/or pet, they don't know the dog's intentions. To avoid issues, leash your pet. Below is the code enforcement number and Town ordinances.

If you see loose/stray dogs please call Severance code enforcement at 970-686-1218.

2.6.1 **Animal Waste:** The Owner or his or her representative shall be responsible for collecting and properly disposing of any animal waste and dispose of properly (use dog stations on site). The Town does have a code on this and if you see or have an issue call Town enforcement. No Owner or his or her representative of a dog may permit it to leave feces or upset garbage on public property or the private property of another. The Owner or his or her representative should be considerate of dogs urinating on private property.

2.6.2 **Barking/Nuisance:** The Owner or his or her representative shall be responsible for animal nuisance/barking. Animal nuisance/barking must be controlled. If you have these issues contact the Town animal control. It is unlawful for any person owning or keeping and to fail to prevent such animal from disturbing the peace of any other person by loud, persistent, and habitual barking, howling, yelping, mewling, or making any loud, persistent and habitual noise whether the animal is on or off the owner's premises.

2.6.5 **Pet Leased:** All household pets shall be controlled by their Owner and shall not be allowed off the Owner's Lot except when properly leashed and accompanied by the Owner or his or her representative. Proper control of your dog means to simultaneously monitor, direct and restrict a dog's movement and activities in a humane manner. If you see loose animals or have issues with an animal you should call Town enforcement.

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**.

Street Parking:

Any vehicle one-ton or less parking in the street/ROW, non-commercial vehicles can park in the streets/ROW as long as they have current registration/tag. Homeowners are encouraged to park in their own driveway and or garage. (No Storage of Unlicensed/Registered Vehicles allowed on lot, driveway or street)

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.

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>.

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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.

2020 Tailholt Metro Districts Directors Election up-date:

The Designated Election Official for the Districts' upcoming May 2020 director election, received and processed self-nomination and acceptance forms from candidates and interested parties and confirmed the candidates for the May 5, 2020 election. Some incumbent board members agreed to step aside within the residential district to allow other homeowner candidates that applied to be considered for seats up for re-election on the board of directors. Those candidates who submitted self-nomination and acceptance forms and provided proper verification that they were eligible electors and property owners or residents within the Districts could place their name in the running for the election. The resulting final verification of candidates, resulted in no more candidates than positions up for election in May. The Designated Election Official for the Districts was able to cancel the Districts' director elections, confirm the candidates that would be elected by acclamation, and avoid the costs of a full election. Final confirmation of board members and oaths of office will be administered after the May 5, 2020 election date. 2022 elections, the election judge will send out mailings to registered voters.

The official election results, after the candidates take their oaths of office will result in Homeowners Daniel Meyers and Kimberly Willson both elected for 3-year terms and will be added to the Board of Directors in District No. 3.

Tailholt Metro Districts Directors Meeting Dates:

The next meeting is scheduled for Wednesday, November 04, 2020. The THMD Board of Directors Meetings dates will be posted on the District web site calendar and will posted on the site at least 72 hours before the scheduled meeting. Meeting dates are subject to change and others maybe added when needed. Join the web site and when the meeting is posted it will notify you of the meeting date.

Due to COVID – 19, meetings will Telephonically/electronically/or Video until further notice.

Once all restrictions are lifted, meetings will resume at Town of Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550 or such other meeting location within the Town boundaries determined by the Boards.

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.

You must join the District web site to receive e-mails from Tailholt Metro Districts all e-mail come from the District web site. The web site is set up to send out e-mails as not to be spam.

Please let your neighbors know about the web site and to join the District web site.

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 has 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. 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.