



Welcome to Windshire Park Metro Districts

Contact information for Windshire Park Metro District "WPMD" is as follows:

Office Phone: 970-377-0609 * Fax: 970-225-0054 * after Hour's emergency number: 970-412-1440

E-mail : manager@windshirparkmetrodistrict.com Web Site : www.windshirparkmetrodistrict.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 **Windshire Park Metro District "WPMD"**, 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 project approved before work is started. You may also need to contact the Town for any necessary permits.

Some people ask what is **Windshire Park 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, **Windshire Park 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 the community pool (Outside pool memberships are sold). Part of the O and M fees also goes towards long term reserves for replacement cost of landscaping, irrigation, fencing, pool and pump house, 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-to late May before the non-potable water system is turned on. Non-potable water is normally on late May 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 Community Pool, the District takes care of the accounting, budgeting, financial reporting and all required filings with governmental agencies that **Windshire Park 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 1st - for January, February, and March. **Due June 1st** - for April, May, and June.

Due September 1st - for July, August, and September. **Due December 1st** - 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 Windshire Park Metro District is the homeowner's responsibility. The governing Board has **designated trash day on Thursdays** 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 **Windshire Park Metro District is Sherman Williams "Woodcraft Cedar"**, 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 Windshire Park Metro District is its own entity, the builder, real estate agents, or current homeowner cannot make any promises, changes, waivers, commitments for WPMD or to the Guidelines /Covenants.

Again, Welcome to **Windshire Park Metro Districts**, and feel free to contact the District anytime.

WPMD (Mailing address, which is the Pool)

1555 Millfleet Drive

Windsor, Colorado 80550

Office Phone number: 970-377-0609 * Fax Number: 970-225-0054 * After Hours emergency cell number: 970-412-1440

WPMD (Actual District Office address)

1927 Wilmington Drive Suite 101

Fort Collins, Colorado 80528