



## Welcome to Windshire Park Metro Districts

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

**Office Phone: 970-377-0609**

**After Hour's emergency number: 970-412-1440**

**E-mail : [manager@windshireparkmetrodistrict.com](mailto:manager@windshireparkmetrodistrict.com)**

**Web Site : [www.windshireparkmetrodistrict.com](http://www.windshireparkmetrodistrict.com)**

As you can see the District has a web site and the best thing you can do for information is to **join the District web site, to receive e-mails** and information from the district. Once on the District web site, you will be able to get community information on **Windshire Park Metro District "WPMD"**, like covenants, guidelines, financials, the Metro District Disclosures and Summary and needed documents, like our Architectural Design Application ("ADA").

The Architectural Design Application "ADA" form is used when making any changes to your existing landscape or exterior of your home. You will need to submit the completed ADA form, along with a drawing or pictures of your lot or project showing any improvements. **Have any project approved before work is started.** You may also need to contact the Town of Windsor 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, **WPMD** 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 seasonal rate, which may include water restrictions (Non-potable water rate is not pro-rated during any water restrictions). Keep in mind with a non-potable water system, water delivery depends on the prior year's snow pack and that years run off; it could be mid-to late June before the non-potable water system is turned on. Non-potable water is normally on **in June** of each year.

**Blow out of the non-potable irrigation system is the 3<sup>rd</sup> Saturday of October, every year.** You must make sure you have your irrigation clock is set for your scheduled blow out time if you want to use the District air.

The District does have restrictions on Commercial trucks, vehicles with logos', RV's, boats, trailer parking, yard maintenance, required trees, along with tree size in lawn areas, and approved stain colors for your fence.

The District itself runs the day to day operations of the community, 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 **WPMD** is required to do by the State of Colorado. The District also handles closing's, working with Real Estate Agents, Title and Mortgage Companies, etc.

Operation and Maintenance fees are due quarterly on the following dates: **Due March 1<sup>st</sup>, Due June 1<sup>st</sup>, Due September 1<sup>st</sup>, Due December 1<sup>st</sup>.** **The invoice will be e-mail to you.** See the District web site for the amount of the current O and M fee & Non-potable water rates. Late fees do apply if not received in the District office by due date.

**Trash/recycle/yard waste removal Service at WPMD is the homeowner's responsibility.** The governing Board has designated trash/recycle/yard waste days as Thursdays or Fridays in order to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighborhood. Trash Removal Service is recommended through **Gallegos Sanitation at 970-484-5556** or **Ram Waste at 970-226-3396**. Contact these companies or **choose a trash company that picks up on Thursdays or Fridays only** to set up your trash/recycling/yard waste needs, **the homeowner will be bill directly from the waste company.**

Fence stain for WPMD is **Sherman Williams "Woodcraft Cedar"**, and a clear stain for the homeowner fence **has been approved, please see the web site for color codes.** Also see guidelines with any questions on fencing.

Keep in mind the WPMD is its own entity, 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 \* After Hours emergency cell number: 970-412-1440**

**WPMD** (Actual District Office address)

**1927 Wilmington Drive Suite 101**

**Fort Collins, Colorado 80528**