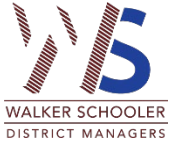


Monthly Newsletter

October 4, 2021



Walker Schooler District Managers is the Manager of the Ventana Metropolitan District and is authorized to enforce the recorded community covenants for Ventana as well as all the Rules and Regulations at the Recreation Center.

** Copies of the Covenants, Rules, Bylaws, Resolutions are available on the Ventana Metropolitan District website (www.ventanamd.colorado.gov)**

Ventana Community Concerns:

Autopay Sign up:

- If you are interested in signing up for Autopay, please complete the form online at <https://form.jotform.com/210387584903057>.

Dogs and Fence/ Property Lines:

- Please be cautious if you have a large breed dog(s) and the condition of your fence:
 - If you have a large breed dog(s), that are able to bend or break the vinyl fence as others walk the neighborhood, please have proper precautions in place to help prevent this incident from occurring.
 - If you have a fence line that jolts down to allow dogs less than the typical 5 feet to jump a fence, please take proper precaution to help prevent an incident from occurring.
- Please be courteous while walking your dog and make sure you clean up after your pet if they are in your neighbor's yard.

Snow Removal Responsibility:

- Residents are responsible for maintaining the sidewalk area between their property and the public street. The Ventana Metropolitan District is responsible for snow removal in front of mailboxes, the sidewalk area around Recreation Center, and concrete sidewalks for the park.

Recreation Center/ Pool News Update:

Pool Operations:

- Pool and Spa are Closed as of September 7, 2021.
- All guests will be charged at \$5 per person.

Ventana Community Covenant Reminders:

Welcoming Fall! As the summer season cools off in Ventana, we want to send a friendly reminder to make sure your neighborhood is ready for the cooler temperatures.

We provide a regular inspection community service to ensure covenant compliance. As you are busy getting your own houses and yards in shape, we want to remind you of some of the covenants that are intended to ensure the quality, value, desirability, and attractiveness of all property within the Community.

- Please be sure to prep your irrigation systems for the cooler weather, and make sure weeds are taken care of to avoid tumble weeds rolling through the neighborhood. As always you can reference the Design Guidelines and CCR's online to make sure you stay in compliance.

Overview of Violations:

Ventana Metropolitan District
614 North Tejon St, Colorado Springs, CO 80903
(719) 447- 1777

- Violations issued to date 2021:
 - 532 Violations have been issued to date.
 - 45 violations remain open, receiving fines.
-

Ventana Metropolitan District:

2021 Board Meetings:

- Next scheduled Board Meeting is:
 - October 13, 2021 at 10:00 am via teleconference:
You may join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/622480501>
You can also dial in using your phone:
United States: +1 (646) 749-3129
Access Code: 622-480-501
- Board Meetings are regularly scheduled to be held on the 2nd Wednesday of every month at the Recreation Center within the Community at 10:00 am. Please visit the website in case of any meeting cancellations as meetings may be canceled from time to time.

2022 Board Elections (visit the website Election Info page for details):

- If you are interested in being on the Ventana Metropolitan District Board, self-nominations can be submitted to the DEO between 1/1/2022 – 2/26/2022.
 - You must be a Colorado Registered voter AND either live within the district boundaries, own property within the district boundaries, or be the spouse of a property owner.

2021 – 3rd Quarter Billing Highlights:

- 3rd Quarter bills went out on 7/7/2021.
- 76 Reminder Letters were sent on 8/2/2021.
- 18 Collection Letters were sent on 9/2/2021.
- 11 New Liens filed.
- 6 Original Liens remain in effect.

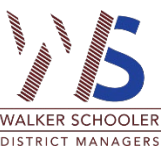
Billing:

- All Ventana Residents are billed on a quarterly basis that consists of \$135 per quarter. The breakdown of the cost of dues are \$45 per quarter for Trash service (this includes one bin for trash and one bin for recycle) and \$90 per quarter for Recreation Center Dues. If you have opted to add an additional Trash bin your trash service cost is \$54 per quarter.

Landscaping:

- Filing 6 tracts are still the Developers responsibility to maintain, and the responsibility will transfer next Spring.
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If you have any questions or concerns regarding the Ventana Metropolitan District, please feel free to contact our office at (719)447-1777.



Thank you for your attention to this letter!
Walker Schooler District Managers

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