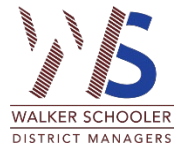


# Ventana Metropolitan District

614 North Tejon St  
Colorado Springs, Colorado 80903



## Monthly Newsletter May 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.

\*\* you may find copies of all the Covenants, Rules, Bylaws, Resolutions on the Metropolitan District website ([www.ventanamd.colorado.gov](http://www.ventanamd.colorado.gov))\*\*

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### Ventana Community Concerns:

#### **Auto-Pay Sign up:**

- You are able to sign up for Auto-Pay. If you are interested in signing up for Auto-Pay you can do so by completing the form online at <https://form.jotform.com/210387584903057>.

#### **Dumpster at the Recreation Center:**

- No dumping is allowed at the Recreation Center Dumpster. Fines may be imposed to those illegally dumping at the Recreation Center.
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### Recreation Center/ Pool News Update:

**Due to COVID-19 regulations NO GUESTS are allowed at the Recreation Center. Guests are considered to be any relatives/ friends that may be “visiting” your household but not currently residing within the community.**

#### **Pool Opening:**

- Currently the pool is scheduled to open May 21<sup>st</sup>, 2021.
- COVID-19 Operations for the Pool Area:
  - Current capacity limit is lifted and no reservation system is in place. (subject to change based on Health Guidelines)
  - Currently no guests will be allowed when the pool opens, until we are able to discuss with the Board of Directors at the May 12<sup>th</sup> meeting.
  - Masks will not be required, but 6 foot social distancing will be required on the pool deck.
  - Pool hours of operations will be 10:00 am – 10:00 pm.

#### **Some highlights from COVID-19 summer operations:**

- Starting April 16, 2021 State regulations have lifted.
    - 100% capacity is allowed.
    - No reservation system in place.
    - Fitness Area is open 24/7 to those current with no outstanding violations on their account.
  - Currently we are not allowing any Great Room rentals for the Recreation Center until we are able to discuss this with the Board of Directors at the May 12<sup>th</sup> meeting.
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## Ventana Community Covenant Reminders:

**Spring/ Summer is here! As the spring and summer season begins in Ventana, we want to send a friendly reminder to make sure your neighborhood is as welcoming as the weather.**

One of the services we provide is regular inspection of the community to ensure covenant compliance. With so many new residents welcomed to the community, we realize many may not be familiar with the covenants. 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 keep your lawns in an orderly fashion by not allowing an excessive amount of grass to die off, weeds to grow, and keep the lawn at a reasonable mowed height. **If your yard/ lawn/ grounds have any of these concerns you will receive 2 warnings/ violations for the same concern.**
  - **Section 4.01 Building and Grounds Maintenance.**
  - **Section 4.08 Weeds.**
- There have been numerous sightings and complaints about pets not being on a leash. Please note that if your pet is not properly leashed you are in violation of the below covenant and subject to a \$20/ incident fine.
  - **Section 4.10 – Animals**
- Trash Bins need to be kept in a neat order and pushed against houses/ fence lines when it is not a scheduled pick-up day.

### Overview of Violations:

- Violations issued to date 2021:
  - 73 Violations have been issued to-date.
  - 45 violations remain open: 3 are receiving fines
  - 1 Violation remains open from previous year

### 2<sup>nd</sup> Survey Idea:

- Currently there is another survey available to participate in, just go to: <https://form.jotform.com/211104493145143>

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## Ventana Metropolitan District:

**\*\*\* With current concerns surrounding COVID-19, the meetings are being held via teleconference, still open to the public, and the information to join these meetings are posted on the website and Facebook prior to each meeting\*\*\***

### 2021 Board Meetings/ Board Elections:

- Visit the VMD website for details on the 2022 Election.
- Next scheduled meeting:
  - May 12, 2021 at 10:00am 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 2<sup>nd</sup> 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.

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

### **2021 – 2<sup>nd</sup> Quarter Billing Highlights:**

- 2<sup>nd</sup> Quarter bills went out on April 6, 2021
- 100 Reminder Letters were sent on 5/4/2021.
- Collection Letters will be sent on 6/4/2021
- 13 Liens filed to date
- Ventana North is completely built out

### **Billing:**

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

### **Landscaping:**

- The Metropolitan District is currently responsible for maintaining tracts that have been completed in Filling 1, 2, 2A, 2B, 3, 4, and 5 (visit the website for a detailed map)
- Filling 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 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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