

May 2023

Ventana Metropolitan District

www.VentanaMD.colorado.gov

Professionally Managed by WSDM – District Managers; 614 N. Tejon St., Colorado Springs, CO 80903

Reminders from the Rec Center

You will start to see water and activity at the Pool starting the first week in May. We plan to open by May 20th, pending chemical balancing. Additional updates regarding pool opening will be placed on the district website as they become available.

Each household was provided 2-fobs when initially moving into the District. Additional or replacement fobs can be purchased for a fee of \$40 each.

Please be sure to not open facility doors or pool gates to let others in. There is always a reason why someone may not have access (past due account, does not live in the community, access has been suspended for violation of rules). If your fob has stopped working be sure to contact Management to help figure out why.

The District has an extensive wish list for repairs and upgrades at the Rec Center so every dollar counts. The Board and Management are working diligently to help provide the necessities with a tight operating budget.

Covenant Inspections

Regular inspections are conducted of the community to ensure covenant compliance. The covenants are intended to ensure the quality, value, desirability, and attractiveness of all properties within the Community. Below are just a few of the most common violations that we look for during inspections.

- Lawns and plant beds should be well maintained, weed free, trimmed, and clear of dead patches.
- Exterior surfaces: including garage doors and fencing should be damage free.
- Pets must be leashed and the leash must be controlled by a responsible person. Tethering and off-leash pets are subject to a \$20 fine for each incident.
- Pet waste should be picked-up immediately after each movement. Allowing waste to remain on the ground for any period of time, creates a health concern for neighbors.
- Trash and Recycle Bins should be stored in orderly fashion, against the home or behind a fence when it is not a scheduled pick-up day.

Each independent violation may result in a fine, so multiple violations may result in multiple fines. Please take a moment to address any concerns before our next inspection. Reference Article IV of the Covenants for clarification on these standards.

DEVELOPMENT UPDATE

Sales of new homes continue in Filing 1 of Ventana South Development .

The first permits have been pulled for development within Filing 2 of Ventana South.

Expect construction traffic and activities to increase as the weather continues to warm.

BOARD BUSINESS

The Board has continued to review and update the Recreation Center Rules and Regulations.

These will be adopted at the May 15th Board Meeting and will be effective before the pool opens for the season.

Keep an eye out for a the new rules on the District website and posted through out the Recreation Center and Pool Area.

BOARD OF DIRECTORS:

President: Eric Farrar
Vice President: Christina Sparks
Treasurer/Secretary: Michael Laurencelle
Assistant Secretary: Rich Vorwaller
Assistant Secretary: Leo Schuhmacher

NEXT BOARD MEETING:

Monday, May 15th

The final agenda will be posted on the website. You may also obtain a copy by contacting Management.

IMPORTANT CONTACTS:

WSDM – OFFICE:
719-900-5822

DISTRICT MANAGER:
Rebecca Harris
Phone: 719-447-1777
rebecca.h@wsdistricts.co

GENERAL QUESTIONS:
Heather Smith
Phone: 719-639-2656
heather.s@wsdistricts.co

AFTER HOURS EMERGENCIES:
Phone: 719-447-4840

Always visit the website first regarding the following common items:

- New Resident Service Requests
- Recreation Center Great Room Reservations
- Architectural Improvement Applications
- Automatic Payment Enrollment
- Key Fob Requests
- Governing Document Downloads
- Community Event Info & Updates

PAYMENT INFORMATION:
Ventana Metropolitan District
c/o WSDM – District Managers
P.O. Box 91479
Colorado Springs, CO 80901

SECURITY CONCERNS:
Signal 88 Dispatch
719-960-6233

ANIMAL CONTROL:
El Paso County Humane Society
Phone: 719-473-1741

FOUNTAIN POST OFFICE:
Address: 101 S. Santa Fe Ave.
Phone: 719-382-4623

General Reminders

- ◆ WSDM – District Managers will be closed in observance of the Memorial Day Holiday – Monday, May 29th.
For after hours District maintenance issues, please call 719-447-1777 and follow the prompts to be connected with after-hours service. Please call 9-1-1 for life-threatening emergencies.
- ◆ Trash Pick-Up Days – Thursdays, weekly.
In observance of Memorial Day Trash pick-up will be delayed one day the week of May 29th. Large items can be collected by HBS for an additional fee. To schedule removal of large items, please call HBS Directly at 720-547-8600. HBS will request payment over the phone prior to scheduling pick-up of a large item.
- ◆ Next Board Meeting – Monday, May 15, 2023 @ 6:00 P.M.
*Virtual: <https://video.cloudoffice.avaya.com/join/728897121>
Phone: 213-463-4500 / Access Code: 728-897-121
In Person: Ventana Recreation Center – 11007 Hidden Prairie Pkwy*
All meeting dates are subject to change. Contact Management or check the district website to confirm prior to each meeting.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your payments automatically debited from your checking or savings account.

Visit <https://form.jotform.com/210387584903057> and click the green “Start Filling” button to submit an ACH application.

Contact Management with any questions regarding the ACH process.



City of Fountain Reminders

How Do I Report A ...?

https://www.fountaincolorado.org/how_do_i/report_a

Fire Lanes: The Fountain Police Department recently contacted Management regarding ongoing issues with vehicles parked in the fire lanes throughout the community. We must stress to all residents and their guests that emergency access to the fire lanes is directly associated with the safety of all residents. Parking in the fire lane puts the health and safety of all residents at risk. If you witness a vehicle parked in a marked fire lane, please report it immediately to either City of Fountain Police or WSDM – District Managers.

Parking violations can be reported to the City of Fountain by visiting the above link, and navigating to “Code Violation”, “Police”, “Parking Violation”, “Make a Request for Parking Violation”

Street Signs: At the April Board Meeting, Management was made aware of several damaged street signs within the community. The City of Fountain is responsible for the repair and maintenance of all street signs in the neighborhood. You can report them directly to the City of Fountain or District Management and we will file the report.

Maintenance requests can be submitted to the City of Fountain by visiting the above link, and navigating to “Code Violation”, “Streets”, “Other – Streets”, “Make a Request for Other – Streets”

Spring Cleaning

Spring has sprung and with it comes Spring Cleaning!

- If you plan to eliminate a bit of clutter in your home by hosting a sale, there are a few things to keep in mind:
- The City restricts garage/yard sales to 4 sales per year and each sale may only last 2-days.
 - The City requires that private sale signs include the address where the sale is taking place. There can be citations if the a sign does not include the address and can be linked to your sale.
 - Sale signs must be removed at the end of the last day of the sale. Signs remaining posted in public areas after a sale has ended can result in citations from the City.