

Monthly Newsletter

July 2, 2022

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:

NEW TRASH SERVICE PROVIDER:

- Please be aware that you will be receiving new trash and recycle bins with a new provider this month. Look out for the letter with details regarding this transition – you can also find a copy of this letter on the website.

Autopay Sign up:

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

Parking on Public Streets:

- Although the streets are public owned and maintained by City of Fountain, please be courteous when parking alongside neighboring properties. Be sure to not block your neighbors access to their property, sidewalks, or abandon your vehicles along their property line.

New Survey coming out:

- Please visit here: <https://form.jotform.com/222056381587157>, to fill out a new survey for your current Board of Directors to better understand where the the community stands on certain improvements within the District.

Recreation Center/ Pool News Update:

Pools is Opened: (Hours of operation are 8:00 am – 10:00 pm)

Do not open the gate/ door to let others in the pool area or building

- If someone's key fob is not working, there is a reason for that, and the Rec Center Staff can help them while they are there. Otherwise, you will be liable and responsible for any damage, disruption, or fees for the guest let in.
- Each household must have their own key fob to access the area.

Hot Tub/ Spa Alert:

- For safety children smaller than 115 lbs. are **NOT** allowed in the Hot Tub/ Spa. A person who weighs 115 lbs. in a Hot Tub at 104 degrees, their core body temperate can get to 102 degrees in less then 15 minutes.

Guest Use at Rec Center:

- You are allowed to bring (at \$5/ guest) 4 guests to the Rec Center per household. Any more guests past 4 is considered a party and you will need to reserve the Great Room area and pay \$200/ refundable security deposit plus the cost of guests. Follow the below guidelines for Renting out the Great Room area.

Renting for Parties:

- Great Room Renting: If you are interested in renting the Great Room area for a party you can fill out an application online (<https://form.jotform.com/211314853718051>). Please note that rentals are not allowed on Holidays, and you will need to apply at minimum a week ahead of time. If you have questions, please call.

Ventana Community Covenant Reminders:

Summer is here! As the summer heat continues in Ventana, we want to send a friendly reminder to make sure your neighborhood is as welcoming as the weather.

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

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 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.**
- 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 and Recycle Bins need to be kept in a neat order and pushed against houses/ fence lines when it is not a scheduled pick-up day.

Violations – you can now visit the website to view an interactive calendar on Violation Updates and Architectural Submission reviews! Under the CCR's, Design Guidelines and Rules & Regulations (<https://ventanamd.colorado.gov/district-documents-forms>)

Ventana Metropolitan District:

2022 Board Meetings:

- Board Meetings have changed their regularly scheduled meetings to be held on the 3rd Monday of every month at 6:00 p.m. Next scheduled Board Meeting is:
 - **August 15, 2022, at 6:00 pm:**
You may join the meeting at the Recreation Center OR from your computer, tablet or smartphone.
<https://meet.goto.com/622480501>
You can also dial in using your phone:
United States: +1 (646) 749-3129
Access Code: 622-480-501

2022 VCC Elections

- If you are interested in being on the Ventana Covenant Committee Board, please send letters of interest to rebecca.h@wsdistricts before 8/15/2022 to be appointed to the Board.
 - You may also email rebecca.h@wsdistricts.co if you would like additional information about being on the VCC Board.
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City of Fountain Hearing on Service Plan Amendment:

- Ventana Metropolitan District is currently scheduled to be heard at the City of Fountain to discuss the Service Plan Amendment. The meeting is scheduled for August 9, 2022 at 6:00 pm at the City Hall, 116 S Main Street, Fountain, CO 80817.



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

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

Ventana Metropolitan District
c/o Walker Schooler District Managers
614 N Tejon St
Colorado Springs, CO 80903

July 22, 2022

Dear Resident,

At the July 18, 2022, Board meeting the Board has approved to change Trash Service providers, based on the concerns of the residents and the service that was being provided. In the process to change trash service providers there will be a meeting on August 15, 2022, to increase the quarterly dues to cover the new expense.

The Fee increase will begin effective as of September 1, 2022, that will be reflected on your 4th quarter dues for October through December. Your new rate (for trash and recycle) will go from \$45/ quarter (\$15/ month) to \$50.55/ quarter (\$16.85/ month).

Your new service with HBS Trash Service will include weekly trash AND weekly recycle pick-ups. This is one bin for Trash and one bin for Recycle (yellow lid). Please be aware of the upcoming schedule to leave the old “Springs Waste” or “Waste Connection” bins out for pick-up from the previous provider and when to expect your new bins to be delivered.

**Leave Old EMPTY Bins Out for
Pick-up
Or take to Rec Center parking lot**

By Wednesday – August 24, 2022

**Be sure to leave ALL empty bins out for pick-up if you have extra recycle or trash bins.*

Receive New Bins for Pick-up

Wednesday – August 24, 2022

**You will receive 1 trash and 1 recycle bin*

Please contact our office if you need to re-order extra bins for your property, otherwise you will go back to receiving only 2 bins until we receive a new request.

Trash Collection and recycle collection days will remain the same on **Thursday’s** with HBS.

If you have any additional questions or concerns, please contact our company during regular business hours at the number below.

Thank you for your prompt attention to this matter!

Please enclosed supporting information for the new trash company included in this letter.



Walker Schooler District Managers

614 N Tejon St
Colorado Springs, CO 80903
(719) 900-5822

UNACCEPTABLE MATERIALS BY LANDFILL FOR ANY TRASH REMOVAL SERVICES.

This includes Bulk Pick up days, Dumpsters, Roll Offs or Resident Totes.

▶ UNACCEPTABLE MATERIALS INCLUDE, BUT NOT LIMITED TO:

- Hazardous waste
- Dirt
- Industrial waste
- Chemical products
- Oil filters
- Herbicides & pesticides
- Radioactive material
- Solvents
- Other flammable liquids
- Aerosol cans
- Propane tanks
- Motor oil
- Antifreeze
- Appliances
- Tires
- Batteries
- Computers
- Monitors
- Televisions
- Microwaves
- Other electronics
- Fluorescent tubes
- Railroad ties
- Medical waste
- Asbestos
- Animals
- Barrels
- Paint (except completely dried latex paint cans, no liquids)
- Transmission oil/lubricant/hydraulic oil
- Contaminated oils (mixed with solvents)
- Petroleum contaminated lead paint chips
- All liquids

No Hazardous Materials are permitted in our containers and customer shall use the container in compliance with all law. Refer to list above and or any other materials deemed hazardous under 40 CFR.

*261.3. You may be subject to fines based on the quantity, origin and level of contamination of unacceptable materials or other penalties.

Important procedures and guidelines for a successful event

Please note do not fill past the fill line visible inside your roll off.

We will not be able to transport it per DOT regulations.

Our drivers drop off and pick up only.

If we cannot transport, you will have to have another delivered at your expense and transfer contents with your own labor.

It is important that you supervise and don't broadcast your event, as other neighborhoods will utilize your community resource with their trash.



720.547.8600 • hbstrash.com



Colorado owned and operated.



HBS Trash Services • 720.547.8600 • hbstrash.com

Dear _____ Resident,

Welcome to **HBS Trash Services!** We are a Colorado based and Colorado owned company that concentrates on this beautiful state only. We believe in community partnership with 5-star personal service and will provide for all your weekly trash and recycle needs. Colorado HOA Communities like yourself, and weekly commercial service properties is our primary focus. We are committed at HBS Trash Services to be the "Premier Trash Company" in the State of Colorado. We are excited to provide waste collection service to your home and would like to take a quick moment to provide you with some useful information regarding our service to the _____ community.

Your trash will be picked up **weekly on** _____, beginning _____, **2022. Recycling will be picked up every other week starting 2022.** On _____ we will deliver two _____-gallon carts, one for trash and one with a yellow lid for recycling.

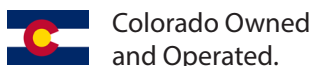
On your collection day, please place your carts at the curb by 7:00 am with the handles facing the house to ensure pick up. Please also be sure to leave at least 2 ft of clearance between each cart and surrounding items such as mailboxes, extra bags etc. (you are allowed 3 extra Trash bags per weekly trash pick-up). Please make sure there is at least 4 ft of clearance between your totes and nearby vehicles. If you frequently have more than 3 extra bags of trash, you may rent an additional cart for \$5/month.

LARGE PICKUPS

Branches and brush must be no longer than 4 ft and tied securely in 24-in diameter bundles. Yard waste such as leaves, and grass clippings must be bagged and can be placed in trash tote. If you have more than 3 extra bags or large items such as furniture, please call at least 1 business day prior to your collection day to schedule pick up.

THE FOLLOWING ITEMS ARE PROHIBITED

Items prohibited are dirt, sod, rocks, hazardous waste of any kind, liquids of any kind including paint (unless opened and dried out), flammable materials such as oil, or gas, concrete, hot ashes, remodeling or demolition materials, whole tires, and electronics.





RECYCLING

For information on acceptable recycling items, please see our recycling guidelines included with this letter.

HOLIDAYS & WEATHER

If a holiday falls on or prior to your collection day, service will be delayed by 1 day, i.e., the week of Memorial Day 2022, you will receive pick up on _____. Our observed holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day (Some Holidays are on weekend and it does not change your day, please see your Service Calendar to verify trash and recycle day). If we are unable to provide service due to inclement weather, collection will take place the next day following the scheduled collection day, or as soon as weather conditions allow. Please ensure your management company has your email and cellphone number for alerts regarding service.

Please note that HBS Trash Services will be doing everything we can to provide you with excellent service. We are excited to be the waste and recycle service provider for your beautiful community and look forward to a long-lasting partnership and new great friends along the way. If you have any questions, please visit our website **www.hbstrash.com** or call us at **720-547-8600**.

Sincerely,

HBS Trash Services

