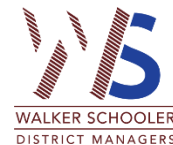


Monthly Newsletter

September 2, 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)**

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>.

Dogs and Fence/ Property Lines:

- Please be cautious if you have a large breed dog and the condition of your fence:
 - If you have a large breed dog(s), that are able to bend/ 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 making sure you clean up after you pet if they are in your neighbors yard.

Corner Lots and Landscape Responsibility:

- Homes that are located on corner lots are responsible for maintaining landscape up to the street. The City does maintain certain areas along major roadways and highway, not in residential areas with the exception of running Street Sweeper. If you live on a corner lot, you have a lot of sidewalk area to maintain. If you have a utility box, mailbox, or fire hydrant on your property then those have to be kept cleared as well.

Recreation Center/ Pool News Update:

Pool Operations:

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

Ventana Community Covenant Reminders:

Summer is still here! As the summer season is still in Ventana, we want to keep the friendly reminder to make sure your neighborhood is as welcoming as the weather before we begin to cool down.

One of the services we provide is regular inspection of the community 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.**

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

- **Section 4.08 Weeds.**
- 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:
 - 408 Violations have been issued to-date.
 - 16 violations remain open: all are receiving fines
 - 1 Violation remains open from previous year
-

Ventana Metropolitan District:

2021 Board Meetings:

- Visit the VMD website for details on the 2022 Election.
- Next scheduled Board Meeting is:
 - September 8, 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 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 Elections page for details):

- If you are interested in being on the Ventana Metropolitan District Board, self-nominations will start to open around November 2021.
 - 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
- If you are interested in being on the Ventana Covenant Committee Board, please send letters of interest to rebecca.h@wsdistricts before 8/11/2021 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.

2021 – 3rd Quarter Billing Highlights:

- 3rd Quarter bills went out on July 7, 2021
- 76 Reminder Letters were sent on 8/2/2021.
- Collection Letters will be sent on 9/2/2021
- 8 Liens remain in place to date

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.
- Mosquito Control concern: Ventana Metropolitan District has spoken with landscapers, El Paso County Public Health, and City of Fountain Mosquito control to resolve the concerns around the high-density mosquito population in the park and open space.
 - Watering is being cut down
 - Mosquito's are NOT West Nile carriers, they are floodwater mosquitos
 - City of Fountain is spraying weekly
 - Please be sure to utilize bug repellent until they are gone

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

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