

April 2024

Ventana Metropolitan District

www.VentanaMD.colorado.gov

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

Design Guideline Amendments

The Ventana Covenant Committee (VCC) met on March 27th to review and revise certain portions of the Design Guidelines. The Third Amendment to the Design Guidelines has been adopted and is available for download from the District website.

These amendments were made to streamline the enforcement process, clarify expectations, and eliminate certain restrictions, which no longer met the lifestyle and needs of the property owners.

Section 3.17, Play and Sports Equipment has been amended to remove the rules requiring basketball hoops to be permanent and pole mounted; now allowing hoops to be mounted on a pole, on the home, or portable. Restrictions were also loosened on the coloring of equipment and portable hoop storage, now allowing portable hoops to be placed in the driveway or alongside the driveway when not in use.

Section 3.23, Trash Receptacles has been amended to allow trash and recycle bins to be stored at the upper corner of the driveway, eliminating the requirement for storage in the garage or backyard.

Section 3.8, Driveways and Parking has been amended to allow recreational vehicles to be parked in the driveway of a home as long as it fits on the concrete driveway pad, without crossing onto the sidewalk.

Section 3.13, Exterior Lighting has been amended to require minimum safety measures for holiday lighting cords and to establish a schedule restricting holiday lighting in the late night and early morning hours to reduce the effect on neighbors.

Article V has been amended in full, to more clearly outline the violation and enforcement process, and to establish consistent fines that will apply to all violations uniformly. See page 2 for details.

The VCC Board still has a vacancy. If you are interested in participating in future Design Guideline and Covenant discussions, contact Management and volunteer today!

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Regular Meeting, April 15, 2024 at 6:00 p.m.

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

GENERAL QUESTIONS:
Rylee Delong
Phone: 719-639-2656
heather.s@wsdistricts.co

AFTER HOURS EMERGENCIES:
Phone: 719-447-4840

Always visit the website first:

- 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:

Fountain Police Department
Non-Emergency Assistance (719) 382-8555
For emergencies, call 911

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 office is opened Monday through Friday 8:00 a.m. to 5:00 p.m.
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.
HBS service alert
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.
- ◆ Regular Board Meeting—Monday, April 15, 2024 @ 6:00 P.M.
*Virtual: <https://video.cloudoffice.avaya.com/join/516109091>
Phone: 213-463-4500 / Access Code: 516-109-091
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.

All fees and fines are considered due and payable within thirty (30) days from the date of issuance and shall be subject to a late fees for each subsequent thirty (30) day period in which any portion of the fine remains unpaid in addition to interest at the established per annum rate.

Article V (as Amended)

Schedule of Notices

The VCC and Board of Directors has established the following enforcement process applicable to Property Owners whose property or persons (residents, tenants, or guest) are found to be in violation of the Ventana Metropolitan District Declaration or Design Guidelines at any time.

- **1st Notice of Violation (Courtesy Notice):** Written notice to the Property Owner advising the nature of the alleged violation and requesting confirmation of compliance within fourteen (14) days.
- **2nd Notice of Violation (First Fine):** Written notice to the Property Owner advising that the previously alleged violation has not been corrected, advising of the commencement of fines, and requesting confirmation of compliance within fourteen (14) days.
- **Notice of Continued Violation (Continued Fines):** Written notice to the Property Owner advising that the previously alleged violation has not been corrected, advising of the imposition of automatically reoccurring fines every thirty (30) days until the Property Owner has provided verification of correction of the violation to Management.
- **Perpetual Fines:** No additional notices are required, beyond the Notice of Continued Violation. The sole responsibility for confirmation of compliance is borne by the Property Owner, who must correct the violation and provide timely proof of the corrected violation to the District Manager to halt additional fines. The Board of Directors, the VCC, and the District Manager share no responsibility for pursuit of proof of correction. Additional fines will not be waived for reported delays in delivery of proof of correction, which result in additional fines.

Schedule of Fines, Penalties and Charges

The AC and Board of Directors has established the following Schedule of Fines, Penalties and Charges (“Fine Schedule”) applicable to the aforementioned Schedule of Notices.

- **1st Notice of Violation (Courtesy Notice):** No Fine
- **2nd Notice of Violation (First Fine):** \$25
- **Notice of Continued Violation (Continued Fines):** \$50
- **Perpetual Fines:** \$100 every 30-days perpetually