

December 2023

Ventana Metropolitan District

www.VentanaMD.colorado.gov

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

Budget Hearing Recap

At the November 20th Board Meeting, a Public Hearing was held on the 2024 Proposed Budget. The anticipated income was not sufficient to fund the anticipated expenses as proposed for 2024. The Board reviewed the funded expenses in detail and reprioritized repair projects to reduce expenses. After discussion and adjustment, the 2024 Budget was approved.

The Rec Center Fee for 2024 has been established at \$38 per month (\$114 per quarter).

The Trash Service Fee will not change, continuing at \$16.85 per month (\$50.55 per quarter).

Billing will be \$164.55 per household, per quarter, beginning in January 2024.

Annual Meeting Recap

The Annual Meeting of the Membership was held on November 20th, immediately after the Regular Board Meeting. For those who were unable make it, here is what you missed:

- ◇ The upcoming Public Infrastructure Improvements were reviewed:
 - ◇ Rec Center:
 - ◇ Roof repairs / Vent sealing
 - ◇ Pool & Pool Area:
 - ◇ Lighting (along fence)
 - ◇ Mastic & plaster repairs
 - ◇ Equipment repairs (feeders, mixing valve, pumps, ventilation)
 - ◇ Powder coating (sprinkler & handrails)
 - ◇ Landscape, Irrigation & Trails:
 - ◇ Mulch replenishment in the playground
 - ◇ Tree replacement

- ◇ The current status of Debt/Bonds was reviewed:

Bond Amounts	Lender/Trustee	Interest Rate	Balance as of 12/31/2023
Series 2023A: \$10,550,000 Maturity Date: September 1, 2053	UMB BANK	6.5%	\$10,550,000
Series 2023B: \$2,828,000 Maturity Date: December 5, 2055	UMB BANK	5.5%	\$2,828,000

- ◇ The Unaudited Financial Statements from October 31, 2023 were also reviewed in brief noting that income and expenses are on track for the year with minimal line items over budget.

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, January 15, 2023 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:
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 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 will be closed in observance of Christmas and New Years Day. Service will be delayed by one day for each of these holidays.
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, January 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.



2024 – What Lies Ahead?

The Board has worked hard throughout the year to evaluate the maintenance needs of the community, ranking each item by priority. The priority levels NEEDS, WANTS, and WISHES were established to aid the Board in prioritizing expenses. While funds will remain tight throughout 2024, the Board has created a plan that will allow them to address most of the NEEDS in 2024. Certain items that have been identified as NEEDS, will be accomplished by phasing in repairs over the next few years.

Specifically, dead tree replacements and mulch bed replenishment will be addressed in phases over the next 3-years.

Certain items categorized as WANTS; such as overseeding of the turf areas, weed removal in the native grasses, and installation of shade structures or benches could not be facilitated with the funding available. Trail tilling, widening, and gravel replacement has also been placed on hold for now, but will be revisited in the years to come.

City of Fountain Trail Reconstruction

At long last, the City of Fountain has received approval to move forward with reconstruction of the trail leading from Ventana to Missouri Ave. This project will include replacement of the bridge, which washed out during the June 22nd floods, as well as building the boardwalk over the wetlands.

During construction, City contractors will be utilizing portions of the Ventana parking lot off of Hidden Prairie Parkway and Cadenza Terrace for staging and storage of their equipment. We ask residents to take care not to interfere with the equipment storage and to exercise caution when utilizing the trails in the area.