

February 2024

Ventana Metropolitan District

www.VentanaMD.colorado.gov

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

Winter Tree Care Reminders

Preventing and managing tree stress is the first step to take to help your trees survive freezing temperatures. Periodically checking trees for warning signs can help reverse tree stress before the damage becomes permanent.

Visible signs of tree stress include:

- Frost Cracks
- Bleached Needles
- Blackened Leaves

Adding a thick layer of mulch around the base of your trees can help them survive extremely low temperatures by retaining heat and moisture in the root system.

Winter watering can also help trees remain viable throughout the winter. A good rule of thumb is to water 2 times per month over the winter months, especially when we receive less than 2 inches of snow. Water only when air and soil temperatures are above 40 degrees with no snow cover. We recommend adopting “cycle and soak” where water is turned on for a period, then turned off to soak into the soil, and repeated. This lessens waste-water due to run-off and is especially important when the ground is frozen.

Early winter is the best time to prune many trees because they are dormant. Pruning can encourage more vigorous growth and reduce pest problems.

Winter Shrub and Ornamental Grass Trimming Reminders

Pruning shrubs during hot months can stress your plants, making them more vulnerable to drought and disease. Taking advantage of the dormant period mid-winter can give shrubs a new lease on life when the growing season arrives.

Renewal pruning in winter is recommended by professionals. Removing one-third of the oldest stems by cutting them off as low to the ground as possible can help renewed growth to appear as the weather warms. This is easiest to do in the winter months on all non-blooming shrubs as the lack of leaves allows full visibility of branches. Removing any branches located towards the middle of your shrubs will let in much-needed light and air.

Professionals recommend waiting until early to mid-February to cut ornamental grasses down. The ideal method of grass trimming is gathering all the blades and holding them upright, much like gathering hair into a ponytail, then shearing them straight across, leaving 4-6” on smaller grasses and ~3’ on larger Pampas grasses. If you're working with a large species of grass, you can tie it up with a rope to hold it in place before cutting below the rope.

As Reminder:

Section 4.01 of the Covenants requires that, *"The exterior of all Improvements and grounds of a Lot must be maintained by the Owner in a state of good condition and repair. Such obligation includes, but is not limited to, maintaining the exterior materials and finishes of the Improvements, fencing, Landscaping, drainage areas, driveways and sidewalks."*

Additionally, Section 4.08 of the Covenants states, *"The entire area of every Lot on which no Improvement has been constructed must be kept free from plants and weeds infested with noxious insects or plant diseases and from weeds which, in the reasonable opinion of the Board or the Architectural Committee, constitute a nuisance or are likely to cause the spread of infection or weeds to neighboring property, and free from brush or other growth which creates an undue danger of fire."*

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, February 19, 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:

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 will be closed in observance of New Years Day. Service will be delayed by one day for each of the Holiday.
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, February, 2023 @ 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.



Recreation Center Key Fob Access

As of December 31, 2024, the District was actively pursuing collection of unpaid fees from **77 property owners**, and held active liens against **8 homes** for non-payment.

Restriction of access to the amenities is one of our strongest bargaining chips as we pursue collection of these outstanding balances. Once a property has become delinquent in their payments, the District will disable their key fobs, and prevent their use of the facilities. Residents who have not paid their share of operating and maintenance costs for the facilities, should not have the right to use them. Additionally, every dollar collected toward maintenance of the facility, helps the Board of Directors avoid future increases in fees.

The Staff at the Rec Center has noted an increase in residents opening the Fitness Center door for others, rather than requiring each guest to use their own key fob.

While we understand that opening the door for others is a courteous thing to do, we want to stress that those needing the door to be opened for them are likely included in the group of 77 delinquent owners.

Please help us collect the funds needed to keep the Rec Center in shape by closing the door behind you and not opening it for others.

If they do not have a functional key fob, they are not be permitted in!