

June 2023

Ventana Metropolitan District

www.VentanaMD.colorado.gov

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

Reminders from the Rec Center

A few important items to mention following opening weekend at the pool:

- No food is allowed in the pool area. On Wednesday, the pool opened late to facilitate extra cleaning needed when food wrappers were found in the pool, skimmers, and on the deck.
- Reservations are required anytime a household has more than 4 guests.
- For safety reasons, the pool gate will now be "EXIT ONLY". Please enter through the Rec Center.
- The staff in the Rec Center is here to assist and ensure the Rules and Regulations are followed. Please be respectful of staff members as they are tasked with enforcing the Rules.
- Motorcycles, dirt bikes, and go-carts are not permitted on the trails. If you see this behavior taking place, please call the Fountain Police.

Landscape Maintenance

Covenant Inspections are taking place regularly and the volume of Violations has become abnormally high. The landscape in many of the yards has become neglected and needs some extra care. These were the most common Violations identified during the most recent inspection:

- Lawns should be green and free and bare spots or weeds.
- Shrubs should be trimmed clear of walkways.
- Rock beds and mulch beds should be free of weeds.
- Plant material should be living and cleared of dead leaves.
- Plant pots should have thriving plants in them.

If these issues exist in your yard, please make some time to address them right away. Each violation may result in a fine, so multiple violations may result in multiple fines. Reference Article IV of the Covenants for clarification on these standards.

DEVELOPMENT UPDATE

Sales of new homes continue in Filing 1 of Ventana South Development .

The permits have been approved for the first 19 homes within Filing 2 of Ventana South.

Please continue to have patience with the construction teams as construction progresses.

BOARD BUSINESS

[The Board has adopted the new rec Center Rules and Regulations, which can now be viewed on the District website.](#)

Help us maintain a safe and healthy environment at the Rec Center by reviewing the Rules in full with your household.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, June 19th

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:
Rebecca Harris
Phone: 719-447-1777
rebecca.h@wsdistricts.co

GENERAL QUESTIONS:
Heather Smith
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.
*In observation of the 4th of July, Trash pick-up will be delayed one day the week of July 4th.
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.*
- ◆ Next Board Meeting—Monday, May 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.



Getting Your Lawn Ready for Summer

By Fredricka Bogardus, Colorado Master Gardener

Most of our Pikes Peak region lawns are cool season grasses. That means that most active growth occurs when temperatures are 60 to 75°F. Kentucky bluegrass, fescues and rye are cool season grasses. These grasses benefit from some early spring care, here are a few pointers toward a great lawn this year.

Irrigate only when the turf indicates water is needed. Look for signs of wilt, which often show up in the same location on the lawn time after time. Footprints or lawn mower tracks that remain at least one-half hour after traffic has passed indicates irrigation is needed. Bear in mind that Colorado Springs has restrictions on water use for landscapes. Residents are not permitted to water more than three times per week, or to water between 10 am and 6 pm from May to October. See details at: [Water Wise Rules \(csu.org\)](https://www.csu.edu/waterwise/) [Water Wise Rules \(csu.org\)](https://www.csu.edu/waterwise/)

Roots need access to oxygen in the soil, since we cannot cultivate soil under turf, compaction is a problem in lawns. The solution is core aeration; which is a process whereby 2-3” deep plugs are pulled out of the turf, usually by a powered core aerator. Water your lawn one or two days prior to aeration. Leave the plugs on your lawn to decompose. Aerate as soon as the soil is not frozen or snow covered.

Spring is a good time for a first application of fertilizer, if you did not apply in late fall. Apply 1 pound of Nitrogen (N) per 1000 sq. ft. Using a spreader will ensure that your application is even and doesn't damage the lawn. Many fertilizers labeled for spring application, also contain pre-emergent weed controls. It is important to make a conscious decision about whether to use these products.

On behalf of the Colorado State University Extension Office in El Paso County Master Gardener Program we are pleased to provide the following research-based article. Learn more about our program at <https://cmg.extension.colostate.edu/about/become-a-colorado-master-gardener-2/>