

October 2023

# Ventana Metropolitan District

[www.VentanaMD.colorado.gov](http://www.VentanaMD.colorado.gov)

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

## ANNUAL TOWNHALL

During the recent session, the Colorado Legislature adopted Senate Bill 23-110, concerning Transparency for Metropolitan Districts, which became effective August 7, 2023. Included in this new legislation is a requirement for all active metropolitan districts, with residential units, organized after January 1, 2000 to hold an “Annual Meeting”. The purpose of this meeting will be to provide Property Owners with an update on the public infrastructure, the current financial state of the district, the coming year’s budget, and the outstanding debt. This meeting will also be an opportunity for the public to ask questions about the district.

The Annual Meeting of the Ventana Metropolitan District has been scheduled for November 20th immediately following the **Regular Board Meeting and Annual Budget Hearing at 6:00 p.m.**

Please join us:

DATE: **November 20, 2023**  
BOARD MEETING: **6:00 p.m.** ANNUAL MEETING: **7:00 p.m.**  
IN PERSON: **Ventana Recreation Center**  
**11007 Hidden Prairie Pkwy**  
**Fountain, CO 80817**  
ONLINE: **<https://video.cloudoffice.avaya.com/join/728897121>**  
BY PHONE: **(213) 463-4500** MEETING ID: **728897121**

We strongly encourage you to attend both meetings to learn about the district’s financial position and processes.

The Rec Center has a limited capacity, so virtual attendance is recommended for all technologically savvy residents.

To learn more about this legislation visit:

[https://leg.colorado.gov/sites/default/files/2023a\\_110\\_signed.pdf](https://leg.colorado.gov/sites/default/files/2023a_110_signed.pdf)

### Development Updates

Ventana South, Filing 2 is progressing quickly with the first homes already under contract.

The Plat for Filing 3 has been submitted to the City for final review and development is anticipated to begin in early 2024.

### 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:

Special Meeting, October 9th at 1:00 p.m.  
Regular Meeting, October 16th 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.  
*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.*
- ◆ Special Board Meeting—Monday, October 9, 2023 @ 1:00 P.M.
- ◆ Regular Board Meeting—Monday, October 16, 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.

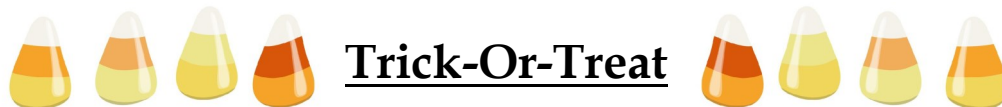
Contact Management with any questions regarding the ACH process.



### YOUR FEEDBACK IS REQUESTED!

As the Board considers which projects to prioritize for funding in 2024, they would like to hear from you! Help us identify which items are most important to you by completing a brief survey.

Access the online survey at: <https://form.jotform.com/232716139396160>



On Halloween Night, official Trick-Or-Treat time in the City of Fountain runs from 5:00 to 8:00 p.m. We appreciate everyone’s help in keeping the community and our children safe while Trick-Or-Treating. Immediately report suspicious activity to the police and remember to turn your porch light off for the evening if you will not be participating.

The City of Fountain will host their Annual Trunk-Or-Treat event on October 27th from 5:00 to 7:00 p.m. at City Hall. To reserve a spot for your vehicle, contact Lexi Lee to reserve your spot today, [LLee@fountaincolorado.org](mailto:LLee@fountaincolorado.org).

### VCC Vacancy

The Ventana Covenant Committee (VCC) Board has a vacancy. If you are interested in becoming more involved and would like to volunteer, contact Management today! Terms run for one year.