

Billing, Delinquent Accounts & Fees

The next district invoice will be sent out in January in the amount of \$660.72 for the 2020 District Fee, the first 6 months of the trash/recycling services and Non-Potable Water Fee. It will be due on 01/31/2020, so please plan accordingly.

Pursuant to section 32-1-1101(1)(e) of the Colorado Revised Statutes, the District is permitted to certify any delinquent accounts to include an additional administrative fee and interest to Weld County for collection with the following year's taxes. The District is also permitted to impose a lien on any property for delinquent fines, penalties, legal fees and accrued interest. Please contact us as soon as possible to bring your account current.

Questions, Concerns and/or Future Editions of Newsletters

Please contact us with article topics that you would like to see included in future newsletters, with pictures of interest that you would like to share, to request public documents or to bring a community concern to our attention at contact@frommco.us.



Welcome to the Fall Edition of the Hunters Overlook Metropolitan District Newsletter!

Non-Potable Water

The non-potable water supply will be shut-off on October 15, 2019 for the season, be sure to plan your landscaping projects accordingly. Please refer to our website for instructions on how to turn your personal valve to the "Off" position, and for further tips and announcements. It is the homeowner's responsibility to winterize and maintain their own lines.

Snow Removal

With the changing of the seasons, we would like to remind you that residents are responsible for and required to clear any snow and debris from their own walk-ways and drive. The District clears the common areas, the sidewalks along Mt. Massive and Audubon, and the sidewalks along County Roads 21 and 72. The Town will remove the snow on the streets.

Meeting Notices

House Bill 19-1087 changed the notice requirements - Posting of any meeting notice 24 hours prior to the public meeting of a quorum of the Board on the local government's website or other official online presence of the local government (including social media). Effective August 2, 2019, physical postings within the District and at the County are no longer required.

Management Contact

Any management, trash service, district billing and/or ARC related correspondence should be directed to Fromm and Company LLC via e-mail at contact@frommco.us or telephone at (970) 875-7047. Remit district payments to 9227 E. Lincoln Ave., Suite 200, Lone Tree, CO 80124. You may make payments via credit card online at <http://www.frommco.us/payonline.html>.

Questions?
Contact us at
970-875-7047

Hunters Overlook
Metro District
% Fromm & Company
9227 E. Lincoln Ave., Suite 200
Lone Tree, CO 80124



ARC Reminders

The Residential Improvement Guidelines & Site Restrictions (RIGSR) were updated on June 20th, 2019 and can be found along with other public items at www.frommco.us/client-homd.html. All improvements to properties (including fencing and landscaping), must be submitted to the ARC for review and approval. Please use the current ARC application from our website and submit with a design and/or set of plans to contact@frommco.us. Please note that the ARC has up to 30 days to review and provide a response.



Common ARC Violations

- Landscaping plans need to be submitted within 60 days of closing; landscaping must be completed within 365 days of ARC approval. Any changes to the governmentally approved grade and drainage pattern are not permitted (included retaining walls and French drains).
- Everyone must abide by the community watering restrictions. If you have new sod installed, you must first notify us to obtain your 2 weeks of unrestricted watering.
- Weed covered areas are not permitted on any lot; please remove all of your weeds as soon as possible.
- No lot shall be used as a parking or storage area for vehicles or materials of any kind other than personally owned automobiles of the owner. Utility trailers, boats, tractors, ATV's, commercial vehicles, campers, etc...must be garaged or entirely screened from public view by your privacy fencing unless you have obtained a variance approval from the ARC.
- Household pets must be on a leash; you must clean-up after your pet in both the common areas and upon any lot; temporary and/or chain-link/wire fencing is not permitted; dog runs must be screened from public view.
- Each lot at all times shall be kept in a clean, slightly and wholesome condition. No trash, trash cans, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any lots so that the same are visible from any neighboring lot or street, except as necessary during the period of construction, or on trash/recycling pick-up days. Please remove debris, dirt, rock and/or gravel piles from the front of your property and/or on the street as soon as possible.
- Play and/or sporting equipment requires ARC approval and must be screened from public view. Storing equipment such as machinery, lawn items, BBQ's, fire pits, etc...at the front of your property and/or in your drive/side yard is not permitted.

Public Notice

We have had reports of individuals dumping grass and/or building materials into the open space areas. This is not permitted and a serious offense. Please properly dispose of any lawn/construction materials accordingly.

Reporting Complaints

If you have a complaint that is in violation of either the Districts' Declaration of Covenants and/or Residential Improvement Guidelines & Site Restrictions (RIGSR), please contact us with photos so that we may efficiently address the issue. These complaints will remain confidential. Complaints pertaining to items that the District does not manage or service are builder warranty items and/or home issues. Please contact the builder directly with these types of inquiries. Nuisances such as abandoned cars, noise violations, domestic disturbances, dog poop, etc... are handled by local law enforcement, please contact the Town of Severance.

Refer to our website for public documents, announcements and notices, and for answers to basic questions.

Want to be featured in one of our newsletters? Submit your community photos for upcoming issues, we will be sure to credit your photos accordingly!

Current Management Contact Information:

Fromm & Company LLC
9227 E. Lincoln Ave., Suite 200
Lone Tree, CO 80124

RAM Trash & Recycling Service: (970) 226-3396

Park Reservations

Need Park Reservations? Contact Mitch Nelson at mnelson@townofseverance.org or at (970) 686-1218. The park restrooms will close for the Season around October 15th.

