



July 1, 2022

Attn: Hunters Overlook Metro District - Hunters Crossing Residents

RE: Summary of District and Town Concerns

Recently the President of the Boards of Directors (collectively, the “Board”) met with Town Representatives to discuss District and Town concerns. Below is a summary of the outcomes of that discussion along with additional areas of concern:

Parking, Vehicles & Traffic – The streets are public. The Town Code regulates parking issues, traffic and abandoned vehicles. Concerns with abandoned or inoperable vehicles, expired plates, etc. should be reported to the Town. Large vehicles that weigh more than an F350-style truck, parking violations, safety concerns, and/or traffic issues, also need to be reported to the Town Police Department. Please note that vehicles larger than an F350-style truck are not permitted to be stored within the community pursuant to both the Town Code and District governing documents. The District will continue to notify residents regarding vehicle issues such as trailers, campers, boats, ATVs, etc....as long as we can clearly connect the vehicle/equipment in question back to a particular property owner and/or address. Again, oversized vehicles, campers, ATVs, commercial vehicles, boats, utility trailers, etc....are not to be regularly parked within the community for a period longer than 3 days. The 3-day provision is strictly for loading/unloading of items. Please be helpful in working with the District to comply on these issues.

Domestic Issues/Disturbances – Please report any domestic issues and/or nuisances to the Town Police Department (traffic issues, safety concerns, animals, noise, public disturbances, disorderly conduct, etc.).

Pests and/or Rodents – The District will maintain the common and open space areas and rodents within the District boundaries. Residents are responsible for maintaining their own properties and yards and rodents within their yards.

Landscaping, Natural Grass and Open Space Areas - The District will spray for weeds and mow the common and open space areas as directed by the Board of Directors, and recommended by the Colorado State University Agricultural Department, pertaining to green space and natural grass areas (article available on the District’s website, for review). Residents are required to install basic landscaping within one year of occupancy pursuant to District Governing Documents. Residents are responsible for maintaining, mowing and weeding their own properties. This includes the back, side and front yard areas, as well as the streetscape areas and trees.

Park Issues and Restrooms – Park reservations must be placed through the Town. Parks are not private amenities and are available to the public, as are the restrooms. The District has been experiencing serious costly and time-consuming vandalism within the restrooms. Vandals have repeatedly clogged the toilets with toilet paper, paper towels, concrete and/or rocks. People

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continue to use them creating an unsanitary and unsightly mess which is extremely costly to the District to clean-up and/ or replace. Should this type of behavior continue the District will have no further options but to remove toilet paper and paper towels from the restrooms or consider closing the restrooms entirely. Please report any type of vandalism or suspicious behavior to the Town and District and assist us in keeping the public restrooms operable and pleasant for all residents.

Non-Potable Water System Inquiries and Reports – The District operates and maintains the non-potable water system infrastructure. Initial water availability and delivery are dependent on numerous factors including, but not limited to, snowpack, river levels, ditch runs, and allocation from ditch companies. Water delivery is not solely based on the Board’s discretion. All landscaping irrigation is required to be connected to the non-potable water system. Residents are not permitted to use the Town potable water for irrigation purposes. Residents are responsible for the upkeep and maintenance of their own personal lines, turning valves on/off, and repairing any leaks and or problems within their property. Residents are required to abide by watering restrictions set-forth by the District. Restrictions may be subject to change depending on the water supply and seasonal conditions. Non-potable water issues are enforced and addressed by the District, not the Town and/or County.

Builder/Construction Warranty Items – Residents should address warranty requests and/or construction repairs/inquiries through their builder. The District does not control the building/construction process, nor does it handle any repairs and/or warranty items associated with such.

Enforcement Concerns – The District has its own enforcement staff, through Fromm & Company LLC. Fromm & Company carries out the due process of transmitting notices and fines, as directed by the Board of Directors, and laid out within the District Governing Documents (Declaration of Covenants and Community Rules, Improvements, Guidelines & Site Restrictions). Residents are responsible for familiarizing themselves with these documents. The most current versions of these public documents are always available on the District’s website, www.frommco.us. The District requests that Fromm & Company respond to residents with reasonable concerns and/or complaints but would like to remind residents that Fromm & Company first and foremost reports to the District and the Board of Directors and cannot always follow-up with and/or directly report back to every single resident on every single issue. If there is an ongoing issue or if a resident wishes to address the Board directly, please plan to attend a public meeting of the Board, notifications of which will be posted to the District’s website, as required by State law. Repeated and redundant complaints are a costly/time-consuming problem, costing all residents.

Sincerely,

Boards of Directors
Hunters Overlook Metropolitan District Nos. 5 & 6