

### 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](mailto:contact@frommco.us).

#### \*CORRECTION\*

AS OF 04/22/2019, THERE IS NO WATER IN THE DITCH. IT IS PROJECTED THAT THE NON-POTABLE WATER SYSTEM WILL BE TURNED ON BY MAY 15TH.

Questions?  
Contact us at  
970-875-7047

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



### Welcome to the Spring Edition of the Hunters Overlook Metropolitan District Quarterly Newsletter!

Pursuant to Section 2.10.4 of the Residential Improvement Guidelines and Restrictions ("RIGSR"), revised as of December 11th, 2018 at the joint meeting and public hearing, all landscaping and irrigation water systems must be connected to the Non-Potable Water System that is operated by the District and subject to the Water Rules and Regulations as adopted by the District. The goal is to have the water turned on for usage by mid to late April, which may be delayed slightly in the case of any late storms and/or freezing temperatures. The District has rules and restrictions regarding irrigation. You may find the approved Water Rules and Regulations/Schedule and the RIGSR in the public documents section of the District's website at [www.frommco.us/client-homd.html](http://www.frommco.us/client-homd.html).

### Snow Removal

Please note that in the case of any inclement weather, residents are required to clear their own walkways and driveways of snow, debris, etc... pursuant to the Town of Severance Code. This can be found at: [https://library.municode.com/co/severance/codes/municipal\\_code](https://library.municode.com/co/severance/codes/municipal_code). Please note that the Town is responsible for snow removal from the streets. The District is responsible for snow removal in front of the mailboxes, sidewalks in the park, sidewalks along Mt. Massive and Audubon and the sidewalks along County Roads 21 and 72.

### 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](mailto:contact@frommco.us) or telephone at (970) 875-7047. Remit district payments to is 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>. No ACH or over-the-phone payments are accepted at this time.

## ARC Requests and Enforcement

Revised Residential Improvement Guidelines and Site Restrictions, ("RIGSR"), were approved at the December 11, 2018 joint meeting and public hearing. Please be sure that you have the most up-to-date copies on-hand. Any public improvements that you have planned may be subject to formal review and approval by the Architectural Review Committee, ("ARC"). As a reminder, you must complete the ARC application, include detailed plans for your improvements, and submit the application and plans to [contact@frommco.us](mailto:contact@frommco.us). Anytime that you submit an ARC application it is with the understanding that you have obtained, thoroughly reviewed and understand all guidelines and restrictions. ARC approval for improvement projects must be obtained BEFORE beginning any improvements. If ARC approval is not obtained, the District reserves the right to demand the removal of any and all improvements.

We have had several violations and complaints including the overgrowth of weeds, non-approved dog runs and build-up of pet excrement, etc... Please do your part in keeping our community clean and in compliance. Please also note that large, commercial vehicles are not permitted on driveways or on streets due to safety reasons.

## Community Upkeep

The safety, well-being and overall appeal of the community remain our top priorities. We strive to provide the community with consistent, clean and functional amenities and services to the best of our ability. Vandalism was a MAJOR issue in the functionality of our park and restrooms last summer. If these events continue to occur, the District will have no other choice but to close these amenities to the public. Please keep a look out for any and all suspicious activity. If you witness any unusual or concerning events and/or behaviors, please contact the Town of Severance Police Department as soon as possible. Please also note that climbing on or around the restrooms is forbidden.

We have received several complaints regarding pet waste on both the common land and private lots. Pursuant to Section 2.29 of the Residential Improvement Guidelines and Site Restrictions "RIGSR", updated December 11, 2018, "Each owner of a pet shall be responsible for cleanup and removal of such pet's excrement upon the Common Elements and any Lot". To clarify, you must reasonably remove and properly dispose of all pet

waste on both the common grounds and your private, residential lots. The delay in removal of any pet excrement can have adverse effects on the health, aesthetics and overall well-being of the entire community. Please promptly remove your pet waste in order to avoid formal complaints and fines.

Due to health concerns, the District has arranged for a one time, deep cleaning of the park and common areas but is asking that the community partner with us in keeping pet owners accountable moving forwards. Dog waste stations have already been provided and are maintained monthly for convenience. These types of expenses come at an unnecessary cost to the District using funds that were previously allocated to other maintenance items. If these issues persist, the District will be forced to raise the District fees for all residents. Please report any known individuals to us with photographs if possible. Please also note that you are required to have your pet on a leash at all times. This is imperative for the safety and well-being of your own pet, other pets and residents of the community, and is the Law!



## District Fees & Services

The first semi-annual invoice for 2019 fees was billed in January and includes the \$300 District Fee and the \$270 for the first half of the Non-Potable Water and \$90.72 Trash Fees. We would like to thank all residents for your diligence regarding the payment of these fees. If you have not already paid your invoice, these are considered delinquent and penalties will be assessed. The second semi-annual invoice will be mailed at the beginning of July for the second half of the Non-Potable Water and \$90.72 for 6 months of Trash Fees.

As a reminder, the community has contracted with a single trash/recycling provider which is RAM. This service is non-negotiable and mandatory for all residents within the community. Any resident still using an alternate provider will be fined. Thank you for your cooperation during this transition, it was much appreciated. For further information, you may access the trash/recycling service specifics on the district website. Please note pick-up days and remove your carts from public view on all non-pick-up days.

## Community Seasonal Photographs Needed

Please submit any photos for a chance at winning a prize and some local recognition in our newsletter and on our website! Submissions can be sent to [contact@frommco.us](mailto:contact@frommco.us). Please also include a statement allowing the District to use your submission accordingly.



## District Transparency and Compliance

We have received several inquiries regarding District meetings. The District currently schedules meetings on an as-needed basis. Pursuant to Statute, districts are required to report to and be compliant with the State of Colorado as forms of local government. The Districts post special meeting notices and agendas on our [www.frommco.us](http://www.frommco.us) website as a courtesy. We also post hard-copy Notices at public locations within the boundaries of each of the 8 Hunters Overlook Metropolitan Districts and transmit Notices to the Weld County Clerk & Recorder for posting at least 72 hours prior to the meeting time. Public documents can be found on the District's filing portal of the Division of Local Government's website at [www.dola.colorado.gov/lgis](http://www.dola.colorado.gov/lgis). Public documents can also be found on the district's website at [www.frommco.us](http://www.frommco.us) under the "Clients" tab. Both of these websites are great resources for the community.

## Park Reservations

The park may be reserved for special events by the public. An application form must be completed and returned to Mitch Nelson with the Town of Severance, [mnelson@townofseverance.org](mailto:mnelson@townofseverance.org) or (970) 686-1218. This form can also be found in the public documents on our website.