

SEVERANCE SHORES WINTER NEWSLETTER

2023

AMENDMENTS & UPDATES: The Severance Shores 1-4 Boards of Directors met on 11/21/2022, at a properly noticed, public meeting. At the meeting, the following items were approved:

-Amended Registered Improvement Guidelines & Site Restrictions (RIGSR).

-Schedule of Fines: The enforcement process is a costly and time-consuming process. Enforcement fines will increase beginning January 1st in order to further encourage compliance with community Guidelines, Restrictions and Covenants.

-RAM Trash/Recycling Contract: 5 other bids were obtained and RAM remains the most cost-effective provider within the area, with comparable services and waste policies.

Please refer to the District's website at www.frommco.us/client-ssmd.html for further information, amendments, and documents.

REMINDERS:

Residents need to seek and obtain ARC approval for all property improvements. The ARC application is available on-line.

Residents must mow and maintain the weeds/grass/trees on their properties. Landscaping must be approved and installed within 1 year of occupancy.

Residents must remove snow from their driveways and walkways. Christmas lights must be removed by 01/31/23.



Red Cardinal bird in snowy Evergreen tree.

Contact Info:

Severance Shores Metro District
c/o Fromm & Company LLC
(970) 875-7047
contact@frommco.us
www.frommco.us/client-ssmd.html

- ARC Review & Approval
- Billing & Payments
- Common Area Maintenance
- Community Enforcement
- Compliance & Transparency
- Non-potable Water System
- Operations & Management

Town of Severance: (970) 686-1218
info@townofseverance.org

- Domestic Issues
- Nuisances (noise/suspicious activity)
- Parking, Traffic, Oversized Vehicles
- Park Reservations
- Permits (concrete, building & roofs)
- Streets

2023 Billing:

January—\$685.44
(\$300 District Fee, \$270 Water Fee,
& \$115.44 Trash Fee)
July—\$385.44
(\$270 Water & \$115.44 Trash)

Invoices are mailed. Payments are due within 30 days of invoice date. No payments may be made by phone. Online system is for payments only. Refer to invoice for amounts due.

RAM Trash Services:

RAM Waste remains the sole trash provider within the Community (no other service providers are permitted). Policies and Guidelines are available on the District's website. Please familiarize yourself with these policies in order to have your trash picked up. Policies are consistent with other carriers in the area while service rates remain low.

RAM is offering a discount to residents on additional karts for \$10/recycling kart per month and \$15/trash kart per month. Please contact RAM for all service issues, or for additional karts. Additional karts beyond the standard issue will be invoiced to the resident directly from RAM, as will any additional items left out for pick-up.

Concrete Additions:

Any and all concrete additions require ARC approval and a permit from the Town. **Additional parking areas and/or driveways are not permitted within the Community.**

Open Space Maintenance:

Due to water conservation and restrictions, and in an effort to limit exposure of surrounding properties to unnecessary pesticides and fertilizers, the open space areas within the District are maintained as native grass. The District mows and sprays accordingly, as directed by the CSU Agricultural Department. In order to fully develop, these areas must be allowed to root and grow throughout the wet season in order to survive the Summer. The intent is to have strong natural grass areas, while limiting the weeds. Cutting these areas back prematurely causes the grass to go into a dormant status, dry out and turn brown for the remainder of the season.



Landscaping, Trees & Property Maintenance

Residents are required to mow and maintain the weeds, trees, debris, and grass upon their properties. Front, back, side and streetscape areas must all be in compliance.

The District will now permit residents to remove dead trees upon their property, as long as the extraction site is repaired. Dead trees need to be removed or replaced/repared, as soon as possible. Replacement with the same type of tree may be done without ARC approval. Altering the type of tree will require approval. Refer to tree list on The Town's website.

ARC Issues & Concerns:

Residents installing unapproved or restricted items continues to be a major issue. **All property improvements need to be approved by the ARC before installation.** This is an incredibly costly and time consuming problem for the District and all residents. Additionally, residents may also need to obtain a permit from the Town for items such as decks, concrete/paving, roofing, etc. Homeowners and all tenants need to familiarize themselves with and abide by the ARC rules. Please refer to Amended RIGSR & Declaration. Cooperation by all residents is vital. Failure to do so has resulted in increased costs to the District. The District's intent is to keep property values up and costs down for all residents.



Above: Prairie grasses and trees

Below: Holiday bridge leading to red barn in winter scape scene