



Welcome to Windsor Highlands Metro Districts

Windsor Highlands Metro Districts "WHMD"

Office Phone: 970-223-5473, **after hour's** emergency number: 970-412-1440

E-mail: manager@windsorhighlandsmetrodistrict.com

Web Site: www.windsorhighlandsmetrodistrict.com

As you can see, WHMD has a web site and the best thing you can do for WHMD information is to join the web site. WHMD will send out information about the pool, when the pool will open and other District information via e-mail through the web site. **To get these e-mails you must join the WHMD web site.**

On the WHMD web site you will be able to get information such as The Metro District Disclosure and Summary, information on meeting's, meeting agendas, financials, pool information, pool hours, pool restrictions if any are in place, pool application, fence spec's, fence stain (Sherman Williams "Walnut" is the approved stain), landscape requirements, Architectural Design Application, and other needed documents.

All Exterior projects need to be reviewed by the Metro Districts or by your HOA. The Architectural Design Application "ADA" is the form you need to submit for WHMD reviews.

Please submit the ADA with information that is needed for your project such as design plans by a professional or hand drawn plans, paint swatches if painting and/or pictures of your project for your review. ADA reviews can take time please allow at least 7 seven days. Please have work approved before any work is started. Some of you may live in a sub-HOA, please check for needed paperwork, rules, and regulations for your HOA before starting any projects.

Some people ask what is Windsor Highlands Metro Districts and what does it do for me?

Metro Districts are governmental entities and political subdivisions of the State of Colorado, designed to serve as perpetual quasi-municipal corporations each operating with elected five-person Board of Directors. The primary purpose of the Districts is to finance public improvements and to operate certain amenities within the Districts. The Districts collect mil levy taxes to pay for the infrastructure of the community, that the local Town or County could not afford to pay for. See the District Disclosure and Summary on the WHMD web site.

In addition to the tax mill levy for the community infrastructure, WHMD does collect a yearly maintenance fee from some Districts. District No.1 residents are assessed a yearly Operations and Maintenance Fee which is normally equal to about 5 mills, which is collectively the overall property values for all of District No. 1 combined. The District O and M fee pays for the maintenance of the Pool, Clubhouse, landscape, irrigation, non-potable water, open space, detention, drainage, fencing, monuments, long term reserves and many other items. District No. 7 single family homes pay an O and M fee to the District, contact WHMD on current amount.

Some of you may live in a sub-HOA, please check the area you live in, **your HOA may have other fees** or other rules and regulations to follow.

The District itself runs the day-to-day operations of the District, coordinating assorted contractors overseeing the; Accounting, budgeting, receivables, payables, banking, bonds, financial reporting, State required reporting, maintenance of the Pool, Clubhouse, landscape, irrigation, non-potable water, open space, detention, drainage, fencing, monuments, long term reserves and many other items. This information is on the WHMD web site.

Trash/Recycle Removal Service at Windsor Highlands Metro Districts is the homeowner's responsibility. The governing Board has **designated trash/recycle day on Tuesday** in order to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighbors. **(WHMD TRASH/RECYCLE DAY IS TUESDAY) updated 7-24** Trash/Recycle Removal Service is available on Tuesday through **Ram Waste Systems at 970-226-3396 or Step it up Disposals at 970-888-1414 or a vendor that picks up on Tuesday.** Call to set up your trash removal and recycling needs. The homeowner will be billed directly by the waste company. Again, check with your HOA if trash is managed differently.

Highland Meadows Golf Course 970-204-GOLF (4653) and The Tennis Facility 970-217-9291 are not part of the Windsor Highlands Metro Districts; Both entities offer discounted memberships to the residents of the WHMD.

Keep in mind the WHMD is its own entity, a District rep, developer, the builder, the real estate agent, or current homeowner cannot change, make any waivers to the CCR's (Covenants) Guidelines for the Districts. **Get it in writing.**

Again, Welcome to Windsor Highlands Metro Districts, feel free to contact us anytime.

WHMD
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Phone: 970-223-5473

(Mailing address only, District Office not located at this address)

12/4/2020