



WINDSOR HIGHLANDS COMMUNITY

District Newsletter

ISSUE
September 2026



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Welcome to the Newsletter

This is the first issue of a newsletter we will be sending out periodically. Expect important reminders about the District, seasonal updates on water and landscaping, amenity information, community events, and board meeting notices.



[JOIN THE MAILING LIST](#)

To join the mailing list, visit our website and click **Join the Email List**.

www.windsorhighlandsmetrodistrict.com





Non-Potable Irrigation in the District

The District tracts and some homes are on a non-potable watering system. **If you live in a sub-HOA, you are on non-potable.** If you are not in a sub-HOA, you are not on the non-potable system and this does not apply to you.

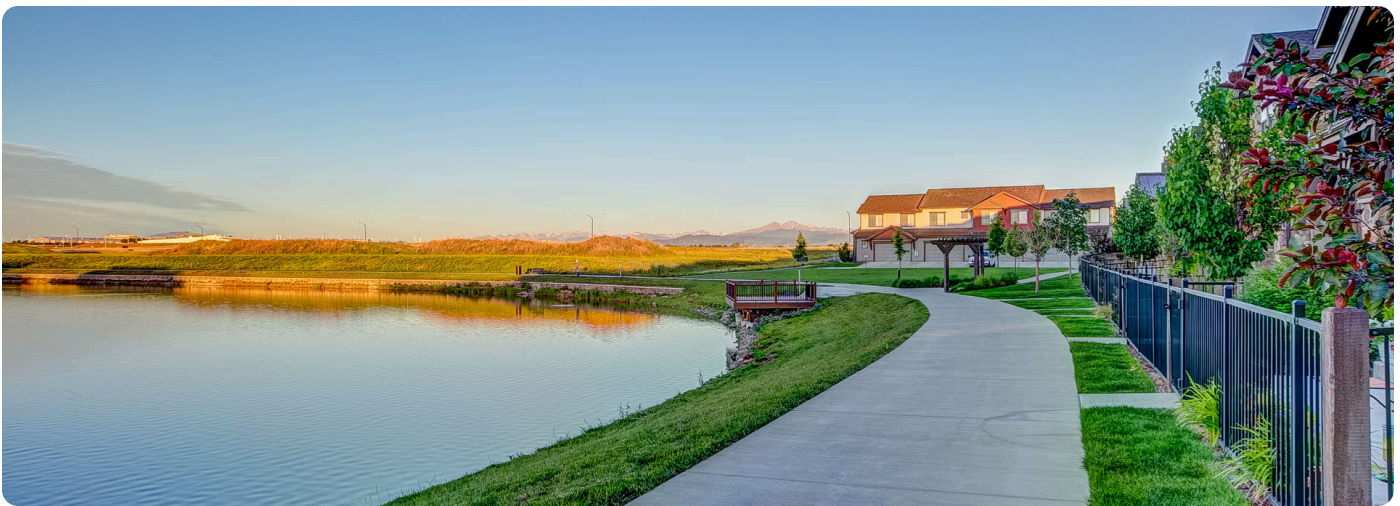
Not sure whether you are in a sub-HOA?

A map and sub-HOA contact information are on the next page.

This year's water supply

This was a tough water year. We did not get much of a winter, and the runoff that followed was well short of normal. Non-potable supply was limited going into the season, and with residents watering their own yards off the same system, there was not enough left over to keep the District tracts green. Several of them went brown by late summer.

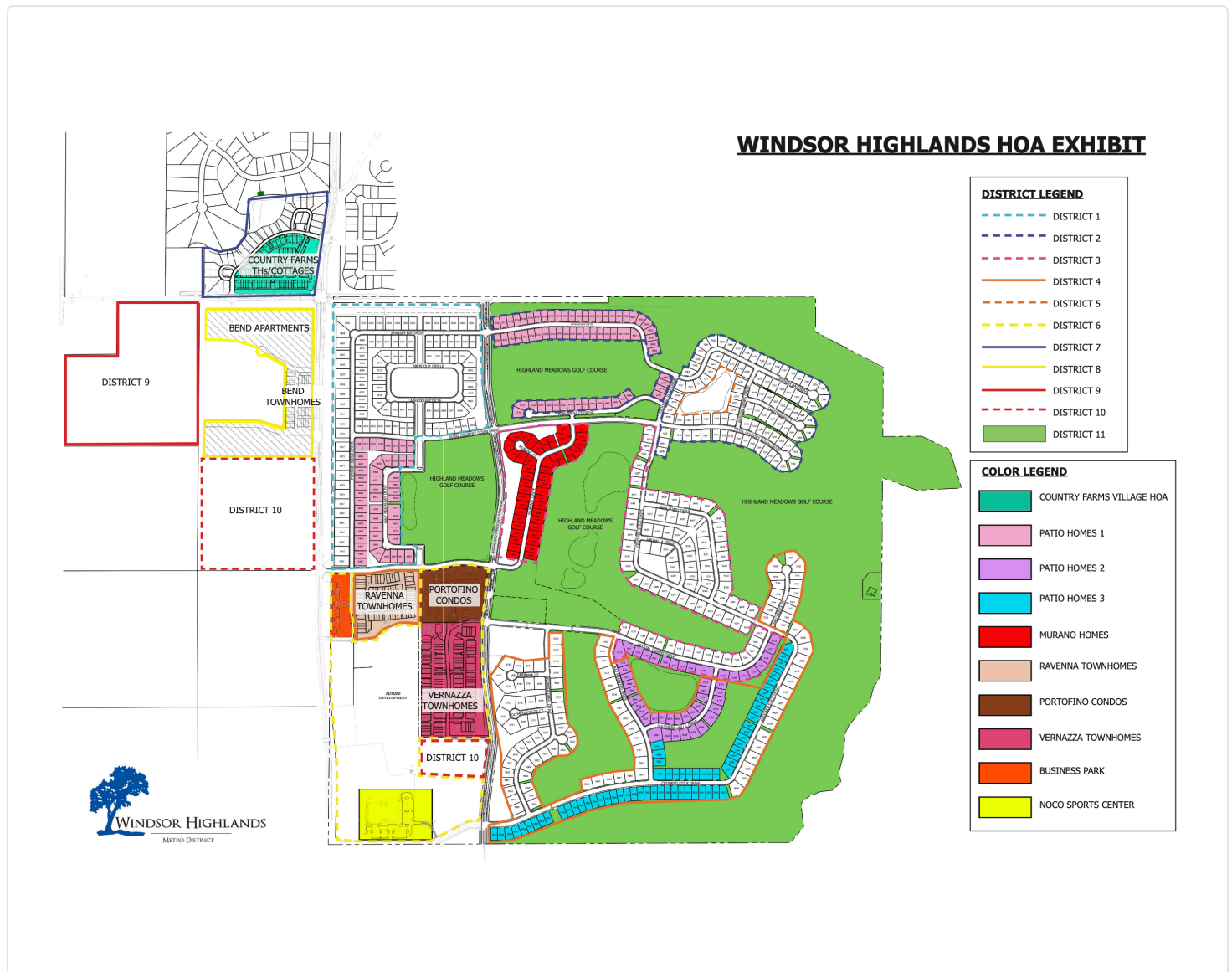
To help, **the District leased additional water last month.** That water is going to the tracts that struggled the most, and we are hoping to see them turn back around before the season ends. Thanks for bearing with us.





Sub-HOA Map & Contacts

Some neighborhoods in the District are also governed by their own sub-HOA. Find yours on the map, then contact that association directly with questions about covenants, dues, and neighborhood maintenance.



If the map is hard to read here, you can open the full-size version on our website.

windsorhighlandsmetrodistrict.com/files/38c115d3b/WHMD+MAP.pdf

VIEW THE FULL MAP →



Sub-HOA Contacts

Match the color of your neighborhood on the map to the list below.



Country Farms Village HOA

DISTRICT 7

Vintage Corp Management · Blakelee Kidder
(970) 353-3000
bkidder@vintage-corp.com



Patio Homes 1

DISTRICTS 1 & 2

Brass Key Property Management · Tom Hannon
(970) 224-9134
brasskey.tom@gmail.com



Patio Homes 2

DISTRICTS 3 & 4

The Summit HOA Management · Olivia Herrmann
(970) 235-0607
olivia@thesummitmgt.com



Patio Homes 3

DISTRICT 4

Faith Property Management
(970) 377-1626 · after hours (970) 488-1390
300 Boardwalk Dr. #B6, Fort Collins



Murano Homes

DISTRICT 3

The Summit HOA Management · Olivia Herrmann
(970) 235-0607
olivia@thesummitmgt.com



Ravenna Townhomes

DISTRICT 4

Vintage Corp Management · Blakelee Kidder
(970) 353-3000
bkidder@vintage-corp.com



Portofino Condos

DISTRICT 6

Vintage Corp Management · Blakelee Kidder
(970) 353-3000
bkidder@vintage-corp.com



Vernazza Townhomes

DISTRICT 4

Vintage Corp Management · Blakelee Kidder
(970) 353-3000
bkidder@vintage-corp.com



Clubhouse & Pool Access



Residents have access to two District facilities.

CLUBHOUSE

Vernazza Clubhouse

6254 Vernazza Way

- Dry sauna
- Fire pit
- Outdoor hot tub
- Workout facility
- Indoor game area
- Outdoor patio and grills
- Restrooms and locker rooms
- Shower
- Additional outdoor activities



POOL

Community Pool

6795 Crystal Downs Dr.

- Outdoor pool with zero entry
- Covered patio and grills
- Restrooms and changing rooms
- Available to rent for parties
- Seasonal hours, see below



The Vernazza Clubhouse patio, with the hot tub, fire pit, and grills.

Pool Hours, Rentals & Key Fobs

POOL HOURS

6795 Crystal Downs Drive, Windsor, CO 80550

The pool has moved to fall hours for the rest of the season.

FALL HOURS

MONDAY – FRIDAY

4:30 – 7:30 PM

SATURDAY & SUNDAY

10:30 AM – 7:30 PM

SUMMER HOURS

EVERY DAY

10:30 AM – 8:00 PM

The pool closes for the season on **Labor Day, Monday, September 7 at 6:00 PM.**

Renting the 6795 Crystal Downs Drive clubhouse

To rent the facility for a party or other gathering, fill out the application on the **Pool and Clubhouse** tab of our website. The Vernazza Clubhouse is not available to rent.

Key fobs

The same fob gets you into both facilities. We allow **one per household.**

1 Lost fob replacement: \$25

If you lost yours, there is a \$25 replacement fee.

2 Complete the paperwork

Fill out the form on windsorhighlandsmetrodistrict.com. Pay the \$25 by check and put it in the drop box at 6795 Crystal Downs Drive, Windsor, CO 80550, in the pool parking lot. You can also mail it to the same address.

3 We deliver it

Once we have it, we drop the fob off at your residence.





Golf Course & Racquet Club

The golf course and the tennis center are **not part of the Metro District**. For membership, rates, or programs, contact them directly.

GOLF

Highland Meadows Golf Course

6300 Highland Meadows Pkwy
Windsor, CO 80550

(970) 204-4653

info@highlandmeadows.com

highlandmeadowsgolfcourse.com



TENNIS

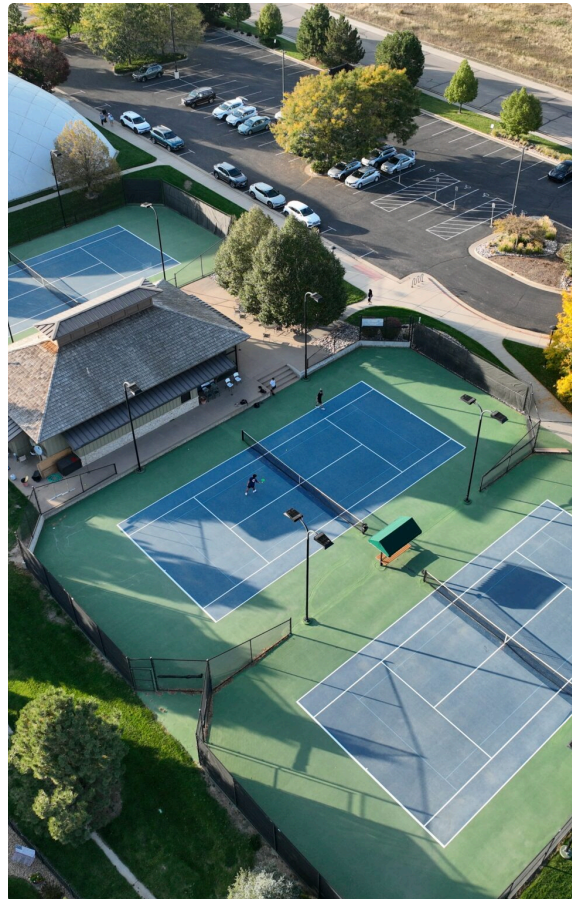
Highland Meadows Racquet Club

6755 Crystal Downs Drive
Windsor, CO 80550

(970) 217-9291

info@hmrc.club

hmrc.club





Neighborhood Garage Sale

The garage sale is the only event on the calendar right now. It runs the fourth Friday of September and the Saturday following.

SAVE THE DATE

Friday, September 25 & Saturday, September 26

8:00 AM – 4:00 PM both days

We will advertise the sale in the Coloradoan and on Craigslist, and signs will go up around the neighborhood about a week ahead of time.





Metro District Meetings

Meetings are open to the public and residents are encouraged to attend. Most are held at the Clubhouse, 6795 Crystal Downs Drive, with a Zoom option posted on each agenda. Agendas and any date changes go up on the Board Meetings page of our website. Minutes from a meeting are posted once they are approved at the following meeting.

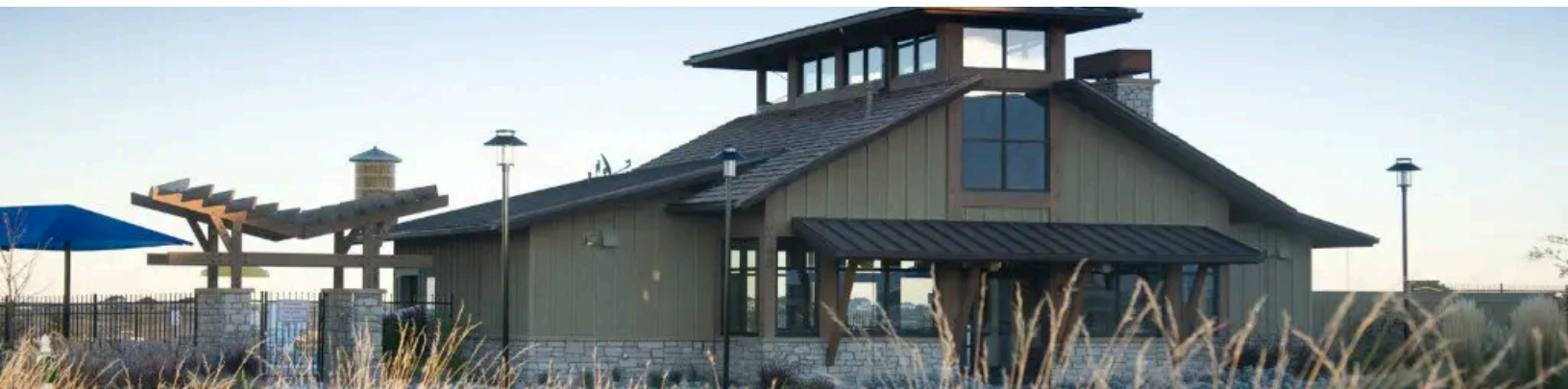
UPCOMING MEETINGS

December 3, 2026

Districts Nos. 1–10, 4:00 PM · 6795 Crystal Downs Drive

December 4, 2026

District No. 11 (Golf Course), 11:00 AM



Reaching the Board

Board positions are voluntary and held by your neighbors. Please bring questions and concerns to the District management team rather than to directors' homes or social media. We (the District management team) will get it to the Board.



District Contact Information

PHONE

(970) 223-5473

MAILING ADDRESS

**6795 Crystal Downs Drive
Windsor, CO 80550**

WEBSITE

windsorhighlandsmetrodistrict.com



Sharing the newsletter

Please pass this along to neighbors who did not get it. To sign up or update an email address, visit our website and click **Join the Email List**.

