

## Welcome to Southwest Timnath Metro Districts

Contact information for **Southwest Timnath Metro District "SWTMD"** is as follows:

Office Phone: 970-488-2820 \* **After hour's emergency number:** 970-412-1440

E-mail: [manager@swtmd.com](mailto:manager@swtmd.com) Web Site: [www.swtmd.com](http://www.swtmd.com)

As you can see the District has a web site and the best thing you can do for information is to join the web site. On the District web site, you will be able to get community information on **Southwest Timnath Metro Districts** ("**SWTMD**"), like covenants, guidelines, financials, and needed documents, like our Architectural Design Application ("**ADA**"). **YOU MUST JOIN THE DISTRICT WEB SITE TO GET E-MAILS FROM THE DISTRICTS.**

The Architectural Design Application "**ADA**" form is used when it is time to landscape your yard or make changes to your existing landscape or exterior of your home. You will need to submit the **ADA** form and have any project approved before work is started. You may also need to contact the Town for any necessary permits.

The Community Center & Pool, you will need to go to the web site to get the Community Center & Pool Membership Packet to apply for an access Fob to get into the facility. (Please allow 7 days for processing). Scan and e-mail membership form to the District or put in the black drop box just outside the Community Center & Pool. On the web site you will be able to find the hours of operation for the Community Center and Fitness area along with the pool (Seasonal) hours/days of operation. Pool was set up for recreation, not lap swimming.

Some people ask what is **Southwest Timnath Metro District** and what does it do for me? It is a local governmental agency, collects taxes to pay for the infrastructure of the community that the local Town or County could not afford to pay for. In addition to the tax for the infrastructure, **Southwest Timnath Metro District** collects a quarterly operations and maintenance fee to maintain the integrity of the landscape, open space, parks, irrigation, fencing, and monuments along with the Community Center & Pool. Part of the O and M fees also goes towards long term reserves for replacement cost of landscaping, irrigation, fencing, Community Center & Pool.

Please go to the web site and read the Metro District Disclosures and Summary documents. These documents should have been in your closing packets, but with all the paperwork and excitement of a new home sometimes these documents are not always read, so please take the time to check them out.

The District does have restrictions on Commercial trucks, vehicles with logos', RV's, boats, trailer parking, yard maintenance, required trees in tree lawn areas, and stain color for your fence. Please make sure you understand the Guidelines and Covenants (Using **STMD** covenants dated 10-3-2007) for the whole site.

The District itself runs the day-to-day operations of the community; again, this is supported by the O and M fees, overseeing all the landscape, open space, snow removal and coordinating assorted contractors for onsite work. In addition to all the grounds work, the Community Center & Pool, the District takes care of the accounting, budgeting, financial reporting, and all required filings with governmental agencies that **Southwest Timnath Metro Districts** is required to do by the State of Colorado. The District also handles closing's, working with Real Estate Agents, Title and Mortgage Companies.

Operation and Maintenance fees are due quarterly and are e-mailed out: (See web site for amount)

**Due March 1<sup>st</sup>** - for January, February, and March.      **Due June 1<sup>st</sup>** - for April, May, and June.

**Due September 1<sup>st</sup>** - for July, August, and September.      **Due December 1<sup>st</sup>** - for October, Nov., and Dec.

(Late fees do apply if not received in the District office by due date. Administration/online fees may apply)

**Trash/ recycling/yard waste removal Service** at **Southwest Timnath Metro District** is the homeowner's responsibility. The governing Board has designated trash day on Tuesdays to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighborhood. **Trash/ recycling/yard waste removal Service** is recommended through Republic Services at 970-484-5556 or Ram Waste at 970-226-3396 to set up your trash removal, recycling or yard waste needs, the homeowner will be billed directly from the waste company.

Fence stain for Southwest Timnath Metro Districts is Sherman Williams Traditional Russet, see web site for color chip. Also see guidelines or you can call the District with questions on fence stain.

Keep in mind the **Southwest Timnath Metro Districts** is its own entity, the builder, real estate agents, or current homeowner cannot make any promises, changes, and waivers, commitments for **SWTMD** or to the Guidelines /Covenants. Again, Welcome to **Southwest Timnath Metro Districts**, and feel free to contact the District anytime.

**SWTMD** (Mailing address, which is the Community Center & Pool)

**6000 Summerfields Parkway  
Timnath, Colorado 80547**

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**E-mail: [manager@swtmd.com](mailto:manager@swtmd.com)**