

Fall 2019

# THOMPSON RIVER RANCH

AT JOHNSTOWN

## Greetings from Your Metropolitan District

As we enter this beautiful fall season, we wanted to touch on some updates that were completed during the summer season, as well as update you on some upcoming events and improvements you will begin to see unfold in your community! During the summer, we completed the installation of the bird netting in the Farm Park Shelter, as well as in the pergola located at the Pocket Park. We have also added several communication boards to ensure all residents are well informed about all the things happening in the community. The boards are located on the south side along River Ranch Parkway just east of the Tabernacle Church, on the south side along Briarwood Boulevard just west of Arrowwood Lane, and on the south side along River Ranch Parkway just west of Driftwood Drive. We will post meeting notices in these boxes, and any other notices for events going on around the community. You may have also noticed the development happening for the future Community Park! This is slated to be completed in 2020. With the holiday season right around the corner, we would like to remind you that, per your Design Guidelines, while holiday decorations are permitted without Committee approval, they must be installed no sooner than five (5) weeks prior and removed within two (2) weeks following the specific holiday.

## Don't Forget Your Landscape Escrow

Per the governing documents, you have 60 days after closing to submit your landscaping plans to the Design Review Committee (DRC). You have 120 days after approval to install the approved landscaping...unless the home is first occupied between October 1 and March 31, where completion may be delayed until June 30. Once completed, you need to submit the "Final Review and Inspection" form to schedule the final inspection. Once approved, your community manager will submit to the title company or District to start the process for returning your escrow.

## Winterizing Your Home

As colder months draw closer, please remember to winterize your irrigation systems to protect from freezes. This means sprinkler systems need to be shut down and blown out. Should you plan to be away from your home for an extended period during cold months, it is advisable to leave the heat set at around 60-65 degrees to keep pipes and tanks from freezing. You should also crack cabinet doors and leave faucets on a slow drip.

### District Manager

Jerry Jacobs  
(303) 359-9330  
[jacobs@timberlinedc.com](mailto:jacobs@timberlinedc.com)

### Assistant District Manager

Brittany Barnett  
(303) 502-7456  
[barnett@timberlinedc.com](mailto:barnett@timberlinedc.com)

### Metropolitan District Specialist

Alyssa Hooper  
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[hooper@timberlinedc.com](mailto:hooper@timberlinedc.com)

### Licensed Community Manager

Russ Hofer, CAM  
(970) 663-9687  
[rhofer@msiho.com](mailto:rhofer@msiho.com)

### Mailing Address

MSI, LLC  
8201 Spinnaker Bay Dr, Ste D  
Windsor, CO 80528  
(970) 635-0498  
(970) 635-0517 Fax  
[www.msihoa.com](http://www.msihoa.com)

Access to all required documents and District-related policies can be found on your community's websites: [www.msihoa.com](http://www.msihoa.com) & [www.thompsonriverranchco.com](http://www.thompsonriverranchco.com)

## Please register on our website!

1. Navigate to the website: [www.trrcommunity.com](http://www.trrcommunity.com)
  2. Click on Welcome 'Visitor' and select 'Register'.
  3. Enter your email address on the left side of the screen and click 'Submit'. You do not need an account number or code to register.
  - 4A. **If the owner's email address is on file:**  
Then the system will make a match and send you an email invite titled 'New User Registration'.
  - 4B. **If the owner's email address is NOT on file:**  
You will be prompted to enter your details and submit the registration for review. Once approved (within 48 hours), you will receive an email invite titled 'New User Registration'.
  5. Upon receiving the email invite, you need to click on the link for Option 1 (or Option 2) and you will then be directed to the 'Site Terms and Agreement' where you can enter your information and create a login and password. The login name cannot be an email and the password must be at least six characters long.
  6. Once the registration is complete, you will be directed to the 'Profile' page where you can update contact information.
- If you have any questions, or if you need assistance, please contact Dustin Lucas, Web Support Specialist, at [web@msiho.com](mailto:web@msiho.com) or at (720) 974-4186.



## No Dumping or Encroachments

Please do not dump any yard waste, trash, or construction debris in the Common or Natural Areas. This includes the spreading of lawn clippings or leaves in the Natural Areas behind rear yards. This activity makes it difficult for the maintenance contractors to perform their jobs. It also prohibits the growth of native grasses in these areas. In addition, please do not encroach upon Natural Areas with your landscaping or gardens.

## Responses to Thompson River Ranch Community Comments and Questions

10/03/2019

The List below is compiled from the questions and comments that were recently brought to Management's attention by residents of Thompson River Ranch. We have organized our answers in such a way as to help you all understand who is responsible for these questions, although we will do our best at answering them all.

Here is a brief explanation of who we are, who MSI is and how to get in touch with Oakwood when you have questions about areas that still belong to Oakwood.

**Timberline District Consulting, LLC (TDC):** Timberline is the Metropolitan District Manager for Thompson River Ranch with a team of Jerry Jacobs, Brittany Barnett and Alyssa Hooper. Brittany is your primary point of contact. Her email is: [barnett@timberlinedc.com](mailto:barnett@timberlinedc.com) or 303-502-7456. We are responsible for management of District owned common area landscaping and maintenance, irrigation system (not water supply), District parks, District common area snow removal, the farm park shelter, streetscapes, medians and the community pool, all repairs to District owned assets, work orders that come to us from MSI, sub-contractor management and to answer any questions that residents may have.

**MSI, LLC:** Manages covenants control, inspections and the design review process for the neighborhood as well as Work Orders. Russ Hofer started working in Thompson River Ranch many years ago and has been doing an excellent job keeping in touch with us about the community. His email is [rhofer@msiho.com](mailto:rhofer@msiho.com). If you have yet to register with MSI, the website is [www.trrcommunity.com](http://www.trrcommunity.com). We encourage everyone to register because this is the only way we are able to send emails to the entire community. All emails are sent through MSI to ensure we have permission to be emailing you. Please register so you can get all of our communications in the future.

**Oakwood's Customer Care department:** Any Warranty items or Questions/Concerns about areas Oakwood is responsible for should be submitted in writing at: [www.ShazamHomeServices.com](http://www.ShazamHomeServices.com) The main Phone Number is: 303-486-8900.

**The Town of Johnstown Street Superintendent:** Donald Gardner (970) 587-9130

**Hillsborough Ditch Company:** (970) 587-2390

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Here are the major items in Thompson River Ranch from the Community Comments and Questions:

- Metro District Summary

- What is a Metro District?

- A type of special district formed under Section 32-1-101 *et seq.*, C.R.S. Special districts are set up to provide financing, operations and maintenance of public (trunk line) infrastructure and public improvements for developments. The types of improvements that can be provided include, but are not limited to, sanitary sewer systems, water systems, stormwater systems, streets, parks, recreation, safety protection, television relay and translator facilities.

Special districts can also provide operations and maintenance of certain systems and improvements that are not turned over to another governmental entity, such as the Town of Johnstown. Special districts may also perform covenant enforcement and design review services instead of having a Homeowners Association for the community.

- The Thompson Crossing Metropolitan District Nos 3-6 (Metro Districts) are responsible for District owned common area landscaping and maintenance, irrigation system (not potable water or water supply), District parks, District common area snow removal, the farm park shelter, streetscapes, medians and the community pool along with covenant enforcement and design review services.
- The taxes that are levied by the Metro District are set annually by the Board of Directors. These taxes have two components, an operations and maintenance mill levy for ongoing operations and maintenance and a debt service mill levy which is pledged to pay the Metro District debt.
  - Break out of taxes/mill levies
    - The debt mill levy is currently set at 55.277 to service the bonds and the operations and maintenance mill levy is currently set at 22.111 to operate and maintain the systems, assets and amenities the District owns and is responsible for.
    - Thompson Crossing Metro District No. 4 just recently closed on a refinancing effort to refund the existing bonds and re-issue new bonds at a significant cost savings. You will see a reduction in your property taxes through a lower mill levy to service the new bonds in 2020.
- Money is transferred between Metro Districts primarily because the District's, in compliance with the service plan approved by the Town, are set up to function with one operations and maintenance district for the community and multiple taxing districts. The taxing District sets the mill levy and collects the revenue, the operation and maintenance district provides the services to the community.
- Please see above for what the District is responsible for and who to contact.
- We are working on maps that will delineate areas of responsibility. Those should be available later this month. You can help by contacting MSI with any issues you see within the community that need to be addressed. MSI will generate a work order and send it to Timberline for assignment to the appropriate vendor for final resolution. We need your eyes on the community and effective communications when something needs attention.
- Reduction of costs
  - We are always striving to provide the best services for the lowest costs. We typically use service providers that we have had a long-term relationship with and who are trusted entities. In doing so, we get the best pricing there is to continue working in the communities and developments we manage. Often, there is not even an increase in rates on an annual basis as the vendors/contractors know the community continues to grow and so does their business without increasing what they are charging.
- Transparency
  - Metro District Board Meetings are physically posted in three locations in the sign posting boards. Posting area #1 is as you enter the community on River Ranch Parkway, the posting board is on the south side just after the church. Posting area #2 is as you enter the community on Briarwood Blvd, the posting board is on the south side prior to reaching Arrowwood Lane. Posting area #3 is at the entrance of the new development area (Filing 6) on River Ranch Parkway, the posting board is on the south side just after the Enclave development. All meetings will also be posted on the community website, [www.TRRCommunity.com](http://www.TRRCommunity.com). The Board of Directors holds an annual meeting in the Fall supplemented by special meetings during the year, as needed, to conduct official District Business. This efficient annual meeting schedule is one way that the Metro District has tried to keep costs down.

- Common Area Landscaping
  - Common Areas
    - If you feel that something needs to be addressed with common area landscaping, please reach out to Russ Hofer via his email address and give a detailed description to include location, what happened and what normally happens as well as any photos you may have. This is the most efficient and effective way to quickly address the issue. The sooner we know about it, the faster we can resolve the issue. Please know that as soon as you put in a work order email and it is sent to us, we make it a priority to get it assigned as soon as possible.
    - **Medians:** We have asked the landscapers to get us a proposal for making the medians less of a safety hazard. We saw in all your comments that it is hard to see past them and to know what traffic is coming. We can easily fix this issue. Feel free to send in a maintenance request/work order email to Russ Hofer for areas you think are an immediate issue. Thank you in advance.
  - Parks
    - The park by the Farm Park Shelter has always been open space so that families can have picnics, play catch, or walk their dogs. We saw many comments asking for more adult amenities like baseball, football or even a dog park (many also asked that we do not install a dog park), please see the amenities section under Oakwood's heading for this.
    - **Bird Netting:** We saw many comments about the bird netting not being completed, but we are sure you've all noticed by now that it is complete. We would ask that you talk to your children, friends and neighbors and ask them not to open the zippers in the netting as this compromises the effectiveness of the netting.
    - **Disc Golf Park:** The disc golf park is being mowed now bimonthly as many residents have suggested that it's very hard to play on this course because of how fast the native grass grows.
    - **Lamp Post in the Park by Farm Park Shelter:** This lamp post was damaged by one of our contractors. The replacements took a while to come in, but the new light has been installed. This will not be a cost to the Metro District. Thank you for your patience with this item.
    - **Farm Park Shelter Lights:** All of the exterior lights at the farm park shelter have either been replaced or are confirmed to be working.
  - Tree Replacements
    - We have signed proposals for all dead trees (that the Metro District is responsible for) in the community to be replaced in the fall, as the summer months were far too hot to plant new trees.
  - Fire Hydrants
    - The plants around the Fire Hydrants have all been trimmed back. We saw all your comments and are aware of these issues now. We will make sure they are consistently trimmed back.
  - Irrigation
    - Our landscape company has worked hard to get the irrigation running properly. We have had other contractors cut our main lines multiple times, rabbits chew through our wires and lines break. We will continue with repairs to the system promptly as they come up. We also had the complication this summer of our transfer pump giving out and replacing it. This meant that irrigation did not work at all for one full week. One week is incredible timing for replacing a transfer pump, and we have the owner of our landscape company to thank for that, he did an excellent job getting water back as fast as humanly possible.
- Oil and Gas and Gravel Pit – a separate update will be sent to the community given the specific importance of these two issues.
- Pool Rules and Usage
  - Rules and Regs

- We will review the Rules and Regs at the end of the season and recommend changes for consideration by the Board of Directors. Please let us know the specific rules you deem to be too strict, and we will take those into consideration during our review for the best set of Rules that benefits the community as a whole and ensures the safety of all pool users and staff..
- Hours of Operation 6am – 8pm.
- Glass
  - No Glass is allowed on the pool deck. It clearly states in the Rules and Regs as well as the pool rule signs that no glass is allowed. When glass is broken in a pool it generally moves with the current making it hard to see. Since the pool maintenance contractor cannot ensure that they vacuumed or skimmed one hundred percent of the glass shards out, it is best practice to drain the pool and clean it out thoroughly. The District is not willing to take the risk of injury caused by broken glass, which is why glass is strictly prohibited.
- Alcohol / Smoking
  - Both are prohibited within the gates of the pool area. If you need to smoke, please go out to the parking lot. The no alcohol policy is a common rule for community pools for the betterment and enjoyment of the entire community who uses the facility.
- Guest Policy:
  - Each household is allowed to bring 4 guests with them to the pool with no added fee. If you plan on bringing more than 4 guests please let the staff know ahead of time because often more guards will be necessary. This would cost \$25 per hour, per guard that is necessary, for the number of guests you plan on bringing.
- Pool Usage:
  - Maximum Capacity of the Pool = 90 People

<b>Highest Pool Usage</b>			
	<b>May</b>	<b>June</b>	<b>July</b>
Date	30-May-19	3-Jun-19	4-Jul-19
Day	Thursday	Monday	Thursday
Hour	2 - 3pm	Noon - 1pm	3 - 4pm
<b>Total</b>	<b>33</b>	<b>38</b>	<b>36</b>
<b>Highest Pool Deck Usage</b>			
	<b>May</b>	<b>June</b>	<b>July</b>
Date	31-May-19	8-Jun-19	4-Jul-19
Day	Friday	Saturday	Thursday
Hour	2 - 3pm	2 - 3pm	3 - 4pm
<b>Total</b>	<b>25</b>	<b>36</b>	<b>40</b>

- Lifeguards
  - As our community grows, adding hours for the lifeguards and possibly an ID system/security protocol is an option for consideration. For now, we are doing what is within the budget.

- Vandalism has been happening more often at our pool and we ask that you talk with your families and explain that we should care for the pool rather than vandalize it.
- To register for the pool please email [thompsonrr2018@gmail.com](mailto:thompsonrr2018@gmail.com) and they will get you the registration forms you need.

#### Oakwood items

- **Amenities:**
  - **Community Center/Pool** - based upon ongoing discussions, the intent is to advance the planned community center/pool that is adjacent to the school site beginning this coming year. Objective is to open the community center/pool in the summer of 2021. We will bring forward updated plans and drawings to the public in early 2020 and will further provide updates on a recurring basis as the project begins to progress.
  - **Other amenities** – given the importance of this topic a separate update will be created and sent to the community
- **Landscaping/Irrigation/Noxious Weeds in The Enclave**
  - Oakwood has completed the drainage work in this area and will soon complete the landscaping repairs as well. Once completed, the area will be turned over to the District for ongoing maintenance.
- **Concrete and sidewalk repairs**
  - Please reach out to Oakwood. The District does not perform any sidewalk or asphalt work in this development unless the concrete is a District trail.
- **Trails and Open Space**
  - Oakwood is completing the trails with each filing, so this is a phased approach that will ultimately result in a complete system of trails. More information to be provided in a separate community amenity update.
  - Concrete trail that is not complete by the pump house behind the ditch. Concrete trail to be completed by October 15, 2019.
- **Century Link and 1gig fiber optic Internet Service**
  - According to residents, they have the worst internet possible but The Enclave has fiber optic 1 gig internet which is way better than the other 700+ homes. How do they get faster internet? This is a utility-type service provided by others. We would encourage residents to call CenturyLink and apply appropriate pressure. Residents can also explore satellite-based solutions.
- **Dog Park vs. No Dog Park**
  - Many people have said they'd like to have a dog park installed, while others are vehemently against it. It's pretty even based on the comments. We can continue to explore as part of the future community center/pool project, but need additional input from residents. We'll seek additional input as the future community center/pool project gets underway in 2020.
- **Carriage House Product**
  - We continue to try and advance attainable housing options. Carriage House product is a more affordable single-family detached home than what currently exists in Thompson River. The houses are built in small clusters and share a driveway.

#### • Town items

- **Cracking in the Road / Gutters backing up or not draining correctly**
  - Please see the contact on page 1 for any issues about the roads. It will help the town to have exact locations of cracks, and areas deemed unsafe. This goes for sidewalk issues as well.
- **Please contact the Police Department for the following Issues:**
  - Speeding
  - Off Road Vehicles
  - Porch Pirates/Security



- Homeless Sleeping in the Park
- Please contact the Town of Johnstown for the following
  - Snow Plowing and Street Sweeping
  - Crosswalk repainting and flashing lights installed by crosswalks
  - Extra Stop Signs Needed
  - Speed Bumps
- Hillsboro Ditch Company
  - Noxious Weeds in the Ditch
    - Please see the contact for the Hillsboro Ditch Company for any mowing or spraying needed in the ditch, by their road or within their 100-foot easement (50 feet from the center of the ditch in both directions).



# Thompson Crossing Metro District No. 3 Design Review Request

MSI, LLC  
8201 Spinnaker Bay Drive, Suite D  
Windsor, CO 80528  
(970) 635-0498

## FOR OFFICE USE ONLY

Date Received MS \_\_\_\_\_  
Crucial Date \_\_\_\_\_  
Date Sent To Committee \_\_\_\_\_  
Date Rcvd From Committee \_\_\_\_\_  
CM Russ Hofer  
Request# \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

District: TCMD3  
Home Phone: \_\_\_\_\_  
Work Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

### My request involves the following type of improvement:

- Painting
- Deck/Patio Slab
- Roofing
- Drive/Walk Addition
- Landscaping
- Patio Cover
- Room Addition
- Basketball Backboard
- Fencing
- Other: \_\_\_\_\_

**Describe improvements (Attach site plan or map of specific improvements - do not draw them below.):**  
*Your District Covenants may be downloaded from [www.msioa.com](http://www.msioa.com) or by contacting your Community Manager at MSI, LLC for assistance.*

Planned completion date: \_\_\_\_\_

I understand that I must receive approval of the District in order to proceed. I understand that District approval does not constitute approval of the local building department and that I may be required to obtain the applicable City/County permit(s). I understand that my improvements must be completed per specifications or approval is withdrawn. I understand that I must maintain proper slope and drainage patterns regardless of overall changes made. I agree to complete improvements promptly after receiving approval.

Date: \_\_\_\_\_ Homeowner's Signature: \_\_\_\_\_

### Committee Action:

- Approved as submitted
- Approved subject to the following requirements:

Disapproved for the following reasons:

Completion required by: \_\_\_\_\_

Committee Member Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# THOMPSON RIVER RANCH

## Design Review Application Conditions

All proposed improvements including transporting labor and/or materials must access the property through the residential site **ONLY**. Access over or through Thompson Crossing Metro District (TCMD) property is **PROHIBITED**. Any damage to TCMD property is subject to the restoration policy within the Design Guidelines.

### Tree Lawn, Front and Side Yard Landscaping Requirements:

In addition to the tree lawn requirements, a minimum of 1 other tree is required in the front yard. Canopy trees must be a minimum of 2 inches in caliper and flowering ornamentals must be a minimum of 1.5 inches in caliper at time of installation. Evergreen trees must be between 5–8 feet in height at time of installation. After one year from closing date, it is the homeowner's responsibility to replace a dead tree and/or dead sod within the tree lawn.

A minimum of four, 5-gallon size shrubs must be planted in the front yard. Vines, ground covers and perennial flowers must be at least 1-gallon in size.

All rock and mulch areas must have fabric weed barrier installed and be separated from turf areas using wide heavy gauge steel edging, concrete, brick or stone on a foundation. Large areas of rock or wood mulch without shrub or flower plantings will be prohibited.

All turf areas must be sod or seeded with an improved variety of Kentucky Bluegrass or drought tolerant equivalent.

An automatic irrigation system shall be required to be installed and maintained by the homeowner in all front yards.

### Back Yard Landscaping Requirements:

All rock and mulch areas must have fabric weed barrier installed and be separated from turf areas using wide heavy gauge steel edging, concrete, brick or stone on a foundation. Large areas of rock or wood mulch without live plant material will be prohibited.

All turf areas must be sod or seeded with an improved variety of Kentucky Bluegrass or drought tolerant equivalent.

### Miscellaneous Requirements:

Fencing must be six foot, tan, privacy vinyl fencing only. Where privacy fencing must adjoin to Metro District four foot rail fencing, the privacy fencing must taper down to the four foot open rail within the last eight feet from the six foot height to the four foot open rail fence height. If wire fencing is requested, it shall be installed on the homeowner side of the rail fencing and fencing type must be 14 Gauge Galvanized Welded Wire Fence with 2" x 4" openings. Chain link, poultry wire, aluminum, sheet metal, plastic, fiberglass, reeds, straw, bamboo, rope and other similar temporary or commercial materials are **NOT** permitted.

Permanent yard ornaments in front yards are discouraged by the Design Review Committee (DRC) and must have DRC approval prior to installation.

There shall be no interference with the established drainage patterns over any residential site without DRC approval and may require an Engineering Certificate with Design Review Application (DRA) as specified in the Design Guidelines (DG).

Retaining walls not installed by the builder must provide information on materials, height, lengths, whether they are retaining or freestanding and must include information about how the slope and drainage are routed through the site both currently, and with the proposed wall.

Please be considerate of your neighbors when using a fire pit (if wood burning) as smoke can impact their living spaces both indoors and outdoors due to wind and weather.

Permanent playground equipment, trampolines or trampoline fences or similar sport equipment may be installed in the rear or side yard of a Residential Site without DRC approval if they are at least 5' from any property line and do not make use of neon color tones. Playground equipment may not exceed 10' in height without DRC approval.

Shed requests must include information on location within the lot (plot plan or similar plan to be submitted by homeowner), dimensions (width x length x height), type (custom vs. pre-fabricated), foundation type, materials and colors (including roof color). Shed must be screened from public view and plant material must be used to soften the look of the structure, if visible, be planted within 30 days after installation and continuously maintained thereafter.

*Landscape escrow deposit will be held until full landscaping is installed, inspected and approved by the District or its representatives. This includes all improvements requested by the homeowner on the Design Review Application.*

Please contact your Community Manager Russ Hofer with any questions at (970) 663-9687 or email him at rhofer@msiho.com.