



SPRING 2020

SPRING IS HERE!

Now that spring has finally arrived, we wanted to take a moment to remind you to start up your irrigation system and ensure that your landscaping is well maintained throughout the summer months. Please also ensure that you are pulling in trash cans after trash day and storing all warm weather-related items (including but not limited to lawn games, lawn chairs, basketball hoops, and soccer nets) away when they are not in use. As you spend more time in the sunshine, please also remember to clean up after your four-legged friends, and that pet waste stations are for pet waste ONLY and should not be used to dispose of personal trash.

COVID-19

We know this pandemic has brought on a time of confusion and tribulation for everyone, but we would like to take a moment to remind you of the importance of social distancing, as well as wearing a face covering in the times social distancing is not possible. Also, please remember that all parks are close until further notice, so please be sure you are watching for posted signs and caution tape, so you know what areas of the community are closed. Should you have any questions, you can visit: <https://townofjohnstown.com/372/Coronavirus-Disease-2019-COVID-19> to get the most up to date information on COVID-19 from the City of Johnstown

CELEBRATION!

Once the gathering restrictions for COVID-19 are lifted, we would like to invite everyone to join us for an event. We are in the works of putting something together for you all and once the details are firm, we will send out an eblast with all the details of what the event will be and when it will be held.

CITIZENS ADVISORY COUNCIL - CAC

We would like to take this time to introduce the CAC and its members. Danny Fernandez - Chairman, Phil Beedle, James Trull, Elaine Hoffman, Eric Kelly, and Jackie Burgstahler. The CAC's Mission: The CAC shall foster the betterment of the TRR Community through information gathering and dissemination, active involvement, education, meaningful discussion, and issue resolution. They can be reached at cac.trr@gmail.com. The CAC serves as a liaison between the TRR Community and the District's Board of Directors to regularly provide feedback, information, and updates to homeowners within the community regarding the CAC's activities and interactions with governing Boards and other entities. The CAC has formed and landscaping subcommittee and their email is landscape.trr@gmail.com. While the CAC is here for you, they are not an attorney, nor do they represent Oakwood or direct work to take place. Please utilize them to make the community better, and not as a forum for individual complaints.

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Please remember to sign up on the MSI website so you can be included on all eblasts that go out to the community. This is the best way to ensure you are up to date on everything happening in the community

INCORPORATING COLORADO'S NATURAL BEAUTY INTO OUR GROWING COMMUNITY'S LANDSCAPE

One of the things that makes Colorado a uniquely attractive residential destination, is the native landscape that promotes its natural beauty. Most of our metropolitan areas are considered a zone 5 high mountain prairie, where certain plants and landscape features will grow much better than others. One of those features is the native grasslands that can be found in undeveloped areas as well as many Homeowner Associations and Master Planned Communities.

Native grasses are used both to encapsulate Colorado's true natural beauty into our communities, and to serve as a means for developing a landscape that provides appeal while being cognizant of our most precious natural

resource; our water. Due to the vastness of many of the residential landscapes of our Associations, native grasses are used in areas where other turf species simply aren't practical, because of their maintenance requirements and water consumption needs. "Native" is the simple, abbreviated term often used to refer to these areas, and like other landscape features, it must be cared for properly in order to promote its growth, health and appearance.

The advantage to utilizing native grasses in our Associations is that with a little help, it will grow in Colorado's poor conditions. The most important aspect to developing and nurturing Native is the program of maintenance that follows the seeding and development stage.

While most people look at a newly seeded native area and see an unkempt landscape, there needs to be an understanding of how these areas should be maintained in order to allow them to fill in and present the beautiful appearance it is intended to have. Native is not meant to be watered like bluegrass nor cut regularly like bluegrass. If this were the case, and the large open spaces within our neighborhoods were covered in bluegrass, we would quickly deplete our water supply; the same water supply that we use for drinking, bathing and everyday life. The maintenance costs for performing fertilizing, weed control and weekly mowing that is required would skyrocket to incredible levels, leaving no money for things like insurance, amenities, or trash collection. Also, native grasses need to be allowed to progress and spread naturally, meaning limited mowing.

So, if Native is not to be treated like bluegrass, what is the correct maintenance program that will allow these areas to thrive, and serve as an attractive landscape feature as intended? Native grasses germinate and develop when the soil is cooler, in the spring and fall. In order to "go to seed" these grasses must not be cut, but left to grow to a point (generally 12-16") where seed heads develop and spread. Often this is weather dependent, but usually this process occurs through April, May and early June, and again in late September, October and into November.



This property exhibits a perfect example of the use of native grasses to accentuate the natural beauty of the Association. This site represents the long-term results that can be achieved through a proper establishment and maintenance program

This means no mowing during the spring and fall when this process occurs. Generally, mowing native areas 2-3X between June and October yields the best results.

The other element of establishing a beautiful native area is that of controlling noxious, and unsightly weeds. Similar to cutting, there is also a proper time for performing weed control, based on the stage of development. Newer, or less full native areas should never have pre-emergent (preventative herbicide applications to keep weeds that have not yet become visible from proliferating) applications performed. These treatments will have an adverse effect on desirable native, and prevent the growth and germination process. Instead applications of post-emergent (controlling weeds that have already surfaced) weed control, performed a



The Tallyn's Reach Community in Aurora is another example of incorporating the natural beauty of Colorado into a suburban landscape

week or two after mowing, are best. For newly seeded areas, and those that are still developing, less weed control is required. Unfortunately, this means that undesirable weeds will be present, and will have to be seen as acceptable while the native grass develops. Spot spraying of native weeds can be performed at this time, which targets weeds, and reduces the risk to desirable native. As native areas develop and improve, additional post-emergent applications can be performed. Generally, this means two applications per year, again, performed in conjunction with mowing. Older, more established and fuller native can be treated with well-timed pre-emergent applications in the late spring, and can be coupled with a post emergent application in the mid to late summer.

As with any plant or turf, appropriate irrigation and soil conditions conducive to plant establishment will improve their success. Adding amended soil when developing new native will significantly increase success, and watering at this stage is equally important. Once native areas are established, watering can be reduced, and in many cases, eliminated. The native will thrive on natural precipitation, and those costs associated with irrigating native areas also eliminated.

By treating native delicately, and gaining an understanding of what is needed to allow it to develop and thrive, Associations throughout Colorado have enjoyed the tremendous beauty that was intended for their Association. Few will dispute the impressive appearance of well established (and well maintained) native grasses have on a breezy day. Like many things, patience is key, and gaining the commitment of the Community to follow a well-defined maintenance program will offer the results that lead to an enjoyable open space filled with native grasses.

Thompson River Ranch Initial Design Review Application

c/o MSI, LLC.
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(970) 635-0498 Fax: (970) 635-0517
<http://trrcommunity.com/>

For Office Use Only

Received: _____
Critical Date: _____
Sent to DRC: _____
Received from DRC: _____
Pre Project Inspect: _____
Post Project Inspect: _____
Request #: _____
CM: _____

Please submit this form to MSI, LLC before making any improvements

Name: _____
Address: _____
City/State/Zip: _____
Email: _____

District: TCM
Home Phone: _____
Work Phone: _____

My request involves the following type of improvement(s):

- Painting Deck/Patio/Spa Roofing Landscaping Fencing
- Patio Cover Addition Other: _____

Described Improvement (attach a drawing per design guidelines)

Planned Completion Date: _____

I understand that I must receive approval from the Thompson Crossing Metropolitan District No. 4 in order to proceed. I understand that approval does not constitute approval of the Town of Johnstown and that I may be required to obtain a building permit. I agree to complete improvements after receiving TCMD4 approval in a timely manner. I have read the Covenants, Conditions and Restrictions and Design Guidelines and agree to comply with these documents.

Date: _____ Homeowner's Signature: _____

Committee Action:

- Approved as submitted
- Approved, subject to the following

Note: Committee approval is granted subject to the above noted conditions. If you commence construction you are accepting these conditions. If the conditions or improvements are denied, you must contact the Committee to determine how to proceed.

- Denied for the following reasons

Reviewed By: _____ 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 homeowners 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 of 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.

Thompson River Ranch – Room to Roam