



**FALL 2020**

### **Community Reminders**

We would like to take a moment to thank everyone for their cooperation during the Summer and utilizing the booking system for the pool. We know that it was a bit of a learning curve and an adjustment for everyone, but overall we feel it was a success. With the utilization of the system we were able to ensure State and County guidelines were met, as well as do our part to keep everyone safe and healthy.

As election season draws near, please remember to consult the Design Standards for any questions you may have about posting signs in your lawn, but know that you are only allowed one (1) sign per approval. Also, there has been an increase of flags being erected throughout the neighborhood, please remember that approval is required to fly anything other than the American Flag.

### **Winter is Coming**

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.

### **Citizens Advisory Council – (CAC)**

We would like to remind the community of the CAC and its members.

The CAC's Mission: The CAC and Timberline work closely together to 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](mailto: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 a landscaping subcommittee, their email is [landscape.trr@gmail.com](mailto: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.

Anyone interested in serving your Community; Metro District 4 has two vacant spots and one vacant spot for Metro District 6. Please email Danny Fernandez at [cac.trr@gmail.com](mailto:cac.trr@gmail.com) for further information.

The refinancing of bonds in District 6 is currently in progress. Currently Kim Kelley and Danny Fernandez are the residents/board members working on this with the board and the process is expected to be completed by the end of the year. The savings will be reflected in their 2020 taxes due in 2021. Please reach out to Kim and Danny with questions via the Nextdoor app or the CAC email address.

### **District Manager**

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

### **Community Manager**

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

### **Mailing Address**

MSI, LLC  
11002 Benton Street  
Westminster, CO 80020  
(970) 635-0498  
(970) 635-0517 Fax  
[www.msihoa.com](http://www.msihoa.com)

### **Citizens Advisory Council (CAC)**

#### **Chairman**

Danny Fernandez

Phil Beedle  
James Trull  
Elaine Hoffman  
Eric Kelly  
Jackie Burgstahler

[cac.trr@gmail.com](mailto:cac.trr@gmail.com)  
[landscape.trr@gmail.com](mailto:landscape.trr@gmail.com)



### 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.

### Hillsborough Ditch

The water to the Hillsborough Ditch has been shut down for the season by the Hillsborough Ditch Company.

In anticipation of this event, the District has been experimenting with how full the irrigation pond can get prior to the shutdown. There may be about 1.5 – 2 weeks of irrigation water left in the pond and then we will blow out the lines and shut it down for the season. Rest assured, newly installed landscaping will still get watered via watering trucks, this will include any new trees that may be installed.

As you may have noticed, Hydrologic is no longer providing landscape maintenance services for the Metro District. Environmental Landworks has taken over landscape maintenance services for the remainder of the year and the District will also be bidding landscape maintenance services out using a request for proposal this budget season.

Thank you all for your patience this year and for working with the District and CAC to perfect the work order system.

Respectfully,  
District Management

### Carriage House Owners - Pay your Bills Online

*We encourage you to pay your bills online!*

To obtain copies of invoices, see ledgers, make changes or pay your bill, follow the steps below:

- ◆ Please go to <https://billingservices.cliftonlarsonallen.com/ubs/> via **Google Chrome** (*this website is no longer compatible with other browsers*).
- ◆ You will utilize your account # as your login and the numeric portion of your billing address as your password.
- ◆ The left hand column will provide options.
  - ◇ Select the Cycle Bill you would like to print.
  - ◇ Print. Once the print option is selected the bill will pop up.
- ◆ If making a payment, please make sure that pop-ups are allowed.

### Covenant Fines

Homeowners wanting to pay their fines assessed from covenant violations; can go to <http://www.trrcommunity.com/> to view all your online payment options and sign up for the paperless options. If you have not already done so, please take a minute to register on the site.

# Thompson River Ranch Initial Design Review Application

c/o MSI, LLC.  
11002 Benton St. Westminster, CO 80020-3286  
(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

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**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

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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](mailto:rhofer@msiho.com).

**Thompson River Ranch – Room to Roam**