



**Jessica Levy of Timberline District Consulting
&
Emma Francis of MSI**

SPRING 2021

Jessica Levy, is the new Assistant District Manager with Timberline District Consulting and will be working with your Community moving forward. Whether you are new to the community or not we wanted to share a bit about how we can assist in the future. As the District Managers we are here to assist you with any questions or concerns you have regarding the following:

- ◆ Common area landscaping
- ◆ Common area snow removal
- ◆ The existing pool

Emma Francis, at MSI, is your Covenant Control Manager, and can assist you with questions regarding your individual property needs, such as front and backyard landscaping and any exterior improvements to your home. Please feel free to take a moment to say hello, introduce yourself and let her know if there is anything, she can assist you with. To submit a work order online please visit www.TRRCommunity.com, log into your account, click contact us and then submit maintenance request. Requests can be submitted for common area concerns, irrigation issues, etc.

On the website you can also:

- ◆ Report or Respond to a Violation letter
- ◆ Report a Maintenance Request
- ◆ Design Review Application Forms
- ◆ Final Landscape Inspections Forms
- ◆ Farm Park Shelter and Amphitheater Rentals

As a reminder, Danny Fernandez, is the current President of the TRR Community Advisory Council (CAC). Please send all non-work order requests to the CAC at cac.trr@gmail.com

Assistant District Manager

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Community Manager

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**Citizens Advisory Council
(CAC)**

Chairman
Danny Fernandez

Phil Beedle
James Trull
Elaine Hoffman
Eric Kelly
Jackie Burgstahler

cac.trr@gmail.com
landscape.trr@gmail.com

2021 Landscape Enhancements

The District is happy to share that we have the following projects in store for the upcoming season, some of which is already well underway!

- ◆ Clean up to the entryway monuments and River Ranch Parkway medians including new weed barrier and rock mulch added to many existing beds
- ◆ Tree replacements throughout the Community
- ◆ Repairs and revitalization to the irrigation pump house and irrigation pond
- ◆ Per resident an 8-foot mow band will be added throughout the Disc Golf Course

If there is anything else you would like to see added for future consideration, please check your email for a survey sent out by Timberline to add your ideas.

Getting your lawn ready for Spring:

Whether you are a lawn care expert or someone who prefers looking at it through the window, we all want it to look its best when Spring has decided to sprung! Follow these tips to keep your lawn looking and growing its best this season.

- ◆ Pick up stray twigs, branches and other debris that have settled there throughout the Winter. These can be discarded with your trash or cut up and used to re-mulch areas around your yard that need a fresh touch-up.
- ◆ Reseed areas of the lawn that have thinned or died since last season. Winter weather, pet stains and simply time can lead to dead spots on lawns.
- ◆ No-salt fertilizers can be used to encourage growth with delicate seedlings. Newer turf patch mixes are also now available and great for quick growth in small areas.
- ◆ Sharpen mower blades to ensure a clean, even cut. Lawn clippings can also be discarded with trash or re-mulched back into your lawn to recycle the great nutrients.
- ◆ For a beautiful, healthy looking, green lawn, follow a fertilizer program of three to four applications throughout the year. This will automatically assist with weed control, while keep your lawn looking fresh and new for Spring, wherever you admire it from.

Please do not forget that the District prohibits the dumping of lawn clippings and other yard debris, in or on common area properties. Dumping can smother any type of vegetation below it, encourage weed growth and take longer than normal time to degrade. If you are caught illegally dumping any type of lawn clippings or debris, you will be subject to the fine policy.

Reminders for New Homeowners:

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 your approved landscaping. Once completed, please submit the "Final Review and Inspection" form to schedule your inspection.

Please note that if you closed on your home between October 1 and March 31, the completion deadline is June 30.



Parking of RV's, Boats, Trailers, Etc.

Camping season is upon us and we hope you have some epic adventures this year!

Please note the following rules and regulations while preparing for upcoming trips.

- ◆ RVs, campers, utility trailers, boats, etc. cannot be parked for more than **24 hours** on the public street regardless of whether a support vehicle is attached.
- ◆ Owners shall not park any boat, camper (on or off supporting vehicles), disabled, junk, or abandoned vehicles, mobile home, motor home, motorcycle, recreational vehicle, snowmobiles, towed trailer unit, trailer, tractor, truck (other than a ¾ ton or smaller pick-up truck not used for commercial purposes), or any other vehicle, the primary purpose of which is commercial, recreational, or sporting use in, on, or about any Lot or street within the Community Area except within the attached garage or unless such vehicles are *concealed from view in a location. Approved by the Design Review Committee.*
- ◆ You **may not** dismantle, maintain (other than washing and polishing vehicles), paint or repaint, repair, service or repair any type of boat, machine, trailer, vehicle, or other device on or within the Community Area, except within a completely enclosed structure that screens the sight and sound of the activity from the street and from other Lots, Community Area, and public property.



Reservations for Common Area Activities:



As Colorado health officials continue their diligent attempt to keep the COVID-19 pandemic under close watch, we will once again be instituting capacity restrictions for the community pool this coming season. This decision comes from the most recent information obtained by the District from the Governor's mandate.

We will once again be utilizing Appointment Plus for booking pool reservations. If you need assistance with this system, please reach out to the Assistant District Manager Jessica Levy at Levy@Timberlinedc.com.

As for the Farm Park Shelter reservations, please contact MSI at reservations@msiho.com. Please log-in to your account for more information.

Update from the Citizens Advisory Council – CAC

Currently the CAC is working with Timberline/MSI to continue allocating Metro District funds to complete numerous improvements throughout the Community which have started taking place. We are working as a team with Timberline/MSI and the District Board to address numerous issues that the Community has been requesting over the last few years. One of the biggest changes you will see this year is that the previous landscaper is no longer working for us. We are excited to announce that after a competitive bidding process and best value selection we will have Environmental Designs maintaining the entire Thompson River Ranch Metro District. Environmental Designs currently maintains all of Centerra and we believe this will be the most impactful change to the landscaping throughout the community.

Update from the Citizens Advisory Council – CAC Continued...

You might have noticed that all of the bare areas in the medians and at the main entrances have had mulch removed and it is being replaced with rock. This was completed after numerous discussions as a team with Timberline, and you should see all this work completed within the next few weeks. You will notice small flags in all



these areas. These are to show where plants had previously been planted and irrigation is available to replace some of this vegetation in the spring after the CAC/Timberline evaluate available funds to complete this work. The CAC is committed to keeping this landscape improvements in progress as funds become available. We ask that the Community be patient as the expectation is not that all landscape issues will be resolved this year. We are strategically planning landscape improvements based on available funds to the Community in a phased process over the next few years. The CAC will continue to communicate these upgrades as they take place. Currently the following is in the works:

1. Removal of old mulch and replacement with rock at all medians along River Ranch Parkway
2. Repair and Maintenance to Irrigation Pump System
3. Tree and shrub replacement throughout the Community

CAC and Timberline working to decide what areas need to be addressed with allocated funds



In regards to the new park on the east side of the Community. This fall we will have a 1-year warranty walk with Oakwood/Timberline/Landscape Contractor. There are a number of items which we are already aware of and would like to address. If you have any specific items, the Community members would like to have addressed please contact the CAC and or enter a service request via the MSI website.



The news we have all been waiting for, construction of the new recreation center and pool. Per Oakwood’s representative managing the construction, the Site Civil Drawings have been submitted to the City of Johnstown Planning and Commissioning Office for review. Once this is approved Oakwood will finalize the General Contractor selection. The Oakwood team is still targeting a Summer 2021 groundbreaking. Stay posted for more updates. To answer the question on everyone’s mind, the pool is still intended to have a water slide. The previous rendering did not include a waterslide however that was not a final construction document. Stay posted for more updates in the near future.

Tree Selection and Planting

An important first step to take when you are considering planting a tree on your property is selecting the type of tree you prefer, and then decide if the location is appropriate for the selected tree. The location you choose should take into consideration the mature size of the tree, allowing growth to occur specific to the tree's natural growth habit and eliminating the need for severe pruning as the tree matures. Also take into account the growth of the root system. Plant in areas where the root system can expand and thrive. Planting trees that will be surrounded by non-porous surfaces such as concrete and asphalt will struggle to obtain needed air and water for healthy growth.

Proper planting techniques will assure the survivability of your tree.

- ◆ The planting pit should be 2 – 3 times the width of the root ball. This allows for ease in backfilling soil and eliminating air pockets around the rootball.
- ◆ Inspect the tree where the trunk meets the rootball soil. Look for the area where the trunk begins to enlarge at the soil surface. This is the root flare. In some instances, it will be necessary to carefully remove some of the rootball soil built up over the root flare so that it is visible.
- ◆ Dig the planting pit to the proper depth. When planted, the root flare should be 2 to 4 inches above the undisturbed soil outside of the planting pit. It is critical that the planting pit not be over excavated (too deep).
- ◆ Carefully remove the tree from the container and inspect the rootball for roots that are growing in a circular manner. Use a sharp knife to vertically cut (from top to bottom) into the outside of the rootball making four or five cuts three to four inches deep. You want to cut through the roots that are growing around (encircling) the rootball.
- ◆ If there is a wire basket around the rootball, cut the top half to two-thirds of the wire basket off and dispose of. Remove/cut the burlap covering the rootball down to the remaining wire basket. Make sure to remove any twine that is tied around the trunk of the tree.
- ◆ Gently center the tree in the planting pit and begin to add water to the bottom of the pit as you add the excavated soil. The water will allow the soil to settle in the pit, expelling any air pockets as you backfill. Continue this process until the pit is backfilled to the level of the undisturbed soil. When this is complete, the root flare should remain visible slightly above the backfilled soil line.
- ◆ As you are backfilling, make sure to keep tree trunk straight.
- ◆ Apply tree stakes to hold the tree in a perpendicular position. Guy wires around the tree trunk should allow for some minor movement of the trunk.

