BAREFOOT LAKES

@ ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1-4

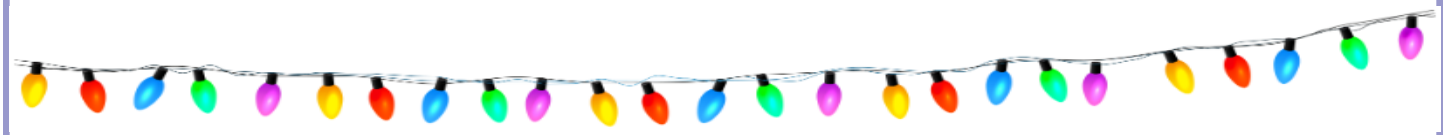
Quarterly Newsletter—4th Quarter 2018

Seasonal and Holiday Information

WINTER IS COMING, WHO IS RESPONSIBLE FOR SNOW REMOVAL?

Living in Colorado means snow, ice, and freezing temperatures. Please follow these steps to ensure the safe passage of emergency vehicles, facilitate safe traffic flow, and keep yourself and your neighbors safe:

- Move vehicles form priority snow routes. Vehicles impeding snow removal operations are subject to ticketing and towing. The Town of Firestone is responsible for all snow removal on the streets in Barefoot.
- The District is responsible for removal of common area sidewalks and alleyways. Crews will be out to remove snow, after 3" or more of snow has fallen. Please email or call us with any questions
- Residents have 24 hours to clear their sidewalks in front of their homes of snow and ice once a snow storm has ended, according to Firestone Municipal Code.
- Please assist the Town's snow removal efforts by shoveling snow from walks and driveways onto your property, instead of into the street.



ARE THERE REGULATION FOR SEASONAL LIGHTING AND DECORATIONS?

Yes, pursuant to the Residential Improvement Guidelines and Site Restrictions, seasonal lighting and decorations may not be installed more than 30 days prior to the holiday or seasonal event. All seasonal lighting and decorations must be removed within 30 days following the holiday or seasonal event.

Inside this Newsletter:

Page 2: Amenity Updates

Page 3: Reminders & Tips

Page 4: FAQ

COMMUNITY MEETING NOTICE

Tuesday, October 30th at 6:30 P.M.

Carbon Valley Regional Library

Agenda:

District Updates

Seasonal Updates

Amenity Updates

REGISTER ON THE DISTRICT WEBSITE:

Receive newsletters , current event updates, and MORE

svlmd-barefootlakes.com

District Management Contact:

Pinnacle Consulting Group, Inc.

Email: updates@svlmd-barefootlakes.com

Phone: 970-669-3611

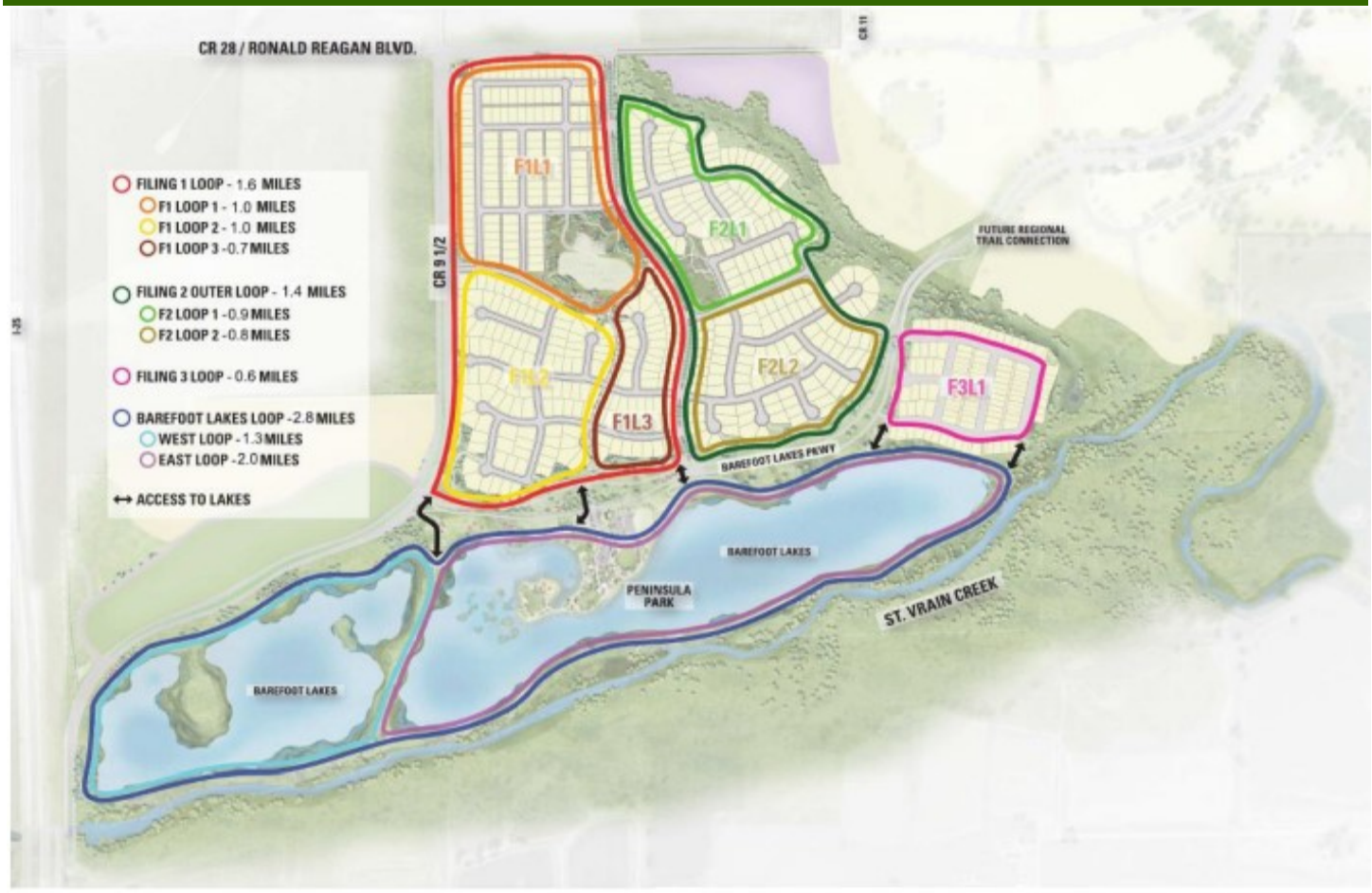
Off Limits:

Peninsula Park: Peninsula Park is almost complete! Brookfield Residential, the developer of Barefoot Lakes, is currently working with the Town of Firestone on final preparations before the Town assumes ownership of the regional, 12-acre Peninsula Park. Your patience and understanding is much appreciated while Peninsula Park is completed. Until that time, please do not use the park. Park facilities, including restrooms and picnic areas, are closed.

Barefoot Lakes: Until St. Vrain Lakes Metropolitan District has established a satisfactory water quality baseline standard, and adequate access is provided to the Barefoot Lakes, **no recreational use is permitted**. At this time no swimming, water sports, and the use of water apparatus such as boats, kayaks or paddle boards is permitted at Barefoot Lakes.

Amenities:

- The Cove: A proposal has been submitted to the Town of Firestone for another exciting community amenity in Barefoot Lakes. The proposal includes a pool, event lawn, and multi-use courts. You can find more information about the facility under the Developer Update at http://www.svlmd-barefootlakes.com/documents/
- Trail Network: Installation of the trail marker signage, and pet waste stations was completed late summer 2018. Below is a map of the extensive trail network system anticipated to be completed in 2019.



Parking Restrictions and Enforcement

Pursuant to the Residential Improvement Guidelines and Site Restrictions Section 3.46 parking of inoperable cars, RVs, boats, and trailers is **NOT** permitted in the streets, driveways, or common areas in Barefoot Lakes. All inoperable vehicles, RVs, boats, trails, or other recreational vehicles will be assessed violations and fines in accordance with the Policies, Procedures and Penalties for the Enforcement of the Governing Documents that can be found at http://www.svlmd-barefootlakes.com/documents/.

Required Fence Treatment

Pursuant to the Residential Improvement Guidelines and Site Restrictions Section 3.27.4 all fences constructed on a Lot shall be maintained, repaired, and replaced by the Owner of such Lot. Regular physical and aesthetic maintenance of fencing is required. Fences shall not be painted. All fences must be sealed with an approved preservative treatment. Information on the required preservative treatment can be found at http://www.svlmd-barefootlakes.com/faq/

Beginning in July 2018, the District has been assessing continuous violations for all untreated fence in accordance with the Policies, Procedures and Penalties for the Enforcement of the Governing Documents that can be found at http://www.svlmd-barefootlakes.com/documents/.

Please contact your builder, in the case of a builder installed fence that was not treated, prior to the sale of the Lot.

Crime Prevention:

The Firestone Police Department reports that there has been an increase in vehicle and garage break-ins in the Barefoot Lakes area. Each incident has involved an unlocked vehicle or open garage. Please be a champion of your own safety and secure your vehicles and homes. Please consider the following steps for overall crime prevention in your community:

- Be alert in the neighborhood. Call the police to report suspicious persons and activities.
- Have your car or house key in hand before you reach the door.
- Stick to well-lighted, well-traveled streets. Avoid shortcuts through wooded areas, parking lots, or alleys.
- Get to know your neighbors!

FREQUENTLY ASKED QUESTIONS

Do I pay additional HOA fees? While there is no Homeowners Association nor HOA dues/fees, the community is covenant controlled and the District is authorized to provide certain operations and maintenance services in lieu of a homeowners' association, including covenant enforcement and architectural/design review services. Each lot owner may be charged an operations fee, for operation and maintenance services provided at the discretion of the District's Board of Directors, based on the District's annual budget. The current operations fee is $65/month assessed quarterly to homeowners. No paper statement will be received, rather an email sent from billing@svlmd-barefootlakes.com to the email addresses indicated on the disclosure form completed at closing. Accepted forms of payments are ACH, credit cards, or checks made out to St. Vrain Lakes Metropolitan District No. 1.

How can I pay my fees?

Pay Online at the following link:
http://www.svlmd-barefootlakes.com/online-payment-portal/

Pay by Check and Send To:
St. Vrain Lakes Metropolitan District Nos. 1-4
c/o Pinnacle Consulting Group Inc.
550 W. Eisenhower Blvd., Loveland, CO 80537

Does the Districts' General Operations Fee include trash removal? Trash removal service is not provided by the Districts or included in the Districts' general operations fee paid by owners. The preferred Trash Removal provider is Waste Connections out of Erie Colorado who will be offering special discounts to residents of the District. Having one Trash Removal provider will also eliminate heavy truck traffic in the neighborhood on different days causing wear and tear on streets and eliminating trash cans siting out on the curb several different days during the week. **Waste Connections pick-up day is Wednesday. Contact Waste Connections to set up trash services by contacting them at:**

Waste Connections (303) 288-2100
http://www.wasteconnectionsofcolorado.com/

Do I have to get approval before installing my rear yard landscaping?

Yes, approval by the ARC is required pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Barefoot Lakes recorded on September 1, 2017 as amended and Residential Improvement Guidelines and Site Restrictions for Barefoot Lakes. To be considered by the ARC a Design Review Request Form must be submitted online or mailed to St. Vrain Lakes Metropolitan District Nos. 1-4 (collectively, the "District"). The ARC will review each request for architectural or landscape approval and approve and/or disapprove in writing each such request (which may be with conditions and/or requirements) within sixty (60) days after the ARC receives the Design Review Request Form and complete Plans and Specifications. More information regarding the ARC process, design guidelines, and the Design Review Request Form can be found at:

http://www.svlmd-barefootlakes.com/documents/

You can find more frequently asked questions at http://www.svlmd-barefootlakes.com/faq/