

# St. Vrain Lakes Metropolitan District Nos. 1-4 2021 Operations and Maintenance Plan

[Schedules are subject to change]

## January

- Finalize O&M contracts
- Issue O&M Plan
- Remove holiday lighting/decorations.

## February

- Landscape Committee
- Final Acceptance of Filing 3.

## March

- Pressure test irrigation system
- Natural area site assessment
- Begin natural area weed control around lakes and within neighborhood tracts
- Order regulatory signs/signposts
- Playground inspections and repairs
- Clean concrete trails
- Service underdrain system

## April

- Activate irrigation system.
- Turf aeration
- Spring fertilization
- Begin mowing natural area beauty bands.
- Mow natural areas for weed control.
- Natural area cleanup volunteer event
- Begin lake water quality mgmt.
- Landscape Committee

## May

- Install flowers.
- Natural area plan/presentation
- Open pool
- Open lake dock
- Purchase lake watercraft
- Begin lake watercraft rentals.
- Assess Trees in Natural areas
- Assess establishment needs in filing 2 native tracts.

## June

- Plant replacements, if necessary
- Refresh mulch beds
- Irrigation backflow testing
- Maintain/repair soft trails.
- Clean concrete trails
- Sweep alleys.
- Assess Pond 104 Establishment

## July

- 4th of July community pool event
- Assess under drain maintenance needs.
- Begin chemical weed control in natural areas.
- Mow natural areas along CR 9.5.
- Begin right-of-way mowing.
- O&M scope review/pricing requests
- Landscape Committee

## August

- Meet on-site with district manager and board representative(s)
- Draft 2022 O&M budget

# **St. Vrain Lakes Metropolitan District Nos. 1-4 2021 Operations and Maintenance Plan (continued)**

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## **September**

- Tree replacements, if necessary
- Finish right-of-way and natural area mowing
- Close/winterize pool.
- Close/winterize lake dock.
- Finish lake watercraft rentals
- Clean concrete trails
- Clean Sunset Pavilion
- O&M bidding process

## **October**

- Remove flowers.
- Winterize irrigation system.

## **November**

- Reseed natural areas.
- Install holiday lighting/decorations.
- Finalize 2022 O&M budget

## **December**

- Clean concrete trails
- Update service area maps
- Issue O&M contracts