

ASPEN TRAILS METROPOLITAN DISTRICT

OCTOBER 2004 NEWSLETTER

SNOWPLOWING

ATMD will be responsible for plowing the main roads. We will plow the same roads as last year. If you have questions please contact Brian at (970) 259-4760.

SNOWPLOWING DRIVEWAYS

Property owners are responsible for plowing their own driveways. Do not park or store items including vehicles and trailers within the road right of way, which is thirty (30) feet wide. Your items must be parked or stored on your property, not on District property. The practice of parking items within the snow wall in an effort to block your driveway open is very dangerous, for your safety and the contractor's please do not do it. Driveway snow removal must not interfere with snow removal from main roads. Please make sure your contractor does not leave snow in the traveled roadway after cleaning your driveway. **CONTACT A CONTRACTOR EARLY TO ENSURE SNOW REMOVAL FOR YOUR DRIVEWAY.**

KEEP YOUR CONTACT INFORMATION CURRENT

Please let us know if your contact information has changed. Mailing address, phone, and email information should all be kept current so we can keep you informed. This information is also used by Upper Pine Fire to notify you in case of emergency. If you have recently received a physical or post office address for your Aspen Trails property we would like that information as well.

WRONG ADDRESS?

Does ATMD have your address wrong? If so then the La Plata County Assessor also has your address wrong. ATMD uses the address of record on file with the La Plata County Assessor for our mailings. If your property description, address or name is incorrect on paperwork we send you, please verify that the County has the correct information in their records. Assessor's phone number; (970) 382-6221

CONSTRUCTION UPDATE

Thank you for being patient during this ongoing construction phase. Proceeds from the General Obligation Bond have been used in our effort to make roads safer this summer.

What's been done so far?

- Much needed 3" road base has been added to all of Trew Creek, Bear Run and Sierra Drive (below Bear Run intersection). Many new culverts have been installed along these 3 roads as well to allow the water to drain off of the road rather than run down the middle.
- Trees have been cut and stumps removed along the right of way to widen or straighten sections of the road for safer passage.

- Reflective road signs have been installed on most of the roads.
- A permit has been secured from the Army Corps of Engineers to stabilize the creek bed in order to prevent further erosion of the road along upper Trew Creek near Bear Run. This was a requirement we did not expect to deal with, but it is necessary to do the work in order to allow safe travel on this stretch of road.
- Negotiations are ongoing to secure a secondary emergency exit from the subdivision. This will be a locked gate to be used during emergencies (no exceptions) and under the direction of emergency personnel.
- Lower Sierra Drive has received a larger culvert at Trew Creek, improved merging access onto Trew Creek Drive and a slight grade reduction.
- Erosion control work has been done on upper Trew Creek Drive.
Work still to be done.
- Class 6 rock will be spread over the final grade of roads to bind with the larger rock already in place if funding permits.
- Ditches will be cleaned out to insure that water flows in to the new culverts.
- Additional work will be done to smooth out turnout locations along Trew Creek Drive.
- Grading and ditch work on secondary roads should be done this fall (weather and contractor permitting).
- Some additional culverts in key drainage problem areas may be installed.
- Several residents have expressed concern over the possible use of magnesium chloride on the roads. At this point it is not likely that our dwindling funding will provide for dust control measures. We are researching alternatives to mag chloride however, because surface application of this type of solvent can help the road to bind together to create a smoother, longer lasting surface.

ASSESSMENTS AND TAXES

All 2004 operations & maintenance assessments are due on October 31, 2004. It will still be necessary to collect an annual assessment next year. The ATMD board will be reviewing our 2005 budget in October to determine how much the assessment will need to be. Property owners will notice an increase in their property tax due to the addition of the mill levy for Aspen Trails Metropolitan District for the 2004 tax year. Taxes collected for ATMD will repay the general obligation bond and provide funds for ongoing operations. The County Treasurer will be sending out the real property tax statements for 2004, payable in 2005, around the first of the year.

ASPEN TRAILS METROPOLITAN DISTRICT OCTOBER 2004 NEWSLETTER

WEBSITE SET UP

We have a website under construction for the Aspen Trails Metro District. It will eventually have lots of useful information and links for property owners. The address is www.aspentrailsmd.com. Check it out when you get the chance. What information would you like to have posted? Let us know.

SAVE THE ROADS

Now that our main roads are receiving some much needed attention, please consider a few tips to help us maintain the roads. Use a low gear while driving in the subdivision; this will help you to climb the hills with more control, better traction and will do less damage to the road because you won't spin your wheels. If you have tires with very poor tread, consider investing in new ones. Please slow down; it will reduce the amount of washboard on the road, and the amount of maintenance our roads and vehicles require. During the winter months use 4x4 drive in the subdivision. If everyone will follow these simple steps, our roads will last longer and we will pay less in annual maintenance assessments.

FINANCIAL CONDITION

Three-fourths of the construction funds have been spent to improve our roads so far. We anticipate the remaining construction work for Phase I improvements in October will deplete the \$200,000 proceeds from the general obligation bond. Future road improvements will occur as money accumulates in our reserves from our operations and maintenance budget.

FEE STRUCTURE & PROPOSAL FOR NEW HOME/PROPERTY CONSTRUCTION

Several operations fees were approved to offset administrative costs for the District. The following fees went into effect September 1, 2004:

- Transfer of Ownership Fee \$50.
- Bounced check fee of \$50 for non-sufficient funds.
- Document request per page fee of \$1.25.

Additional fees or performance bonds are being discussed for activity that causes damaging impact to the roads, such as logging, well drilling, and underground utilities installation. ATMD board members are reviewing plans for additional fees on new construction/additions in Aspen Trails as well. We will let you know when the new fees are finalized. If you are planning to begin building within the next year, please contact a board member so that we may inform you of our decision on construction fees. The purpose of the fees being considered is to protect the improved roads from damage caused by development activity.

BUILDING PERMITS REQUIRED BY LA PLATA COUNTY

If you are building a new home, adding on to an existing home or adding a storage building on your property, you probably need a building permit. Please check with the County Building Department before you start.

CULVERTS

Driveways that access Aspen Trails roads must have a culvert to allow water to drain quickly off of roads and to prevent ditches from diverting water back onto the road. Property owners are responsible for maintaining their culverts and for the removal or clearance of snow, ice or sleet upon any portion of the driveway approach even though it may have been deposited in the course of the District snow removal operations.

Culvert guidelines:

Driveway culverts should not drain onto Aspen Trail's roads, as this causes damage and erosion of the roadway. If a culvert's non-performance is causing damage to the road, the property owner will be responsible for replacing the culvert and repairs to the road. The culvert must meet the specifications of the Metro District.

CONTACT INFO FOR BOARD & MEETING DATES

The Aspen Trails Metropolitan District board of directors is holding regular meetings the first Wednesday of even-numbered months this year. Special or emergency meetings are held as needed throughout the year. All meetings of three or more board members to conduct ATMD business will be posted at three locations: the Aspen Trails mail boxes, the Black Dog Tavern, and Helen's Store. The board meetings are normally held at 555 S. Camino Del Rio, Building A-4. Meetings are open to the public.

BOARD MEMBER CONTACTS

Leslie Lauth, Chairman

les@aspentrailsmd.com 240 Aspen Dr, 259-4760 (h), 247-0025(w)

Bob Foisel, Secretary

bob@aspentrailsmd.com 668 Sierra Dr, 385-5482(h), 375-1573(w)

Judy Bolton, Treasurer

judy@aspentrailsmd.com 771 Aspen Dr, 247-0893

Brian Vlass, Construction

brian@aspentrailsmd.com 240 Aspen Dr, 259-4760

PJ O'Connell, Community Liaison

pj@aspentrailsmd.com 158 Ridgecrest Dr, 247-1664