



Orchard Farms

Big Dry Creek

Metropolitan District

Orchard Farms Big Dry Creek Metropolitan District Newsletter

Fall 2016

Welcome to Orchard Farms – Big Dry Creek! This is your community newsletter so if there are topics you would like published, please contact your community manager and we will include them. Going forward the newsletter will be published quarterly.

Fall 2016

Submitting Plans for Design Review

Installing solar, a rain barrel or maybe a storm door? Making exterior changes of any kind needs prior written approval from the Design Review Committee. The purpose of the Committee is to help keep the community looking great! Remember, before you begin a project, be sure to get approval from the DRC. Just submit a Design Review Request to Bri before you expect to start your project and she will get it to the Committee for review. Within seven day of completion of your project, remember to submit a Notice of Completion to Bri. You can find all of these forms online at www.scmcolorado.com.

Fencing in Big Dry Creek

As your community grows, it's important that everyone follows the specifications that are in Big Dry Creek's documents. The fencing specifications, including the approved wood type (red cedar) and stain color (Behr Transparent Waterproofing Wood Finish Part #401 Cedar Natural Tone) are included. Please let Bri know if you have any questions.

After Hours HOA Emergency

Please call if there is a District issue that needs immediate response. This is an after hours emergency line.

(303) 872-9224 ext. 1

Website

www.scmcolorado.com
Select "Your Community"
then "Orchard Farms—Big
Dry Creek"

Your Community Manager:

Bri Yonkers
Stillwater Community
Management
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Stillwater Community Management

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Snow Removal

Snow removal within the District is handled by the District in common areas like the park and sidewalks at the community entrances when there is 2" or more of accumulation. During construction, some area that are not yet complete may not have snow removal and owners should stay out of construction zones at all times. The streets in Big Dry Creek are the responsibility of the City of Thornton. The District will wait until the snow has stopped to begin removal but there may be a small lag between the end of the storm and when removal contractors get on site. We endeavor to provide high quality service and if we miss anything, please contact SCM to get the area cleared.



District Board

There is not an HOA for Orchard Farms, all homes are governed by the Big Dry Creek Metropolitan District. The metropolitan district is a local government defined as a Special District by the State of Colorado, that sits below the state government. Unlike an HOA, the District must submit several filings to the State annually such as financial reports and election results. Elections are run once yearly in May for all special districts and those elections must comply with state election laws. The management of Big Dry Creek, because it is a Special District, needs to have an attorney to handle many of the State required filings and reports and an accountant to collect and certify tax receipts and produce financial reports. The single point of contact for any issues regarding the District is Stillwater Community Management (SCM). If you need anything District, Board or community related, please contact SCM.

Trash Can Storage



All garbage cans or receptacles shall be stored out of site (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash containers may be placed on the street for pickup after 5:00 p.m. on the evening prior to the day that trash is to be picked up. Trash containers must be properly stored the evening of pickup.