



## **Orchard Farms—Big Dry Creek Metropolitan District Summer 2017 Newsletter**

### **Annual Meeting/Community Night July 26th from 4-7pm**

The District would like to invite you to attend the annual meeting in conjunction with the first annual community night. Please come and meet your District representatives, hear updates about the community. Directly after the meeting, food and non-alcoholic beverages will be provided along with some fun activities for the kids.

A formal notice will be sent out via USPS.

### **Community Information**

Big Dry Creek at Orchard Farms is governed by a Metropolitan District. There is not an HOA at Big Dry Creek. A metropolitan district is a local government defined as a "special district" by the State of Colorado that sits below the State government which in turn sits below the federal government. Unlike an HOA, the District must submit several filings yearly to the state such as financial reports and election results. Elections are run once yearly for all special districts and those elections must comply with state election laws. This is a complex link to type:  
<http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251594652456> but the State of Colorado, Department of Local Affairs governs special districts and there is a wealth of information about special districts at this link. 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. Big Dry Creek also has a professional management company, Stillwater Community Management (SCM) to help and support the homeowners in day to day community operations and manage service contracts. If you need anything District, Board or community related, please contact Bri with SCM.

### **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](http://www.scmcolorado.com)

Select "Your Community" then "Orchard Farms—Big Dry Creek"

### **Your Community Manager:**

Bri Yonkers  
Stillwater Community  
Management  
(303) 872-9224  
Ext. 107  
[Bri.yonkers@scmcolorado.com](mailto:Bri.yonkers@scmcolorado.com)

### **Stillwater Community Management**

5690 Webster St,  
Suite 100  
Arvada, CO 80002  
p(303) 872-9224

## Yard Installation Deadlines

*DON'T MISS  
THE DEADLINE!*

Initial landscaping of all yards shall be installed within One-hundred and eighty (180) days after closing on the sale of the Unit from the Developer or Builder to the first Owner if the closing occurs during the growing season (April 1 to July 31 of the same year), or by the following June 30 if the closing does not occur between April 1 and July 31. Extensions may be granted by the ARC upon receipt of a request by an Owner (specifications will need to be provided as to why an extension is being requested).

### Fourth of July in Thornton

Tuesday, July 4, 2017 Carpenter Park Fields  
108th Avenue & Colorado Boulevard  
Starting at 4 p.m. join the City for 2017 Thornton Battle of the Bands, Beer Gardens, Food Trucks, parachutes and of course fire works! More information can be found at [HERE](#).



### Design Review Process

Tis the season for outdoor projects! Now that the weather is finally cooperating, many of you will begin painting, landscaping and other exterior improvements. Any external change to your homes must have approval before to the project being started. Please review the Design Guidelines on Big Dry Creek at Orchard Farms Metropolitan District documents page at [www.scmcolorado.com](http://www.scmcolorado.com), select "Your Community" at the top of the page, then Big Dry Creek at Orchard Farms Metropolitan District and then "Documents" in the menu on the right.

If you have done external changes without approval, please contact Bri with SCM to get the approval process started in an effort to avoid any fees, fines or violations.

Please allow up to 45 days to process requests.

### District Board Meetings

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).

### Mailbox Etiquette

Please obey all traffic laws while picking up your mail from the mailboxes. Driving down the wrong side of the road for ease of access, is not only a traffic infraction that has a 6 point penalty associated with it, but it places other's safety in jeopardy. Saving that extra 30 seconds isn't worth it. The community and the District appreciate your cooperation.