



# TimberRidge

## RESIDENT UPDATE

SPRING 2024





# Contact Information

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### **The Retreat Metro District:**

Diversified Association Management  
 Amanda Mulnix, MCMC, *Community Manager*  
 719-314-4514  
 amandam@diversifiedprop.com

### **AmCoBi:**

Water and sewer utilities. Water and sewer hookup/  
 sign-up, billing questions, service issues  
 877-410-0167

### **FAWWA (Falcon Area Water & Wasterwater Authority) :**

Russ Dykstra  
 C/O Spencer Fane  
 102 S Tejon St., Suite 750  
 Colorado Springs, CO 80903  
 rdykstra@spencerfane.com  
 719-452-8981

### **Developer:**

Classic Companies  
 Loren Moreland  
*Vice President / Project Manager*  
 lmoreland@classichomes.com  
 719-785-3270



## **Submitting Architectural Requests**

Design guidelines maintain architectural standards and provide a basis for treating all homeowners fairly and reasonably. The guidelines provide criteria for the current committee to make appropriate decisions, and for future committees to make decisions that are consistent. State orders and our governing documents give the association a legal right to enact and enforce design standards. The community guidelines spell this out so everyone understands they must comply even if they don't agree. If you plan on making ANY modifications to your home or landscaping, please review your governing documents and submit an architectural request using your homeowners' portal at: [portal.diversifiedprop.com](http://portal.diversifiedprop.com)

Any modifications completed without an architectural request may be subject to changes at the cost of the homeowner.



# Developer Update

## To our valued residents of TimberRidge

As we continue to share our community progress with you, our goal remains to offer insights into the developments at TimberRidge and Sterling Ranch. We strive for transparency in every update, clearly laying out our objectives, schedules for upcoming work, and providing thorough explanations on the status of our previously set goals—whether they were achieved or, if not, why.

I hope our continued commitment to making this area one of the most desirable master-planned communities along the Front Range is becoming more evident by the day. Thanks to a mild fall and winter, our development and construction teams were able to make up for the time we lost during the spring of 2023 when we experienced historic rainfall. Reflecting on the milestones that were outlined in our initial newsletters, along with the timelines associated with those milestones, I'm proud of our team for all that has been accomplished and look forward to a productive remainder of 2024. We truly appreciate the grace and patience extended by all of you while we have worked through the many obstacles associated with the development of a large master-planned community. As noted in our previous update, resident involvement on District and HOA boards for both TimberRidge and Sterling Ranch is key to community success. As you'll read in this newsletter, Classic recently hired an in-house Community Engagement Specialist, whose role is to foster community and camaraderie within all of our Classic Communities, including TimberRidge and Sterling Ranch.

We anticipate 2024 to be the busiest and hopefully the most productive year in terms of the construction of major infrastructure in this corridor. Coupled with what appears to be an uptick in sales activity, it is going to be a productive and exciting time in our communities. With that said, we understand the challenges of living in a new development with high levels of construction activity. We will always do our best to monitor all progress being made, but there will be challenges. Please do not hesitate to reach out to me directly with questions, comments, or concerns. We value your input and appreciate you choosing to be a valued resident within these communities!

Sincerely,



Loren Moreland  
Vice President / Project Manager



# Building Homes & Creating Community

## Get Involved and Extend a Warm Welcome!

We're thrilled to introduce Lisa Dulski as the newest addition to the Classic Homes team, stepping into the vital role of Community Engagement Specialist. Lisa's role is to enhance community spirit and collaboration within TimberRidge. Working hand-in-hand with our homebuilding teams, she aims to cultivate a strong sense of community. Her efforts will include introducing neighbors to one another and organizing engaging neighborhood events. These gatherings are perfect opportunities for residents to learn more about our communities while forming new friendships.

### Have an idea for a community event or keen on participating in future activities?

Reach out to Lisa at 719-785-3313 or via email at [ldulski@classichomes.com](mailto:ldulski@classichomes.com). Alongside community builders and the Metro District board, Lisa is dedicated to fostering a welcoming and inclusive atmosphere in TimberRidge.

## You're Invited!

### TimberRidge Spring Neighborhood Mix and Mingle

**Saturday, May 18th**  
**12pm to 2pm**

Classic Homes Model Home  
9974 Antelope Ravine Drive  
Colorado Springs, CO 80908

Vantage Homes Model Home  
9996 Antelope Ravine Drive  
Colorado Springs, CO 80908



## TimberRidge Builders



CLASSIC HOMES  
719.249.6650 | [classichomes.com](http://classichomes.com)  
Model: 9974 Antelope Ravine Dr.



VANTAGE HOMES  
719.597.6373 | [vantagehomes.com](http://vantagehomes.com)  
Model: 9996 Antelope Ravine Dr.



AMERICAN LEGEND HOMES  
719.900.4603 | [amlegendhomes.com](http://amlegendhomes.com)  
Sterling Ranch Model: 8267 Nat Love Dr.



# Metro District Update

## Welcome to the Neighborhood

On behalf of the Retreat at TimberRidge we extend a warm welcome to all new homeowners joining our vibrant community.

With the warm weather upon us, we would like to remind all residents to submit for approval for any exterior changes to their home or landscaping. Please follow the approval process in the community guidelines.

All initial landscaping plans take up to 30 days for approval so please give yourself plenty of time to submit before scheduling your contractors. If you have any questions at all, please reach out to Diversified Association Management.

Thank you for your continued cooperation and participation in making Retreat at TimberRidge a wonderful place to call home.

Warm regards,

Amanda Mulnix, CMCA, AMS  
Community Manager  
(719) 314-4514  
amandam@diversifiedprop.com  
www.diversifiedprop.com

## Become “Water Wise”

Perhaps the biggest challenge in keeping a green lawn in Colorado is the dryness. Along the Front Range, we often face weeks with little rain. Your lawn doesn’t need a ton of water, especially if you’re using the right grass for the climate. However, it does need regular waterings. In all, your lawn needs about an inch of water per week. The best time to water is in the morning. You

need to be sure to check your local rules about watering times, which can usually be found online at <https://www.csu.org/Pages/waterwiserules.aspx>. Follow these water-wise rules to responsibly and efficiently use water for the benefit of our community, neighbors and our rivers:

1. You may water up to three days a week. You choose the days.
2. From May 1 to October 15, water before 10 a.m. or after 6 p.m. to reduce evaporation.
3. Don’t let water pool on hard surfaces or flow down gutters.
4. Repair leaking sprinkler systems within 10 days.
5. Use a shut-off nozzle when washing anything with a hose.
6. Clean hard surfaces (such as driveways, sidewalks and patios) with water only if there is a public health and safety concern.

## Trash Tote Reminder

Are you paying attention to when you bring your garbage can in after its been picked up? This super important task should be completed quickly or it could drastically impact you and your neighbors. Leaving it out too long could attract unwanted furry friends in addition to becoming a target for the unpredictable Colorado wind. Bring them inside as soon as possible to comply with guidelines and to keep each other, and the community, safe!





# TimberRidge

**FILING 3** — The anticipated development of filing 3 is projected to begin in May of 2024. This will also include the construction of another channel crossing at Sand Creek and minor improvements at the intersection of Vollmer and Arroya. We expect this work to take 6 months with paving and development to be complete November 2024.

**FILING 4** — Eight 2.5 acre lots and two 5 acre lots north of Arroya Lane are in process and we hope to start development summer of 2024.

**VOLLMER SOUTH** — Our goal was to complete 90% of the work associated with this segment by the end of 2023. We accomplished this, with the balance of the work, to include cleaning up a few of the transitions in the paving to happen this spring and likely into early summer.

**VOLLMER NORTH** — Substantial progress was made over the winter as it relates to the Vollmer

north roadway segments. The project was broken into multiple phases with the first phase being from the Industrial site north to Dines Boulevard. We anticipate pavement of this segment in late April with curb, gutter and sidewalks being installed. Landscape crews continued to work through the winter on various projects in both Sterling Ranch and TimberRidge and will be on this segment throughout the spring. Our second segment is the eastern portion of Vollmer from Briargate north to Poco. There is significant grading and utilities along this section and we anticipate that this section will be paved in the next 45 days. Once paving is complete, traffic will be shifted to the east so we can continue with the third segment, which are the westerly improvements to include grading, utility extensions, curb and paving. The third segment is anticipated to take 60-90 days to complete, once we are able to shift traffic. The goal is to have this completed late summer.



Photo courtesy of Vantage Homes.



# FAWWA

**BAR-X TRANSMISSION LINE** — We are pleased to announce that while we didn’t anticipate the installation of the first phase of the Bar-X Line until spring of this year, we were able to get started prior to the end of 2023 and anticipate completion of Segment 1A by early June. This is a 24” water main that starts at the existing Tank Site on the NE corner of Sterling Ranch, the line runs east along Arroya Lane, eventually running into the Excel Energy Easement where it continues north, stopping approximately 3 miles south of Hodgen Road. Segment 1B will pick up at this location and continue north to Hodgen Road. We broke this into two segments based on the fact that where these two segments tie together requires equalization tanks. We anticipate that segment 1B will start construction late fall 2024 and wrap up summer of 2025.

**WATER TREATMENT FACILITY** — We previously anticipated that we would be through the permitting and bid process for the Treatment facility by the end of 2023, and construction taking place throughout 2024, that was a bit optimistic. We have recently finalized the bid process and by the time this newsletter makes it to you, we will have awarded the bids with construction to begin in May. This will be a 12–18-month process and we anticipate the Treatment Facility to be operational fall 2025.

**WELLS** — In the fall 2023 newsletter we anticipated the drilling of 3 new wells in TimberRidge to begin in December. This did take place with drilling completed in March. You may still see equipment on site through April as we are wrapping up development of the third and final well. These wells will not be tied immediately into the FAWWA system as it generally takes several months to get all electrical equipment set along with equipping the wells.

## FAWWA Frequently Asked Questions:

### What does the monthly fixed fee include?

The water rate billing structure includes a fixed monthly water service base fee and a residential usage charge (up to 5,000 gallons). This base fee covers the cost of the water and sewer utility’s fixed and operating costs before any service is provided. The residential usage charge is based on tiered rates.

Basic Water Meter Fee	3/4 “	31.50
Water Use Fee (up to 5,000 gallons)		16.50
Basic Sewer Fee (per single family equivalent)		41.00
CMD Clean Water Fee (per single family equivalent)		12.00



## FAWWA Frequently Asked Questions (continued)

### How do I move into higher tiers each month?

The first 5,000 gallons are included in the Water Use Fee (above). Each Tier currently includes 5,000 gallons per Tier. The tiered rates are billed in single gallon increments.

5,000 to 10,000 gallons per month	4.88	per 1,000 gallons
10,000 to 15,000 gallons per month	5.84	per 1,000 gallons
15,000 to 20,000 gallons per month	6.75	per 1,000 gallons
20,000 to 30,000 gallons per month	18.50	per 1,000 gallons
Over 30,000 gallons per month	22.50	per 1,000 gallons

### How can I monitor my water usage each month?

Get familiar with your AquaHawk tool. Log into AquaHawk by pointing your browser to: <https://sterco.utilityhawk.us>. Once on the site, select the Registration button and follow the instructions to register.

AquaHawk offers several benefits to FAWWA customers including:

- Set monthly threshold values in dollars for water and irrigation usage.
- Set Daily/Weekly/Monthly usage thresholds and get notified if you are trending to exceed.
- Provides timely alerts when problems are detected.
- You can specify how you want to be contacted: text, email, or phone.
- Easy-to-understand and use, you can access the HELP menu for specific instructions.
- Provides a “single sign on” to the payment portal with the touch of a button so you do not need to re-enter credentials.

### I have a leak in my home. Who should I call?

Please call 719-452-8981. Leave a message and someone will return the call immediately.

### There is a meter in my home connected to the internet. Can I unplug the meter if I need to use the router or the electrical outlet for something else?

No. This water meter connection is to be used exclusively for monitoring the household water usage. The usage is reported to AmCoBi who uses the information to prepare your monthly invoice and for annual reporting required by the State. If you do disconnect the meter, AmCoBi will be notified that the meter is no longer being read and you may be subject to a \$75 fee for tampering and loss of service.





## Water Wise Tip: Checking for Water Leaks

The average household's leaks can account for nearly 10,000 gallons of water wasted every year and ten percent of homes have leaks that waste 90 gallons or more per day. Common types of leaks found in the home are worn toilet flappers, dripping faucets, and other leaking valves. These types of leaks are often easy to fix, requiring only a few tools and hardware that can pay for themselves in water savings. Fixing easily corrected household water leaks can save homeowners about 10 percent on their water bills.

- To check for leaks in your home, you first need to determine whether you're wasting water and then identify the source of the leak. Here are some tips for finding leaks:
- Take a look at your water usage during a colder month, such as January or February. If a family of four exceeds 12,000 gallons per month, there are serious leaks.
- Check your water meter at <https://sterco.aquahawk.us/login> before and after a two-hour period when no water is being used. If the meter changes at all, you probably have a leak.
- Identify toilet leaks by placing a drop of food coloring in the toilet tank. If any color shows up in the bowl after 10 minutes, you have a leak. (Be sure to flush immediately after the experiment to avoid staining the tank.)
- Examine faucet gaskets and pipe fittings for any water on the outside of the pipe to check for surface leaks.
- WaterSense partners have guides and videos that you might find helpful in finding and fixing leaks.
- Arizona Municipal Water User's Association has a great Smart Home Water Guide. (<https://www.smarthomewaterguide.org/>)
- Regional Water Providers Consortium in Oregon has a number of videos on detecting household leaks. (<https://www.regionalh2o.org/water-conservation>)
- Thornton Water in Colorado provides tips and tricks to find hidden water waste indoors and outdoors (<https://www.youtube.com/watch?v=Wn4QWwIEbf0>)