

# the Village Reporter

A bi-monthly publication by,  
and for, Village residents.

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[www.thevillagecastlepines.com](http://www.thevillagecastlepines.com)

## Board of Directors Set Date and Location for 2021 Annual Meeting of the Members

Currently, the Homes Association Annual Meeting of the Members is scheduled for March 8, 2021 at 6:30 pm at Cielo at Castle Pines located at 485 West Happy Canyon Road, Castle Rock, CO 80108. While the meeting date will not change, the way we hold the Annual Meeting of the Members and the Board of Directors election will be dependent on the COVID-19 restrictions at that time. Mark your calendars for Monday, March 8, 2021 but watch for further information on the meeting in future Village Weekly emails. Watch for your Annual Meeting Information Package which will be mailed to all Homes Association Members in early February 2021.

## The Village at Castle Pines – Making the Best of 2020

**2020** has been quite a year for many of us. And through it all, the Homes Association, including Parks and Recreation, Wildlife, Emergency Services, and Metro District have been working overtime to provide fun events for residents during this unusual year. Here's a look back..."

### Homes Association

The Association opened the three Village Pools on June 8 with a reservation system that allowed for family safety by addressing the Colorado health orders. They also extended the closing of the pools with the warm fall weather. The four tennis courts, four pickleball courts, pavilion, and trails saw increased activity throughout the summer and fall months.

### Parks and Recreation

The Parks and Recreation Committee kept the fun coming in 2020. From Frisbee Golf, to movies in the park, the Chalk Art contest to the drive through Fourth of July picnic, there has been plenty of celebration in the Village.



Oktoberfest activities included music from "Austrian Connection."

### Pumpkin Carving Contest a Ghoulish Good Time!

Creativity abounds in the Village as evidenced by the carved pumpkins submissions for the contest. Thank you to all the residents who participated and congratulations to the winners!



Pearce and Laine Martin

### Wildlife

Annually, the Wildlife Committee plans several events for our community. This year, they pulled together their creative juices and organized a "Virtual Talon Talk". On October 16, Devin Jaffe of Nature's Educators virtually presented several live birds of prey, provided great general raptor information, and allowed time for questions from our several residents who attended the Zoom presentation.

### Garden Club

We appreciate the volunteers of the Garden Club who maintain the beautiful gardens at the Village Lake Serenity Garden.

### Emergency Services

On October 31, Emergency Services continued their tradition of the Annual Pancake Breakfast. With reservations and social distancing, families were served breakfast throughout the Home Association building including their offices.

**Metro District**



**Metro Annual Picnic 2020**

In lieu of the annual Castle Pines Metropolitan District's Community Picnic, the Metro District hosted a "Drive-Thru" picnic on August 15. The Village Ambassadors greeted and served over 1,000 catered meals.

**Make sure you check out the Village Weekly emails for upcoming events and activities. Your support and participation of the events makes it more fun for everyone...even in these difficult times. Together let's make it a great 2021!**

**Ask the DRC**

**Builder/Contractor Parking Plans**

**Q. I am having some construction done on the inside of my home. Do I need to contact the Homes Association or Design Review Committee?**

**A.** Yes, when any construction (interior or exterior) or landscaping is planned, residents are required to submit a parking plan to Emergency Services (ES) detailing the dates of expected work, contractor's name, number of vehicles expected, and where the vehicles/equipment will be parked.

The DRC reviews and approves requests only for exterior construction or landscaping and has no concerns with interior remodels. The Parking Plan Form is located at [www.thevillagecastlepines.com](http://www.thevillagecastlepines.com).

**Q. What if my construction/landscaping requires a dumpster and/or outdoor toilet? Do I need to have these approved?**

**A.** Yes, the ES Administrator can assist you with the approval and location of these items related to your construction. All dumpsters and portable toilets must be on the resident's property. For the sake of the community and your neighbors, please minimize the time dumpsters and toilets are on the property and have them dumped or cleaned regularly. The ES Administrator can be reached at 303-952-0924.



**The Emergency Services Pancake Breakfast was a huge success.**



**From the staff at the Village Reporter**



**Be In the Know**

The CPHA uses a variety of communication vehicles to keep you informed about the Village including:

- **The Village Weekly** – an email newsletter sent every Friday afternoon.
- **The Village Reporter** – our bi-monthly print newsletter sent to your home by USPS.
- **The Village Website** – [www.thevillagecastlepines.com](http://www.thevillagecastlepines.com)
- **Coffee with the Manager** – meet General Manager Mark Larson (virtually these days) to hear about what is happening in the Village.
- **Board Meetings** – Village residents are invited to attend the monthly Board meetings (virtually these days), the third Thursday of each month.
- **Annual Meeting of the Members** – held yearly in March with opportunity to provide input, ask questions and vote for your Board members.

If you are not currently receiving The Village Weekly or if you have any questions, please give us a call at 303-814-1345 or send an email to [admin@thevillagecastlepines.com](mailto:admin@thevillagecastlepines.com).

**More creative pumpkin carvings**



Leo, age 11



Burke Family – Ages 5 and 8

**Winter is Coming! Be Prepared!**

It is that time of year when the weather is changing so it is important to be prepared, especially when you are driving. Many head to the mountains where snow is possible, if not likely. Be sure to carry a survival preparedness kit in your car just in case. The kit should include:

- Properly inflated spare tire, wheel wrench and jack
- Shovel
- Water
- Jumper cables
- Bag of salt (or cat litter) for traction or to melt snow
- Flashlight and extra batteries
- First aid kit
- Nonperishable, high energy foods like nuts or dried fruit
- Blanket, mittens, socks and hats

Taking the time to be prepared for any adverse weather conditions will help ensure a safe and enjoyable road trip.



**WINTER DRIVING**

- Please watch out for snow plows
- Slow down on icy roads
- Watch out for wildlife

# Metro District

## Castle Pines Metropolitan District

### Irrigation Conservation – Thank You!

**B**ack in August of this year, the Castle Pines Metro District asked residents and sub-associations to reduce their irrigation schedules. We had a record-setting year with water demands for the Village and you helped reduce those demands with your efforts. Factors that influenced the need to request your help included a temporary mechanical failure on one of our wells, very hot and dry weather conditions, and increased demands as a result of more people staying at home. Together, the Village community stepped up and helped see us through these unusual circumstances.

The District recognizes the need to improve the robustness of our system and is moving forward on construction of a new Arapahoe well as a part of our Long-Range Water Master Plan. This well, in addition to future water sources, will help the District in the years to come.

We want to thank you for your participation in this conservation effort. Together, we saved an average of almost 400 gallons per minute on our water system District-wide! That's about an 18% reduction as a result of your efforts!

Thank you again for your help and support! You have made a difference!

### Metro District's Citizen Committees

**T**he Castle Pines Metro District added three committees this year to assist the Board and staff. The three committees are:

#### Communications Committee

The Mission of this Committee is to promote positive, proactive, and transparent communications to and from the residents of The Village at Castle Pines. The Committee makes recommendations to the Board of Directors to include the creation of a communication plan, separating the duties/responsibilities of the CPHA & CPMD entities, updating the website, use of flyers, newsletter, and independent Metro Eblast. The focus will be Water, Roads, Projects, and Education. The committee will encourage dialogue with the community. The com-



mittee will also engage with an independent marketing and design professional to support the scope mentioned above.

The committee members are:

- Pam Kelly – Chair
- Cynthia Cerny
- Mike Vernon
- Dave Wood
- Tad Walden – Board member representative
- Sue Mantz – staff
- Burt Knight – staff

#### Water Master Plan Committee

The Committee is responsible for providing recommendations and community input to the Board and the District Manager concerning water-related, long-term strategy, plans, operational practices, and decision making.

The Water Committee, working closely with the District Manager and the Board liaison, intends to focus on the following areas over the next six months:

- Participate in the creation and roll-out of a Water Conservation Program by spring of 2021.
- Participate in optimizing maintenance plans and the associated funding needs.
- Participate in developing mitigation strategies related to unaccounted water and the associated funding needs.
- Participate in the development of the Water Long-Term Strategy and Master Plan.

The committee members are:

- Kim Dadlani – Co-Chair
- Tom Napolilli – Co-Chair
- David King
- Tom Miller
- Lon Stuebinger
- Dick Munday – Board member representative
- Burt Knight – staff

#### Infrastructure Committee

The Committee is responsible for providing recommendations and community input to the Board and the District Manager concerning the development of a long-range roadway master plan that includes a systematic, unbiased approach for the determination of the level of future maintenance on each of the District's roadways and other infrastructure needs. The detailed focus will be on the 5-year plan with consideration for the 10-year or life of the roadway treatments. The Committee makes recommendations to the Board of Directors concerning the District roadways including drainage and infrastructure impacting and/or impacted by the roadways.

The committee members are:

- Cassie Vetter – Chair
- Bill Dehn
- Doug McBee
- Vic Pluto
- Norm Steinke
- Mike Lanam – Board member representative
- Burt Knight – staff

Stay tuned for Committee updates, coming soon!

## 2020 – Metro’s Year in Review

Metro’s Board of Directors and staff members worked diligently throughout the year providing water treatment, sewer collection, roadway maintenance, and storm drainage maintenance services to the homes and businesses in The Village at Castle Pines. Following are some of this year’s highlights:

- Three citizen committees formed to help assist the Board and staff:
  - Communication Committee – Chaired by Pam Kelly
  - Infrastructure Committee – Chaired by Cassie Vetter
  - Long-Range Water Master Plan Committee – Co-Chaired by Kim Dadlani and Tom Napolilli
- Produced approximately 465 million gallons of water during 2020. Officially 443 million gallons as of October 31, which is more than any other year. This is the highest amount produced in the history of the District.
- Board approved the drilling of a new Arapahoe well. The design will start in 2020, with the completion in 2021.
- Started using a new ice removal product, Ice Slicer. This product is used before the snow accumulates to aid in the melting process. This helps to reduce the amount of salted sand used on the roads and also reduces the amount of street sweeping required.
- Replaced Water Treatment Plant #2 Roof.
- Inspected 50,000 feet of sanitary sewer and manholes.
- Repaired old valves and operational equipment at the District’s two booster pump stations.
- Completed major emergency repairs for two Arapahoe wells.
- Performed preventative maintenance at our two water treatment plants.
- Replaced influent meter and two air valves at water treatment plant #2.
- Completed several significant roadside drainage maintenance projects.
- Upgraded Village Lake irrigation pump house equipment.
- Efficiently provided sanding and snow removal services on 88 lane miles of roadway throughout the winter months.
- To help with fire mitigation, the District annually provides a spring brush/tree limb collection for the homeowners and that was offered to homeowners in May of 2020. A second brush cleanup was added this year in October 2020.
- Completed the fifteenth year providing landscape maintenance services to Castle Pines Homes Association for the Village. The landscape contract includes maintenance of the Canyon Club, Fitness Center, trail system, and open space areas.
- The Accounting Department has 900 residents who participate in the automatic debit payment (ACH) plan for their water bills each month. The homeowner’s bank ac-

count is debited on the 25th of the month for the balance due on their prior month bill.

- The District also has 379 customers who have set up a log-in to view their water billing account on-line, through WebShare. They can view the account set up, view past statements, see the balance due and payments received. Homeowners can also go “paperless” and set up notifications for e-statements, instead of receiving them in the mail.
- Credit card payment options for water bills were implemented at the beginning of 2020.
- The District has received the Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association (GFOA) for the 22nd consecutive year. The application for 2019 has been submitted for review.
- On August 15, the District hosted the 2020 Drive-Thru Community Picnic at the Metro office. Occasions Catering served 1,050 meals. The Village Ambassadors welcomed the picnic patrons.



### Castle Pines Metropolitan District

5880 Country Club Drive, Castle Rock, CO 80108  
303-688-8330

email: [Info@castlepinesmetro.com](mailto:Info@castlepinesmetro.com)  
[www.castlepinesmetro.com](http://www.castlepinesmetro.com)

Hours: Monday – Friday, 8 am to 4:30 pm

**Burt Knight, District Manager**

#### BOARD OF DIRECTORS

Rick Huser, *Chairman*  
Mike Lanam, *Treasurer*  
Tad Walden, *Secretary*  
Dick Munday, *Director*  
Craig Sundquist, *Director*

The Metro Board of Directors meets on the third Thursday of the month at 6 pm at the Metro District office. Meetings are open to the public. Please call to confirm date and time.

## Manager's Report

"Just Another Day in Paradise"



It is getting close to bidding 2020 farewell, hard to believe but the holiday season is upon us once again. While this year has been a difficult one, the volunteers, employees and residents have once again shown why The Village at Castle Pines is a wonderful place to live and work. Throughout the year I enjoyed meeting new residents and visiting with long-time residents as they enjoyed

the Village facilities and events. It was great seeing many of you at one or more of the community functions over the last several months. The OctoberFest, while not the normal type of event, was a success with great food, music, a drive-in movie and fantastic weather. Once again Emergency Services put on a delicious pancake breakfast. Nearly 400 residents were served breakfast provided by the Emergency Services staff, all while maintaining social distancing and occupancy mandates.

As we near the end of 2020, I would like to take this opportunity to thank the many volunteers within the community who I work with daily. During my nearly 21 years with the Homes Association, five as Chief of Emergency Services and the last sixteen as your General Manager, I have learned so much from these professional volunteers. Their willingness to volunteer their time and expertise is one of the reasons the Village remains a world-class community. It is a pleasure to work with them, and the Village is a solid community because of their dedication.

I would also like to thank my staff for their hard work and dedication over the past year. The Emergency Services officers work diligently to make the Village the safe, secure community for which it is renowned. The Homes Association staff consisting of Margie Cheatum, Linda Matthews, Mikayl Bristol, Nathan Nicholas and Kevin Olsen continue to provide you with first class service. If you have done a landscaping project this year or had questions concerning your landscaping, you have had the opportunity to work with Dave Cooper or Bill Holwell, our landscape technicians. Dave and Bill have a wealth of information and expertise and are only a phone call away. At the Fitness Center, Kris Anderson, Cindy McKinnon, Paddy-Jo Nimitz and Kay Scribner cheerfully staff the facility to maintain it in top condition. These employees, along with the many community volunteers make a great team dedicated to maintaining this world-class community.

As you are traveling the Village roadways this holiday season and throughout the year, please remember that the speed limit for most of our roads is 25 MPH. The extra minute you save by not obeying the posted speed limit or traffic control signs is not worth the safety of others on the roadways.

As we say goodbye to 2020 and look forward to a prosperous new year, my entire staff and I wish you a happy, healthy, and safe holiday season.

Respectfully,

Mark G. Larson – General Manager

## 2021 Homes Association Budget Approved

During the CPHA Board meeting held Thursday, November 19, the Board of Directors approved the Homes Association budget for 2021. Mark Larson, General Manager presented the budget summary, new capital projects planned for 2021 and answered questions on the Homes Association budget. This year the proposed budget was the main topic of discussion at Coffee with Manager events held in August and October. Assessments for custom homes/lots will remain at \$300.00 per month and alternative homes/lots will remain at \$225.00 per month. The Board recognized the hard work and long hours spent by the members of the Long Range Planning and Finance Committee, Bruce Campbell (Chair), Jim Lovell, Bill Smith, Len Jacob, Kim Lyon, Dan Olsen, Wendel Kurtz and Mike Porter who have worked to put the 2021 budget together. The 2021 budget summary will be mailed to the members in early February in the Annual Meeting Information packet.

## Homes Association Resident Survey

In late November, each Homes Association member received a survey document in the mail. The survey was prepared by the Homes Association Board of Directors and was designed to obtain information on why you moved into the Village, what amenities and events you enjoy and how satisfied you are with those amenities and events, and lastly, what communications avenues you use to get information on Village activities and news. The Board of Directors would like to thank everyone who took the time to complete and return the survey. As of the writing of this article we had not received data from the survey, however, once we do receive that information, we will provide what was learned.





## Officer of the Quarter

Patrol Officer Jacob Wright was born and grew up in Irving, Texas, a city that averages one inch of snow per year and four tornados per year. So, when asked what he likes most about Colorado, Jacob is quick to praise the mountains, the snow, and the beautiful weather. Jacob began his career in Emergency Services as a Gate Officer in January of this year and was soon chosen to become a Patrol Officer.



Patrol Officer Jacob Wright

His professional attitude, strong work ethic, and sense of humor have made him a favorite with the residents of the Village, while earning him the admiration of his peers. It is in recognition of these qualities that Jacob has been selected as Employee of the Quarter.

In his spare time, Jacob enjoys a host of nerdy pastimes which include reading science textbooks. While on duty, he gives credit to his coworkers for making his job so enjoyable.

If you run into Jacob during the performance of his patrol duties, please congratulate him on being honored as the Employee of the Quarter for the final quarter of 2020.



A Blue Jay enjoying the first snow. Photo by Ron West

## Holiday Safety

No holiday celebration would be complete without a feast, but keep in mind that residential fires during the holiday season are more frequent, costlier, and deadlier than at any other time of the year. According to the US Fire Administration, cooking is the leading cause of holiday fires. It's easy to become distracted while cooking with a house full of people. Never leave the stove unattended and if you deep-fry your holiday turkey, do it outside on a flat surface at least 10 feet from the house. Candles are another hazard for fire. Never let candles burn through the night and keep them out of the reach of children and pets. Keep your fresh tree watered and do not use light strings with frayed or cracked wires.



**“According to the US Fire Administration, cooking is the leading cause of holiday fires.”**

As we wind down what has been a trying year, take a few extra precautions to make sure you have a safe holiday and happy new year.

### Castle Pines Homes Association & Emergency Services

688 W. Happy Canyon Road, Castle Rock, CO 80108  
Office hours: Monday - Friday, 8 am to 5 pm  
[www.thevillagecastlepines.com](http://www.thevillagecastlepines.com)

**CASTLE PINES HOMES ASSOCIATION (CPHA)**  
303-814-1345

Mark Larson, *General Manager*  
Margie Cheatum, *Accountant*  
Linda Matthews, *Executive Assistant/DRC Administrator*  
Kevin Olsen, *Compliance Coordinator*  
Mikayl Bristol, *Administrative Assistant*

**EMERGENCY SERVICES (ES)**  
303-688-6446

**CPHA BOARD OF DIRECTORS**  
Doug Cooper, *President*  
Chuck Skinner, *Vice President*  
Frank Jacobsen, *Treasurer*  
Wendy Ingraham, *Secretary*  
Al Notary, *Assistant Treasurer*



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**THE VILLAGE REPORTER**

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**Reporter Staff**

- Area News - Linda Battin, Maureen Kowalsky
  - Ask the DRC - Linda Matthews
  - Events & Activities - Joyce Paloma
  - Parks & Recreation - Wendy Ingraham
  - Wildlife - Gina Gerken
  - Metro District - Carolyn Frainier
  - CPHA - Linda Matthews, Mark Larson
  - Emergency Services - Steve Camino
  - Real Estate - Rosemary Nigh
  - Photography - Alan Treibitz
  - Proofing & Editing - Linda Matthews
  - Copy Editor - Beth Westberg
- villagereporter@thevillagecastlepines.com**

If you are new to the Village, call or email Susan Clifford for the Welcome Packet: 303-660-6323 or sclifford@estreet.com

Please note: CPHA permission is required by the General Manager of the Homes Association for any professional/commercial filming or photography on CPHA-owned property or at CPHA-funded events/activities.

For more Village news, sign up for weekly email: [mikayl@thevillagecastlepines.com](mailto:mikayl@thevillagecastlepines.com)



Bull Elk - Photo by Dick Vogel

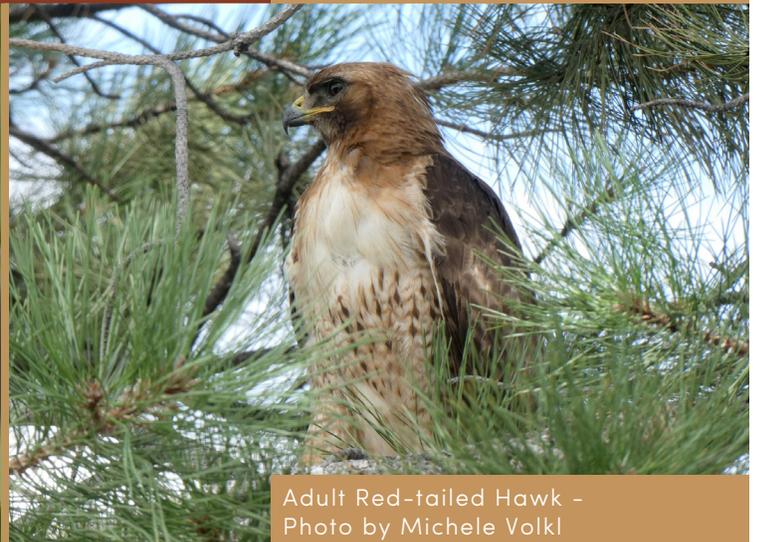
**HAPPY HOLIDAYS  
FROM THE  
WILDLIFE COMMITTEE**



Young Black Bear - Photo by Angela Japha



Female Broad-tailed Hummingbird on Nest - Photo by Cindy Kristensen



Adult Red-tailed Hawk - Photo by Michele Volkl