

Golf Course Native Areas, Neighborhood Open Space, Individual Lot Landscape and Irrigation, Reservoir Water Levels Update

July 15, 2022



This is an update to all lot owners and residents of Heron Lakes, otherwise known as Berthoud Heritage Metropolitan Districts 2, 4, 6, and 8.

Berthoud Heritage Metropolitan District uses email to communicate. If you are not receiving the District emails you are missing out on very important information. Please go to the District web site and join the e-mail list, click on the tab on top right of the web page to join.

If you have any questions or concerns about this update or any other topic please contact the Berthoud Heritage Metropolitan District (District) at:

BHMD

2375 TPC Parkway Berthoud, or
CO 80513

Phone: 970-488-2828

E-mail: Manager@bhmds.com


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This update will include information about the following:

Revisions to the Non-Potable Irrigation System
Residential Irrigation System Audits
Golf Course Native Areas
Subdivision Greenbelts/Open Spaces
Common Area Landscape Improvements
Reservoir Water Levels

In addition to the memo below please see the attached exhibits:

Exhibit A – Heron Lakes Maintenance Exhibit

Exhibit B – Heron Lakes Irrigation Area Map and Watering Schedule

Revisions to the Non-Potable Irrigation System:

Homes that are connected to the Non-Potable Irrigation System should be aware that the system is designed to be Zoned and that the metro district will soon have the ability to turn on/off a valve that will control water flow to each lot.

Townhomes: Currently, each Townhome owner is being billed monthly during the irrigation season. The Berthoud Heritage Metropolitan District will work with the Townhome HOA to revise this. The plan starting in 2023 will be to bill the HOA annually, at the end of the irrigation season, for their usage. The Townhome project has a master meter and is controlled by the Townhome HOA. Any questions or concerns about the Townhome landscape/irrigation should be directed to the Townhome HOA:

Blakelee Kidder, CMCA

HOA Property Manager Vintage Corporation

4631 20th Street Road Suite 100

Greeley, CO 80634 Office

970.353.3000

Fax 970.352.1320

bkidder@vintage-corp.com

Patio Homes: The Metro District has been coordinating with the Patio Home HOA management to work towards a smooth transition for when these control valves go back into use. If you own a patio home, and have questions, please reach out to your HOA management. Under no circumstance should a patio home owner make changes to their irrigation clock, irrigation system etc. Any changes shall be managed by your Patio Home HOA.

Single Family Homes:

Each homeowner has 2 different valves in the back of their yard

- 1) an electronic valve and
- 2) a manual supply valve.

The manual valve can isolate a property if there is a catastrophic failure of the home's irrigation system.

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The design of the system intended for the electronic valves to be controlled by an irrigation clock in which each homeowner was assigned a designated water window in which the electronic valve would be open supplying water to a home. This is intended to centralize irrigation so that in the event of rain we can put the entire system on hold and conserve water. Last season, there was a communication failure on the central system that caused valves to not open properly, thus every electronic valve was bypassed. This means when an irrigation system is programmed it will run at those programmed times regardless of weather conditions. The intention is for the irrigation operator to shut down the system in the event of rain, so that individual homeowners do not need to mess with their irrigation clock. We have received the firmware update to our communication system that we believe was responsible for the failure. We have been running what I call ghost programs, where we run as though we are controlling the electric valves, even though they are all bypassed, to see if the program is working properly. To this point, these programs are functioning as they should. This means that we will begin the process of activating the electronic valves again. We feel as though many homeowners are going to need time to address their clock programming as many are watering outside of their assigned water window. If you have any questions about your assigned water window, please reach out so your irrigation system can get programmed properly. This is not something we are going to go live within the next couple of days, but we are shooting for an August 1st target date to make sure all homeowners have enough time to address their irrigation systems and that we are completely confident on our side.

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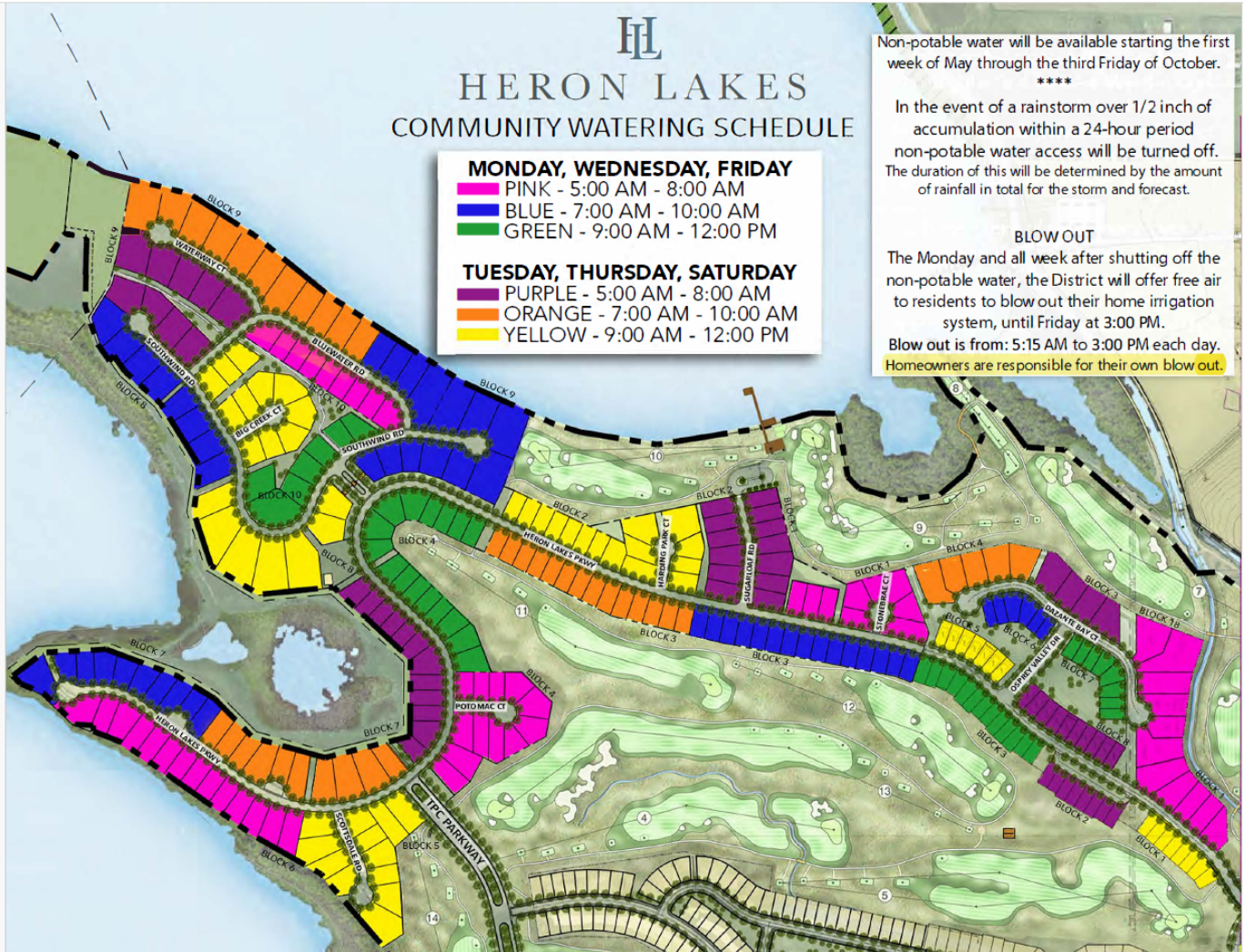
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Monday, Wednesday, Friday

Pink: 5am to 8am
 Blue: 7am to 10am
 Green: 9am to 12pm

Tuesday, Thursday, Saturday

Purple: 5am to 8am
 Orange: 7am to 10am
 Yellow: 9am to 12pm



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Residential Irrigation Water Usage Audits:

A repeating theme in this memo... water in the Front Range of Colorado is an incredibly valuable resource. A properly tuned irrigation system can make a huge difference in both the health of the landscape and a significant reduction in the amount of water needed. As the warm summer continues in Northern Colorado, we are all running our irrigation systems at maximum capacities, and many are starting to see some inconsistencies in their yards. Often, this means an irrigation system needs to be audited for proper coverage. We have found a resource from the Northern Colorado Water Conservancy District (NCWCD), in which they will come perform an irrigation audit on homeowner's irrigation systems free of charge. This process entails checking for proper nozzle clearance, rotors rotating properly, proper pressure, and any other underlying issues that would lead to poor coverage. On the golf course, we will perform this process 2-3 times annually to ensure that our irrigation water is getting to where we intend. Often, we find that this helps to reduce our water demands, while also raising our turf quality. The link below will lead you to the NCWCD and there is a simple form to fill out to get on the list to have them audit your system:

<https://resourcecentral.org/slowtheflow/residential/>

This is a crucial step in doing our part to use the least amount of water needed to produce a quality yard. Water is a very precious resource, and we must do all that we can to maximize the commodity. If you have any questions, feel free to reach out and hopefully we can help point you in the right direction.

Golf Course Native Areas:

The native areas of the golf course were designed to be a continuous stand of fescue. This native is very hardy but needs some moisture to establish. We have not been fortunate enough to get natural rain/snow enough in many areas to establish this native. So we will be overseeding with a more drought tolerant mix of grasses that will more similarly mimic the grasses that were on the site before the development of the golf course.



The desired look of the fescue areas



Drought tolerant prairie grasses to be overseeded in more dry areas.

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Subdivision Greenbelts/Open Spaces:



The Heron Lakes Subdivision was required by the Town of Berthoud to submit for approval a neighborhood landscape plan. What has been installed so far is generally consistent with the approved plan. However our sub-par maintenance practices combined with some very dry years has resulted in common areas that need improvements.

The vision for the common areas is to provide a series of open spaces that are beautiful, are respectful of the design of the neighborhood and the golf course and that is drought tolerant and can be maintained in a sustainable responsible way.

We also have put additional focus of plantings and maintenance in the most public portions of the neighborhood including the clubhouse and pool. Below, in **Common Area Landscape Improvements** we describe some new landscape enhancements that are planned.



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As the community continues to grow and we continue to work towards providing our residents with a beautiful, yet ecologically friendly set of community open spaces, we have begun working on a few major processes to help deliver the product that was intended. We have begun a regimen of fertilizer and increased irrigation to increase growth rate and help the grasses fill in. As we have continued to push fertility on the green spaces, we have begun to see increased desirable grass density, which will allow us to get more aggressive in the removal of undesirable grasses. We will begin to spray out undesirable grasses in our communal areas where we no longer need them to give an appearance of a dense turf stand. This may lead to certain turf varieties going yellow/brown, this is to be expected as we are intending to remove those varieties. Our communal areas are intended to be comprised of 4 different varieties of fine fescue so many of the grasses that we will be removing are tall fescues, bluegrasses, fox tail, and sedges. We have been pleased with the improvement in density in the past month and we will be reapplying our fertilizer application in the coming weeks, to continue to improve the stand.



Greenbelts showing increased density



Weeds dying after herbicide application

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Neighborhood Trees:

There are a number of open space trees that are dead or struggling. Our team has identified with an Orange Flag those trees that we are keeping an eye on and providing some TLC for. Trees with Pink Flags will be removed and replaced. The plan is to replace these trees in the fall when survivability is the highest.



Trees flagged with pink flags will be removed and replaced.



Trees flagged with pink flags will be removed and replaced.



Trees flagged with orange flags are receiving extra care and will be replaced if they don't recover.



Trees flagged with orange flags are receiving extra care and will be replaced if they don't recover.

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Common Area Landscape Improvements:

The Heron Lakes Subdivision was required to submit for approval a neighborhood landscape plan. What has been installed so far is generally consistent with the approved plan. The Heron Lakes development team along with the Berthoud Heritage Metropolitan District are currently working on revised enhanced landscape plans for certain areas within the Common Areas.

Rookery:

The enhanced landscape plan for the entry area to The Rookery includes stone boulders, berming, irrigated turf, flower beds, ornamental grasses, and perennials. This area will have a character similar to the entry to the Clubhouse.

Medians in TPC Parkway and Grand Market:

The initial vision for these medians long term is to have a similar character as the entry to TPC Sawgrass. One issue that has come forward is traffic, especially construction traffic, making turns do not stay on the pavement and damage the landscape. So in response we will be working on landscape enhancement in these median areas which will improve the aesthetic while protecting the medians from drivers cutting the corners. Improvements may include stone boulders, flower beds, ornamental grasses, and perennials.



Here are a couple of pictures of areas where traffic are cutting the corners of the medians/corners.

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Reservoir Water Levels:

The Heron Lakes Development Team and the District Manager have fielded a lot of questions and concerns about the water levels in McNeil/Welch Reservoirs.

Some facts:

- a) Heron Lakes and the District do not own water in either Lonetree or McNeil/Welch Reservoirs.
- b) The reservoirs are owned and operated by independent companies.
- c) These bodies of water are human-made and are not natural lakes.
- d) Their sole purpose is to store and deliver water.
- e) The levels of the reservoirs will go up and down throughout the year.
- f) In addition the reservoirs may fill to different levels on a yearly basis depending upon the mountain snowpack, rainfall, temperatures, etc.
- g) The Heron Lakes Development Team and the District Manager have absolutely no control over the levels of the reservoirs.
- h) The water is owned by shareholders, and when the shareholders ask for their water the reservoir company is obligated to release the water.

2022 Update:

This update is based on the best information we have and is intended as informational only. This information may or may not be entirely accurate and is subject to change.

Annual Snowpack:

2021/2022 was a strange snow year in the sense that we had nearly normal snowpack at one point this spring but the severe winds <https://phys.org/news/2022-05-colorado-unusually-windy.html> evaporated some of the snow before it melted. There was also a cold snap up high in the mountains that delayed the run-off. By the time the run-off really got going the farmers who own water rights had already started calling for water, so a number of front range reservoirs were unable to fill this year. Lakes with senior rights (Lonetree) were able to fill. Lakes with junior rights (McNeil/Welch) were not. Each water year is unique. If you desire the lakes to be full, please pray for snow.

Lonetree Reservoir:

Lonetree Reservoir is a more senior water right and has the right to fill earlier in the year than most of the surrounding reservoirs. Lonetree also has the right most years to do a winter fill which may get the reservoir "mostly" full through the winter. This year so far has been a mostly normal year for Lonetree Reservoir.

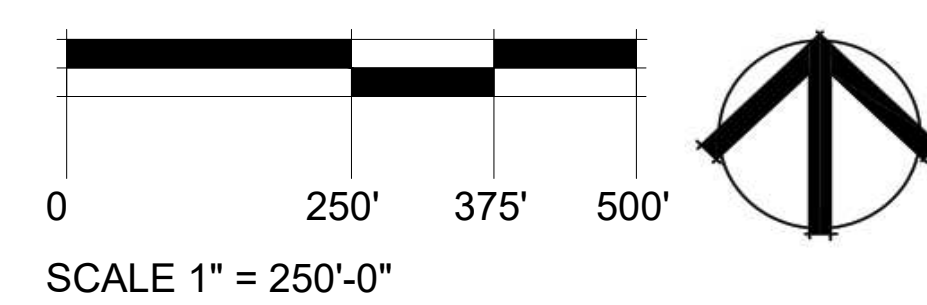
McNeil and Welch Reservoirs:

McNeil/Welch Reservoirs are connected by a pipe and raise/lower together. They are owned and managed by the same reservoir company. McNeil/Welch Reservoir are an approximate 8 feet below full and are not expected to fill this year. The Heron Lakes Development team is working on a weed management and seeding plan for the northern end of McNeil Reservoir. Expect to see a crew out working on the weeds and seeding the banks and the bottom of the reservoir with a native grass/wetland plantings mix this fall/winter.



HERON LAKES - MAINTENANCE INDEX

06.20.22



MAINTENANCE INDEX

METRO DISTRICT MAINTAINED

- COMPLETED LANDSCAPE - ACCEPTED BY DISTRICT
- LANDSCAPE - NOT ACCEPTED BY DISTRICT BUT WITHIN PUBLIC ROW - MAINTAINED BY DISTRICT (THIS ALSO INCLUDES TREE LAWN AREAS IN FRONT OF PRIVATELY OWNED LOTS THAT ARE NOT DEVELOPED)
- TOWN TRAIL PARCEL - MAINTAINED BY METRO DISTRICT

DEVELOPER MAINTAINED

- NON-IRRIGATED NATIVE (TO BE MAINTAINED AS NEEDED)
- LANDSCAPE AREAS - NOT YET ACCEPTED BY DISTRICT FOR MAINTENANCE (TO BE MAINTAINED BY DEVELOPER)