DANCING WILLOWS METROPOLITAN DISTRICT
REGULAR MEETING AGENDA

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
Robert Faiks	President	May 2025
Douglas Cox	Vice President	May 2023
Ron Petroff	Secretary	May 2023
Susan Root	Director	May 2025
Kirk Oglesby	Director	May 2025

PLEASE NOTE DATE AND TIME

DATE: **Thursday June 9, 2022**
TIME: **6:30 p.m.**
PLACE: **Dancing Willows Club House**
11893 West Long Circle
Littleton, CO 80127

1) **PUBLIC COMMENT: (For non-agenda items, 3-minutes time limit per speaker)**

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2) **ADMINISTRATIVE ITEMS:**

a. Call to Order
b. Present Disclosures of Potential Conflicts of Interest
c. Approval or Amendment to the Agenda
d. Review and Approve the Minutes of the May 1, 2022 Meeting (enclosure)

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3) **DIRECTOR POSTITIONS:**

a. Introductions of Newly Elected Board Members
b. Election of Officers

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4) **FINANCIAL ITEMS:**

a. Ratification/Approval of Payment of Claims (enclosure)
b. Approve Financial Statements and Cash Position (enclosure)
c. Conduct a Public Hearing to Amend the 2021 Budget (enclosure) *possibly not needed*

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5) **HOA REPORTS:**

a. Patio Homes
b. Townhomes
c. Condominiums

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6) **MANAGER'S REPORT:**

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7) **DIRECTOR'S ITEMS:**

a. Pool Update
b. Clubhouse Re-Keying (enclosure)
c. Clubhouse Awning (enclosure)
d. Clubhouse Holding Cabinets (enclosure)
e. Clubhouse Tables (enclosure)
f. Sewer Line Issue (enclosure)

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8) **COMMITTEE REPORTS:**

a. Appointment of Board Member Committee Leads
b. Communications Committee
c. Landscaping Committee
d. Street Committee
e. Clubhouse Committee
f. Financial Committee
g. Monuments Committee
h. Snow Contract/Removal Committee
i. Pool Committee

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9) **OTHER:**

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10) **ADJOURNMENT:**

THE NEXT REGULAR MEETING IS SCHEDULED FOR THURSDAY, SEPTEMBER 8, 2022

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
Tuesday, March 1, 2022

A special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on Tuesday, March 1, 2022, at 6:30 PM

ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were present:

In attendance were Directors:
Robert Faiks, President
Doug Cox, Vice President
Ron Petroff, Secretary
Bob Wessels, Treasurer
Lee Jennings, Director

Other participants identified in attendance:
Marcos Pacheco, CRS of Colorado
Bill Anderson
Carol Swomley
Larry Stearns
Jon & Gloria Steinmetz
Susan Root
Judy Jennings
Robert McKenry
Kirk Oglesby
Bill Clore
Patrick O'Keefe
John Wheat
Linda Davis

PUBLIC COMMENT

No public comment.

CALL TO ORDER
DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:34 PM. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

The Board reviewed the agenda and added roadwork proposals to Directors Items. Upon motion by Director Petroff and second by Director Faiks, vote was taken, and the motion carried unanimously.

MINUTES

The Board reviewed the minutes of the December 10, 2021, Meeting. The Board approved the December 10, 2021, minutes subject to the requested changes. After changes are made, the revised minutes will be distributed to the Board, prior to being posted to the website as final. Upon motion by Director Jennings and seconded by Director Cox, vote was taken, and motion carried unanimously.

DRAFT SUBJECT TO BOARD APPROVAL

RECOGNITIONS

Director Faiks gave recognition to Directors Wessels and Jennings. Thanking both for their time and dedication to the District and its residents. He noted that Director Jennings' commitment to bettering the snow removal and road conditions throughout the District has been extremely successful.

Director Wessels spoke in appreciation of the volunteers and committees and asked each committee head to note the volunteers whose efforts should be recognized.

- Landscape Committee – Director Jennings applauded all the volunteers and specifically wanted to thank Carol Swomley, Gloria Steinmetz and Judy Jennings.
- Street Committee – There are no volunteers at this time.
- Monuments Committee – Director Jennings is in need of volunteers.
- Club House Committee - Director Cox recognized Linda Davis and Nancy Carson as always being on call to help. Nancy Carson also manages the reservations of the clubhouse.
- Pool Committee – Due to COVID, the pools activity has dropped and there were no volunteers.
- Communication Committee – Recognition to Linda Davis, Linda Sterns and Jo Wessels for the excellent efforts in publishing the DW United, keeping the residents informed about snow removal, and many other various newsworthy information.
- Snow Removal and Contact Committee – Director Jennings noted this is done at the HOA level.
- Financial Committee – Bill Bristol, Patrick O'Keefe and Linda Rohlman are commended for their insights and opinions.

Director Wessels motioned to recognize each volunteer with a gift of $100.00. Upon second by Director Jennings, vote was taken, and motion carried unanimously. Director Wessels will work with CRS to distribute gifts to all recognized volunteers.

There was one ddditional recognition given for the painting provided by the Danford family. This is an original piece and is now on display above the fireplace in the clubhouse.

FINANCIAL

Approval of Claims: The Board reviewed claims to be ratified represented by check nos. 2809 - 2823. Director Faiks moved to ratify the claims, upon second by Director Jennings, vote was taken, and motion carried unanimously.

DRAFT SUBJECT TO BOARD APPROVAL

The Board reviewed current claims to be approved represented by check nos. 2824 - 2830 and the autopayments. Director Petroff moved to approve the claims as presented, upon second by Director Cox, vote was taken, and motion carried unanimously.

Financial Statements and Cash Position: Mr. Pacheco reviewed the financial statements and cash position with the Board. After discussion and verification, Director Wessels moved that the Board accept the financial statements as presented. Upon second by Director Jennings, vote was taken, and motion carried unanimously.

HOA REPORTS

No Representatives were present.

MANAGER'S ITEMS

Mr. Pacheco reported that the May 3, 2022 election is cancelled due to there being no more candidates than seats available. The three open seats will be filled by Susan Root, Robert Faiks and Kirk Oglesby. Oaths will be administered after May 3, 2022.

DIRECTOR'S ITEMS

Change in Parking Regulations - Director Faiks reported the following issues could be alleviated by amending the current parking regulations. He proposed that the policy add section 3.4 "non-vehicles (including gravel and Construction materials) may not be placed on a street, right of way, or adjacent parking with prior approval of the Dancing willows Metro District representative." Additionally, he proposed adding section 3.5 "No construction dumpsters may be placed in street, alley or right-of-way except upon prior approval of a Dancing Willows Metro district Representative. Upon approval and a deposit of $100, a dumpster may be placed in a parking space for up to 60 days provided. For complete amended parking regulation see exhibit A. After discussion Direction Faiks moved to approve the amended parking regulations, upon second by Director Jennings, vote was taken, and motion carried unanimously.

Road Work: Director Petroff reported that the upcoming road projects for 2022 have been bid by several able companies. Denver Asphalt and Concrete (DACS) has emerged as the most beneficial contractor for the District. Their bid covers all work as prescribed for 2022 along with additional work to be completed, at a lower overall cost to the District. Directors Petroff moved that the Board proceed with the bid from DACS. Upon second by Director Jennings, vote was taken and the motion carried unanimously.

COMMITTEE REPORTS

Communication – Director Wessels noted the distribution of the newsletter has been fine-tuned and things are going well. Nothing further to report.

Landscape – Ms. Carol Swomley provided a copy of reimbursements to be paid. There are upcoming volunteer days and the annual planting day will be in place before Mother's Day. She noted that there will be a need for an additional volunteer day to distribute the

DRAFT SUBJECT TO BOARD APPROVAL

mulch this year.

Street – No report.

Clubhouse – Rental reservations were down this winter season. The clubhouse is on a monthly cleaning schedule and all appliances are working well. The re-keying will be tabled until Nancy Carson is available. Director Cox researched the installation of an awning for the patio and King Awning provided estimates of $16K for a ridged awning or the $7k for a cloth retractable. After discussion the awning was tabled to future meeting.

Finance – The committee will be meeting two more times before the new board is in place.

Monuments – Director Jennings reported that the front fence and west side fence will need maintenance and possible consideration for replacement. The HOA would like to be included in this and bringing uniformity to all fencing in similar fashion to the monuments should be discussed.

Snow Contract/Removal – Director Petroff reported currently, we don't move snow until 4". Lately, we have had some snow that wasn't quite there, but then it got worse with another storm. The current contractor is open to a T&M model for snow that is below the 4" threshold for community areas, not to each person's doorway. More information will be provided on this potential model at a future meeting.

Pool – Director Faiks noted that because Memorial Day is late this year, he would like to consider opening the pool early if the weather and pool contractor allows. The Board agreed that this is a good idea as long as the pool contractor can meet this requirement.

OTHER

Director Wessels will be departing from the Board after May 3 as he opted not to run for another term. He remarked that he and the Board got along well and accomplished quite a bit. When he looks back over the last 4 years, the community has gotten so much better. There are two sides to that, maturing landscape and volunteer input. The roadwork is well underway and is going well with a good plan forward. He would like to be involved with the committees and he then thanked everyone.

Director Jennings echoed that the roads are in good shape. The major roads are in good shape and will stay that way for the next few years as long as maintenance is performed. He thanked Ron Petroff for being a great partner. He also urged the board to keep the fences in mind over the next year. He thanked everyone for the opportunity to serve.

DRAFT SUBJECT TO BOARD APPROVAL

Director Petroff added that he wanted to recognize Lee and Bob publicly because they have helped him learn how to operate efficiently.

ADJOURNMENT

Director Petroff moved that the meeting be adjourned at 8:20 p.m., upon second by Director Wessels a vote was taken, and the motion carried unanimously

Respectfully submitted,

_____
Secretary for the Meeting

DRAFT SUBJECT TO BOARD APPROVAL

Clubhouse Rekey

The plan is to rekey or disable all exterior door locks. Interior doors would remain the same. There are 6 door locks on 4 doors. Any of the back double door locks (probably 2) that still work would be disabled. Cost is about $100 per lock. So about $800.

The front door would be keyed uniquely with only one key available and it would be attached to the lock box with a retractable key chain. This should eliminate multiple keys floating about, people walking off with the key, or locking the key in the clubhouse.

The lock box would be programmable and full featured. Allows for recurring use, one time use, or duration use. The lock keeps record of the use of the code. It allows for multiple managers to provide codes. The code box is $180 and the retractable key holder is $10.

Details of location of the box to be discussed.

This system will not relock the door. That type of system installed on a door with a panic bar would be in the range of $2,000 to $5,000.

Installers & User guide **Keybox 3.**

igloohome

Version 0.5 10/20

Features

PIN / Bluetooth Unlock

Master PIN Code

The igloohome Keybox 3 unlocks with a permanent Master PIN Code.

Bluetooth Master Key

The igloohome Keybox 3 unlocks with Bluetooth via the app.

User PIN Code

The igloohome mobile app can generate multiple types of User Pin codes, e.g. One-Time, Permanent & Duration.

Bluetooth Guest Key

The igloohome mobile app can generate and share Bluetooth keys based on duration with guests to unlock the Keybox 3.

Battery

Battery Life

The Keybox 3 can last up to 12 months with 4 AAA Alkaline battery.

Emergency Jump Start

If battery power is drained, connect a USB-A to USB-C cable to a power bank then plug it onto the USB-C jumpstart port on the keybox to provide emergency power.

Low Battery Indicator

The Status Indicator shows red light when battery level is 20% and below, followed by a sound alert when the keypad is woken up. The battery level can also be monitored on the app and is updated during Bluetooth Unlock.

Features

Security

Keypad Security Lockout

Lock will disallow any PIN entries and sound an alarm when there is a number of incorrect PIN attempt. User can configure number of incorrect attempts to trigger timeout.

Masking Security Code

A total of 16 digits including the masking digits can be entered to prevent the PIN code from being exposed.

Auto Relock

The Keybox 3 relocks automatically when product is closed. User can deactivate auto-relock function if they prefer manual relock.

Weather Resistant

The Keybox 3 is able to withstand weather conditions with protection against dust and water (IP66).

Managing Access in App

1 Creating PIN codes

PIN codes can be generated on the app under **[Access]**, press **[+Access]** and choose either One-Time, Permanent or Duration PIN.

Pin codes will expire if its not use within its activation period. Refer to the table below.

PIN Type	Use PIN within*
Permanent PIN	24 hrs of generation
One-Time PIN	24hrs of generation
Duration PIN	24hrs from the start time

Note: Duration PIN code end times can be customised within a 28-day timeframe. Past this timeframe, the end time will automatically be configured to the start time.

2 Bluetooth Guest Key

Bluetooth Guest Key can be shared with other users for mobile access. It allows your guests to unlock the igloohome smart lock via Bluetooth.

There are 3 steps to using a Shared Bluetooth Key

1. Under **[Access]**, press **[+Access]** and choose **[Bluetooth Key]** under **[Access Type]**. Proceed to share the key after it is created.

2. Guest receives the Bluetooth Key by one of these methods:
   - Clicking the URL given and follow the instructions.
   - Claiming Bluetooth Key under **[Configuration]**.

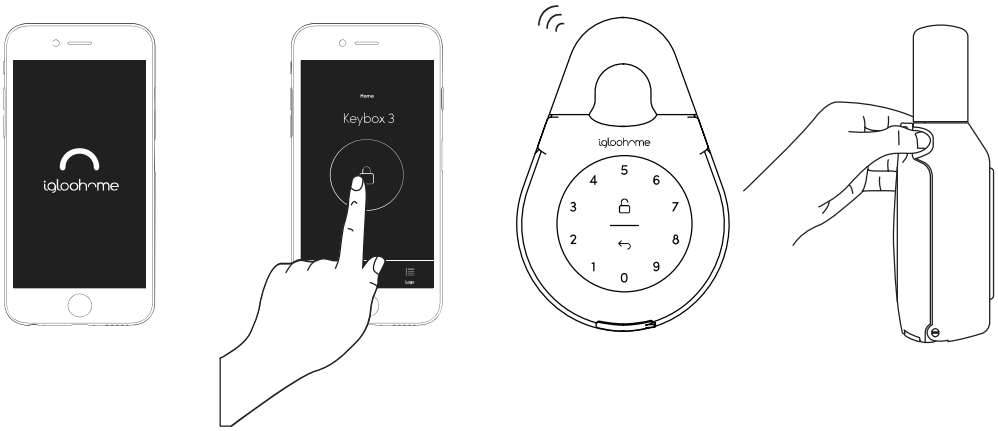
3. Guest can now use the Bluetooth Key under the Guest Bluetooth Key Section whenever he/she is within range of the lock.

Notes:
- The owner can revoke the Bluetooth Key in App.
- Bluetooth Key must be accepted within 1 hour generation before it expires.

Unlocking

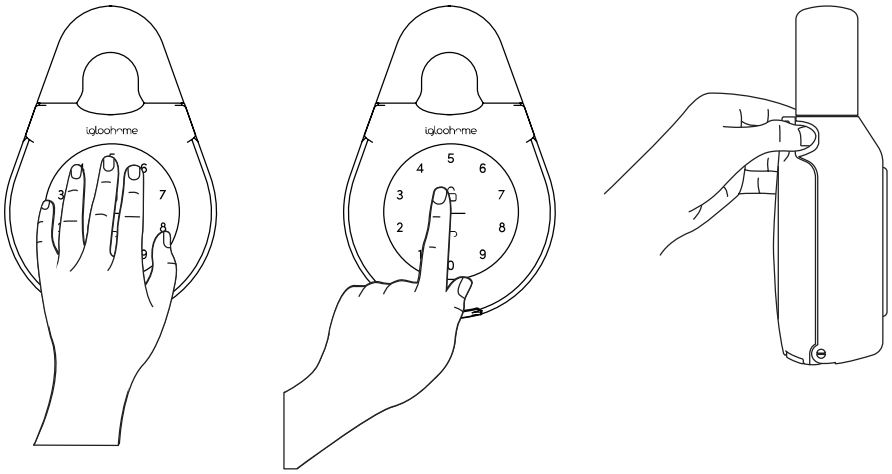
a **Bluetooth Unlock**

1. Open your igloohome app
2. Tap on the “Bluetooth Unlock” button
3. The status indicator will flash green twice with 4 short ascending tone once unlocked.



b **PIN Code**

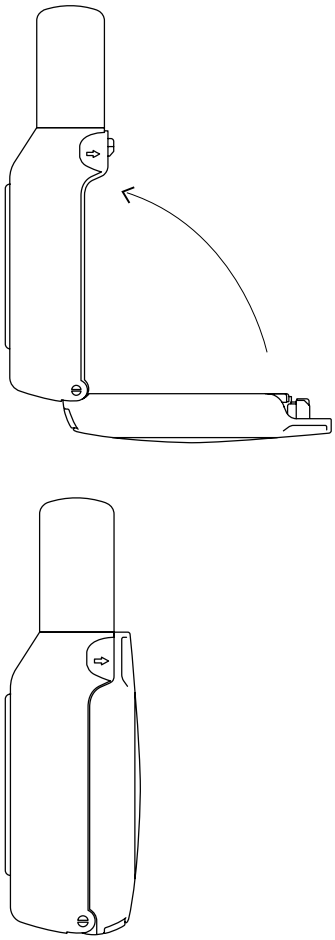
1. Press any button on the keypad to wake device up
2. Key in a valid PIN code (with or without masking pins) followed by the “Unlock Icon”
3. The status indicator will flash green twice with 4 short ascending tone once unlocked.



Locking

a **Auto Relock**

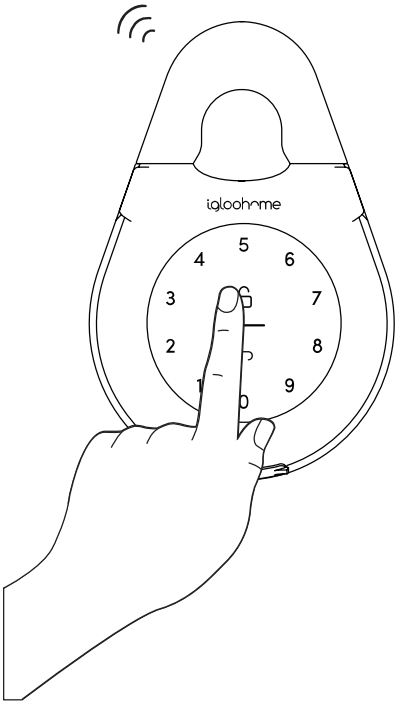
Simply close the keybox in place and Status Indicator will show green with a long beep.



b **Manual Relock**

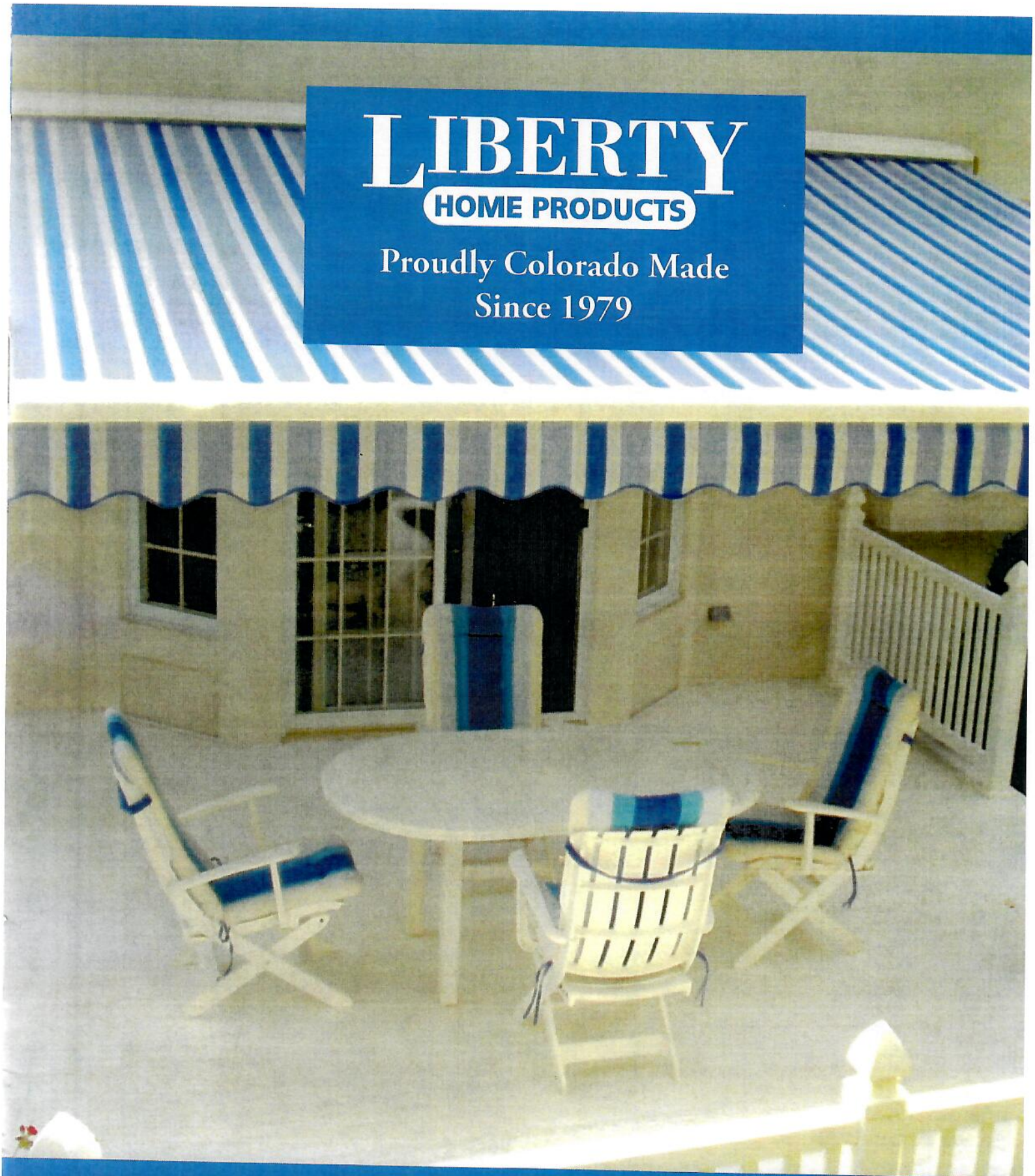
Press and hold the Unlock icon on the bottom right of the keypad for 2 seconds until the status indicator will show green with a long beep.

Note: Used when Auto Relock is “Off”



Audio and LED Indications

Actions	Indications
Bluetooth Connection	Status indicator flashes Blue
Successfully Unlocked	Ascending 4 fast tones after unlocked and flash Green LED 2 times
Successfully Locked	1 long beep after product is locked and Green LED for 2 seconds
Incorrect PIN	4 short beeps and flash Red 2 times
Deleted PIN	3 sets of 4 short beeps and flash Red 2 times
Obstruction Alarm	6 sets of 4 short beeps
Security Lockout Alarm	Low – High siren for 30 / 60 / 90 seconds
Security Lockout Deactivated	2 long beeps
Low Battery Alert	Descending 3 fast tones when keypad is woken up and breathing Red LED
Hard Reset / Unpair	Descending 4 slow tones
Power Start Up	2 slow beeps then 2 quick beeps



Motorized Shades, Retractable & Fixed Frame Awnings

www.LHPinc.com Residential & Commercial (303) 698-1860

About Liberty

Here at Liberty Home Products we take pride in being a local, family owned & operated business. Since 1979, we have manufactured & installed quality home improvement products along the front range, from Ft. Collins to Colorado Springs.

Today we continue our longstanding commitment to provide you with prompt, personalized customer service, & high quality products. From our excellent craftsmanship to our on-site Powder Coat oven, Liberty Home Products will build & install your product in a professional manner & to your complete satisfaction.

Liberty Home Products has stood the test of time offering superb products & skilled, insured installations at competitive prices. We strive to make your shopping experience an enjoyable one, & we thank you for your business. by offering superb products & skilled, insured installations at competitive prices. We strive to make your shopping experience an enjoyable one, & we thank you for your business.

LIBERTY
HOME PRODUCTS

Highlands Ranch
(303) 730-2070
145 W County Line Rd

Metro Denver
(303) 698-1860
358 S Navajo St

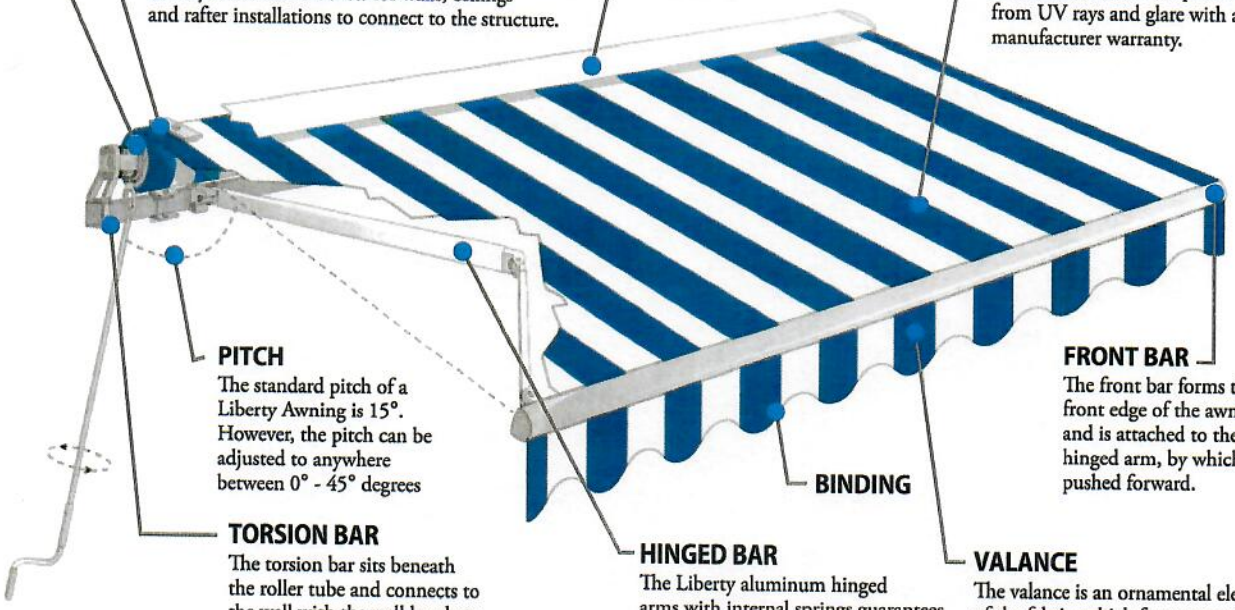
Colorado Springs
(719) 266-8524
3659 Austin Bluffs Pkwy

Awnings

LIBERTY
HOME PRODUCTS

Liberty Home Products has been defining quality experience & tradition since 1979. Our Shade products are engineered using the finest American & European materials available today.

FEATURES



ROLLER TUBE
The Awning fabric is rolled onto the rotating, surface treated steel tube. Liberty roller tubes have a diameter of 2.75 or 3 inches.

WALL/SOFFIT/ROOF BRACKETS
Liberty offers wall brackets for walls, ceilings and rafter installations to connect to the structure.

CASSETTE/HOOD
The aluminum cassette/hood will protect the fabric and operating system from the weather elements.

AWNING FABRIC
Our 100% acrylic awning fabric provides comfortable shade and protection from UV rays and glare with a 10 year manufacturer warranty.

PITCH
The standard pitch of a Liberty Awning is 15°. However, the pitch can be adjusted to anywhere between 0° - 45° degrees

TORSION BAR
The torsion bar sits beneath the roller tube and connects to the wall with the wall brackets.

BINDING

FRONT BAR
The front bar forms the front edge of the awning and is attached to the hinged arm, by which it is pushed forward.

HINGED BAR
The Liberty aluminum hinged arms with internal springs guarantees that the awning fabric is stable and is also retractable.

VALANCE
The valance is an ornamental element of the fabric, which forms an attractive front for your awning and gives extra protection from sunlight & glare. Liberty offers 10 attractive valance options to choose from.

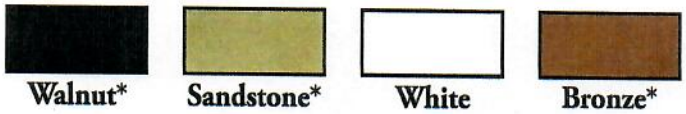
OPERATION
The awning is operated by an electric Somfy motor (remote operating), remote controlled or a manual winder.

Liberty awnings & shades are made with only the finest materials & highest quality workmanship available. With top of the line Powder-Coating and hardware made with the highest grade stainless steel & aluminum

AWNINGS INCLUDE

- High density aluminum & steel
- Class-A aluminum extrusions only in our awnings
- 12-year limited warranty
- Industry leading 1.5" x 1.5" steel reinforced back bar
- Custom roof, soffit & wall brackets available for more complex installation scenarios

COLORS AVAILABLE



Walnut* Sandstone* White Bronze*

*Walnut and Sandstone are not available in the Summit Series.
*Bronze is not available in the Alpine & Classic Series.

Awnings

HIGHEST-END MODERN AWNING

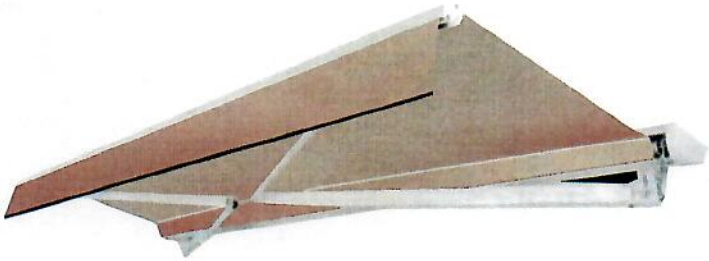
Summit - A sleek, modern & strong awning with a complete fabric housing enclosure designed to protect your fabric & operating systems from harsh weather elements.

- Custom Width Sizes: 4' 6" - 21'
- Arm Projections: 3' 4" - 13' 1"
- Modern European Full-Cassette Design
- Discrete Full Cassette Appearance when Fully Retracted & Opened
- Stylish & Protective Drop Down Valance

Operation: Somfy hardwired motor, remote controlled or a gear box with a 5' crank handle

SEMI-CASSETTE STYLE AWNING

Alpine - German state of the art semi-cassette awning enclosure designed to protect the fabric and operating system from the weather elements.



- Aluminum semi-cassette
- Custom width sizes: 8' - 20'
- Arm Projections: 6', 8', 10', & 12'
- Heavy-duty spring, anti-rust stainless steel cable system installed into each arm

Operation: Somfy hardwired motor, remote controlled or gear box with a 5' crank handle

OPEN STYLE AWNING

Classic - A long history of proven reliability and durability. Easy to operate and maintain.

- Somfy remote motor
- Custom width sizes: 8' - 40'
- Arm Projections: 6', 8', 10', 12' & 13'
- Heavy-duty spring, anti-rust stainless steel cable system installed into each arm

Operation: Somfy hardwired motor, remote controlled or gear box with a 5' crank handle

Classic Awnings

THE CLASSIC FEATURES

- Liberty's timeless awning that has been reliably providing shade to Coloradoans for over 30 years.
- Over 10,000 installed in the Greater Denver Area
- Expertly installed and serviced by our in-house, factory-trained technicians
- Powered by top of the line Somfy Motors
- Comes with Liberty's 12-Year Limited Warranty
- Includes the Choice of 19 Standard Docril fabric styles
- Includes weather resistant Tenara Thread
- Available in sizes up to 30 feet wide and 13 foot projections

THE CLASSIC UPGRADES:

- Wind Motion Sensor
- Wind Support Legs
- Retractable Front Curtain
- 200 Sunbrella Fabric Styles
- Manual Override
- LED Lights
- Somfy Smart Home My Link Compatibility

Valance Styles

V1 Straight

V2 French Provincial

V3 Parisienne

V4 Boulderado

V5 Mediterranean

V6 Padua

V7 Work Bench

V8 Ocean Wave

V9 Around

V10 Greek Key

Motors / Accessories

SOMFY SMART MOTORS

We have a motor for every job … from the gardwire switch to the plug-in style, from remote controlled to manual override.

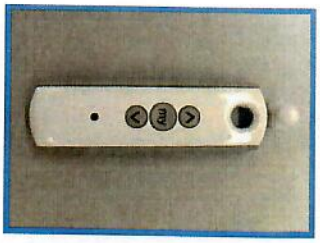
- Powerful 20 Nm and 50 Nm electric motors
- Adjustable: UP and DOWN limit settings
- 78 mm crown and drive included
- 2 motor styles: hardwire or remote operation
- Remote control up to 4 channels
- Emergency manual override available
- 5 year warranty

Compatible with Smart-Shade App, Smart-Switch and Bluetooth remote controls.

WIRELESS REMOTES

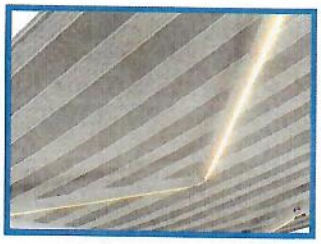
Available with multifunction capability. Operate multiple awnings with the convenience of one remote!

Bluetooth®



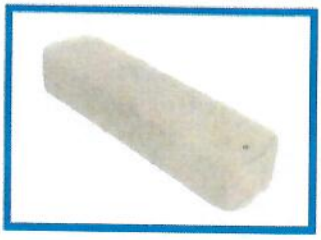
LED LIGHTS

These built-in LED lights are powered by our motor on the awning and then operated by remote control.



WIND SENSOR

Mounted to the front bar, the sensor can detect any motion during windy conditions. Sending a signal to motor to close the awning. The sensitivity level can easily be adjusted.



HOOD

The hood is made from extruded aluminum, provides excellent protection for the fabric and hardware components.

WIND LEGS

Protect your awning from very costly damage in case of sudden gusts of wind. The wind pole will safely release from the base if awning is closed without securing the poles. The base can be attached to any surface.

STANDARD & RETRACTABLE FRONT SCREEN OPTIONS AVAILABLE

Built using weather resistant Awntex exterior shade fabric. This option allows for increased sun protection and privacy as the sun dips below the awning.

Product Warranty

Liberty Home Products, Inc. warrants to the original purchaser its awning frames, fabric covers, thread/seams, motors and electronics, if so equipped, to be free from defects in material and workmanship under normal and intended use for the following duration commencing from the date of installation:

- The framework is warranted for a period of twelve (12) years.
- The fabric cover and sewing/seams are warranted for a period of ten (10) years.
- The frame finish is warranted for a period of two (2) years.
- Electronic accessories and wall switches are warranted for a period of five (5) years.
- Installations are warranted for a period of one (1) year.
- Readjustments for motors, controls, or awning slopes will be charged at the current standard service rate.

Any defects in the awning must be reported to Liberty Home Products within the warranty period listed above. Under this warranty, Liberty Home Products, Inc. reserves the right to repair or replace those parts which have been returned or are redeemed defective. If any item is replaced due to a warranty claim, the warranty is not extended on the replaced item, but rather applies to the original warranty period.

This warranty does not cover normal wear and tear, damage caused by misuse or abuse, and acts of nature such as wind, tornadoes, hail, snowloads, rain/water accumulation, flooding, fire or vandalism. The 10-year manufacturers' fabric warranty covers any undue deterioration or premature fading.

Liberty Home Products is not responsible for defects caused by faulty installation, reinstallation, or service not performed by Liberty Home Products authorized personnel. Liberty Home Products, Inc. shall not be liable for any incidental or consequential damages, loss or injury. This warranty gives you specific legal rights, but you may also have additional or other rights which may vary from state to state.

RETRACTABLE AWNING FABRIC CHOICES

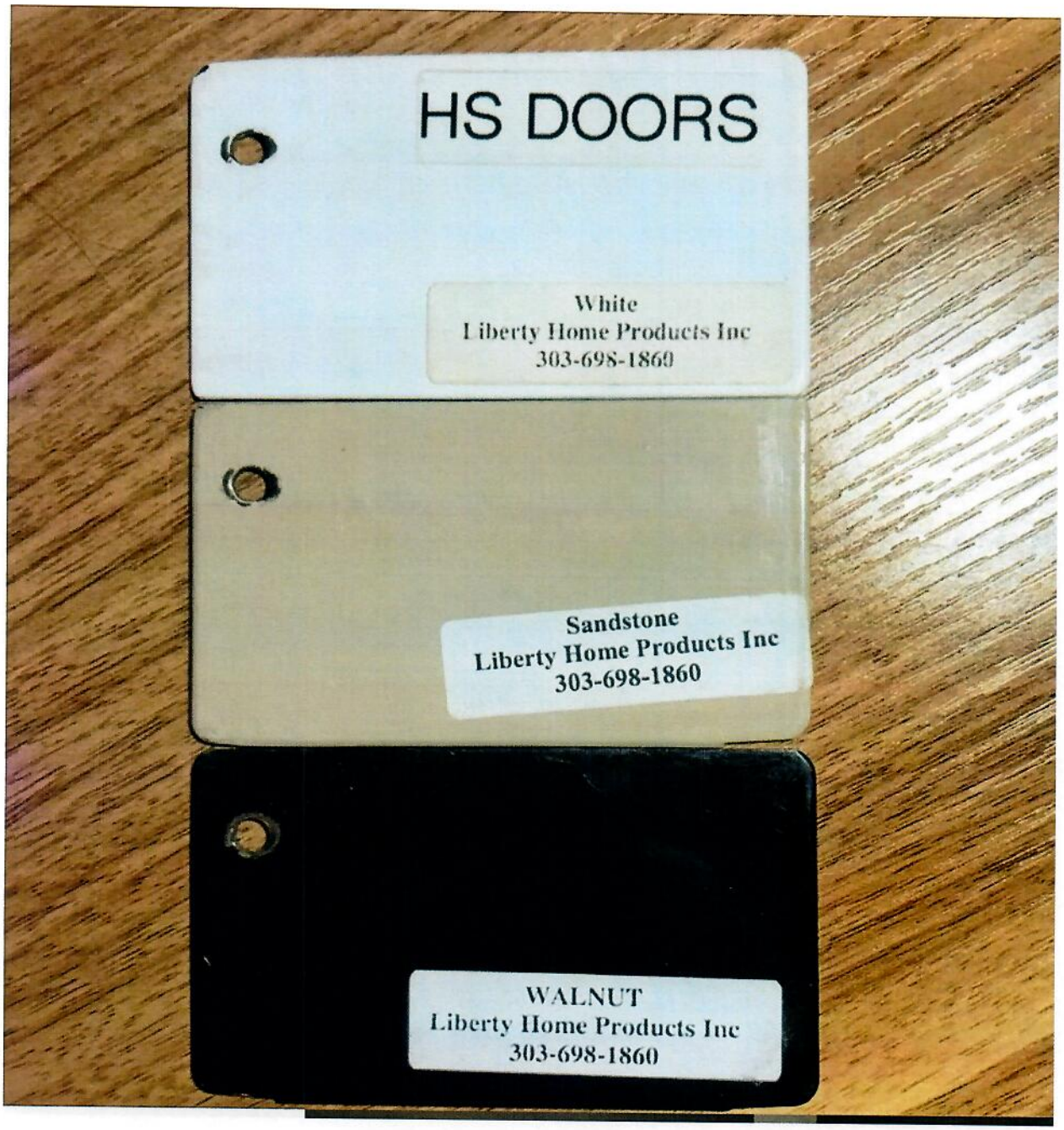
FRAME COLORS

Choose the frame color that best suits your home's design.

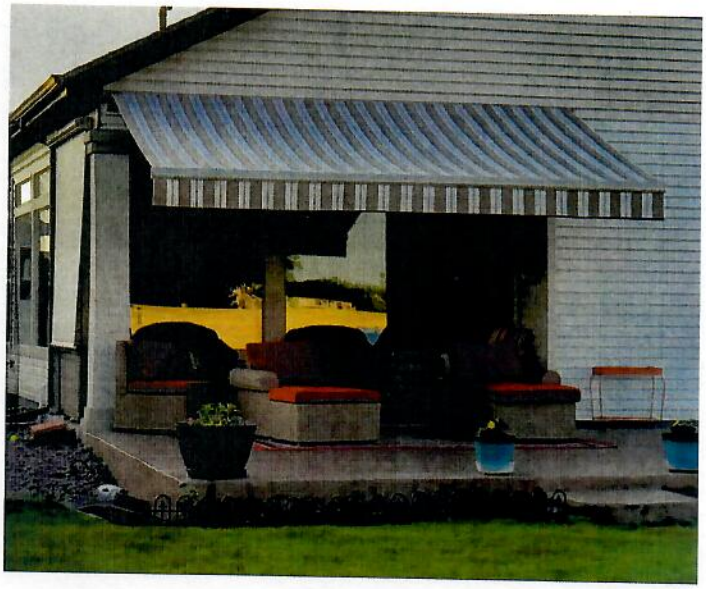
- White
- Sandstone
- Walnut

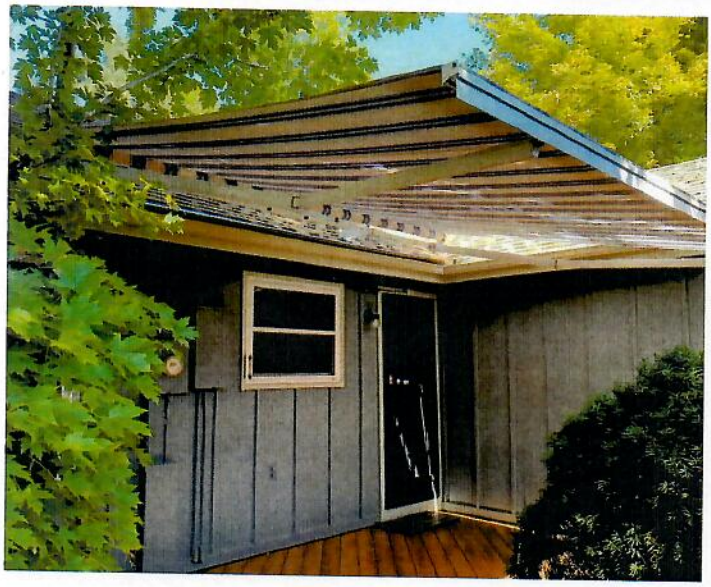
Our frames offer the following additional benefits:

- Thermofused polyester powder-coat finish that outperforms all other painted finishes in durability and appearance
- Resists sun fading and rust for years
- Superior resistance to chipping, marring, and scratching
- Provides a richer, more uniform finish
- Excellent protection against the harsh elements of nature


HS DOORS
White
Liberty Home Products Inc
303-698-1860
Sandstone
Liberty Home Products Inc
303-698-1860
WALNUT
Liberty Home Products Inc
303-698-1860

Photos





LIBERTY
HOME PRODUCTS

358 S Navajo Street
Denver Colorado 80223
(303) 698-1860

Estimate

 # EST-012471

Ship To
Cox's Family
Doug Cox||2104141427
11893 West Long Circle
Littleton
80127 CO

Estimate Date : 24 May 2022
Sales Rep : Dylan Nickless

#	Item & Description	Qty	Rate	Amount
1	RETRACTABLE AWNING - CLASSIC Location:Back Patio Of Clubhouse || FrameColor:Select Later || Width:24'0" || Projection:13'0"	1.00 Each	7,150.00	7,150.00
2	Stock Fabric - Classic Type:Stock || FabricSelection:SelectLater || ValanceStyle:Select Later || BindingColor:Best Match	1.00 Each	0.00	0.00
3	Remote Motor - Standard	1.00 Each	0.00	0.00
4	Motion Sensor	1.00 Each	0.00	0.00
5	Standard Front Curtain :PercentOpenness:10% || CurtainColor:Select Later	1.00 Each	415.00	415.00
6	Awning - Hood	1.00 Each	640.00	640.00
7	Standard Awning Installation	1.00 Each	450.00	450.00
			Sub Total	8,655.00
			Littleton58 (5%)	410.25
			Total	**$9,065.25**

Terms & Conditions

Lead time on this order is 4-6 weeks from the deposit date

Holding Cabinet for Clubhouse

Holding Cabinets get to about 180 degrees. They use standard 110/115v current. They will not cook anything and do not require any kind of special permissions or permits for fire prevention. They simply keep things warm. Many people have said that this would be a nice addition for the clubhouse. It may increase rentals.

Holding cabinets come in varying sizes with lots of features and are designed for restaurants, convenience stores, and caterers. They are designed to hold standard size trays. Trays are either supplied or must be purchased separately. In estimating the number of trays needed, it was assumed that less than half the number allowed trays would be needed.

Some cabinets come both insulated and non-insulated. A non-insulated will run the entire time it is in use due to heat loss. So the money saved with non-insulated may be spent on energy costs. If used everyday, insulated would be a no brainer. Used 30 times a year and often in the winter, then maybe the energy cost is not that significant.

The following are considered half size holding cabinets. There are four shown. Some are available locally while others must be ordered. Prices below include trays and shipping if required.

A. Nemco 6405 5 Rack **Uninsulated** Countertop. $1,600

This unit is smaller than the others but may be of adequate size. It comes with racks, removable and adjustable. Although the online price is $2,500 it is available locally for $1,600. If placed in the back room, a table would be required.

B. Servit CH2UFNCF **Uninsulated** $1,750

True half height. Sits on the floor. Heavy. Not available locally. Would require the purchase of trays ($50).

C. Servit CH2UFISF **Insulated** $2,050

True half height. Sits on the floor. Heavy. Not available locally. Would require the purchase of trays ($50).

D. Atosa ATHC-9-P **Insulated** $2,274 shipped, or $2,536 locally delivered.

True half height. Sits on floor. Would require the purchase of trays ($50).

A1

$1,599 local

Nemco 6405 5 Rack Countertop Pizza Holding Cabinet - 120V, 1230W

Read 1 reviews Item #: 5916405 MFR #: 6405

75lbs

22 1/8

22 7/8

24 7/8

Free Shipping

Retail Price
~~$2,498.65~~

$1,599 Locally

Lowest Price Guarantee
Chat Now ›

Protect Your Product

Coverage starting at $43.65

Add Protection

A2

1 Add to Cart

Earn up to $74.96 back (7,496 points)
with a Webstaurant Rewards Visa® Credit Card

Wish List | Rapid Reorder

- Includes 5 adjustable wire racks
- Specifically designed for 18" pizza boxes
- Temperature is maintained from 145-187 degrees Fahrenheit
- Digital temperature display is easy to read from a distance
- Red service light illuminates if anything compromises the holding temperature
- Operation is as simple as turning the unit on and off as needed
- Field-reversible door accommodates any location
- 120V, 1230W

UPC Code: 400012181719

Shipping:
Usually Ships in 5 Weeks

nemco® | FOOD EQUIPMENT

View all Nemco Holding Cabinets

Other Products from this Line

plus

Nemco 6410 8 Rack Floor Model Pizza Holding

$2,834.15/Each

1 Add to Cart

piping hot pizzas ready to serve with this Nemco 6405 3 rack countertop holding cabinet! Specially designed to hold up to five 18" pizza boxes, this cabinet is an excellent solution for convenience stores, carryout pizzerias, and a variety of other operations. The width of the cavity even allows this versatile unit to accommodate food pans, half size sheet pans, and other foodservice dishes, making it a great addition to cafeterias and catering lines as well!

A3

Operating this unit is as simple as flipping the rocker switch to power the unit on. The cabinet will then maintain temperatures at the oven-fresh holding range of 145-187 degrees Fahrenheit, displaying the temperature on a bright digital display for easy monitoring at a distance. If the door is left open or some other malfunction occurs that affects the holding temperature, the cabinet's red service light alerts you so that the problem can be addressed. Guaranteed to provide years of reliable service, this unit's cabinet is made of rugged stainless steel and features a tempered glass door for crystal clear visibility. For added convenience, the door is field reversible so that the opening direction can be switched to accommodate any location! A 120V electrical connection is required for operation.

Overall Dimensions:

Width: 22 1/8"
Depth: 24 7/8"
Height: 22 7/8"

Because this item is not stocked in our warehouse, processing, transit times and stock availability will vary. If you need your items by a certain date, please contact us prior to placing your order. Expedited shipping availability may vary. We cannot guarantee that this item can be cancelled off of the order or returned once it is placed.

NEMCO 6405 SPECS	
Quantity	1/Each
Width	22 1/8 Inches
Depth	24 7/8 Inches
Height	22 7/8 Inches
Amps	10.3 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Wattage	1,230 Watts

NEMCO 6405 SPECS

Control Type	Digital
Door Type	Clear
Dutch Half Doors	No
Insulated	No
Interior Configuration	Shelves
Made in America	Yes
Number of Doors	1 Doors
Plug Type	NEMA 5-15P
Sections	1
Type	Pizza Holding Cabinets

A4

⚠ Attention CA Residents: Prop 65 Warning ›

5-15P
This unit comes with a NEMA 5-15P plug.

Made in America
This item was made in the United States of America.

Nemco Original
This is a manufacturer original product and is backed by the Nemco quality guarantee.

UL Classified EPH
This product complies with UL EPH standards and meets ANSI/NSF requirements.

UL Listed
This item has been tested and meets safety standards imposed by the Underwriters Laboratories (UL).

Resources and Downloads for Nemco 6405

"B"

Servit CH2UFNCF Half Size Uninsulated Holding Cabinet with Clear Door - 120V, 2000W

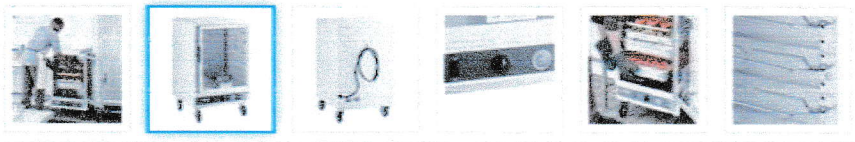
Leave a review Item #: 423CH2UFNCF

$1,700
free shipping
#trays $50

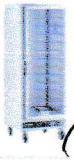
27 5/8"

44"

31 1/2"



Other Products from this Line



Servlt CH1UFNCF
Full Size
Uninsulated
$1,899.00/Each

1 Add to Cart

Servlt CH2UFISF
Half Size Insulated
Holding Cabinet
$1,999.00/Each

1 Add to Cart

B2

Details

Maintain the optimal temperature and quality of your food with this Servlt CH2UFNCF half size uninsulated holding cabinet with clear door! This cabinet is designed to keep all your freshly cooked food items hot until you're ready to serve. This cabinet boasts a crystal-clear door with a polycarbonate window, allowing you to see the contents of the cabinet without opening it. This ensures that the heat will continue to circulate around the food rather than escaping into the kitchen. Its durable, polymer construction protects it from any dents, impacts, or stains that may occur in medium-volume businesses. For optimal use, this cabinet features an easily accessible module that contains a thermometer, recessed control dials, a master on / off switch, and power indicator lights. These controls are easy to use and save you time and energy!

With this holding cabinet's holding module, you can effortlessly maintain the freshness of your food while it's waiting to be served. The module is thermostatically controlled through a forced air heating system, reducing the time that it takes to heat up and be ready for use. With this holding cabinet, you can store batches of freshly-cooked food and be confident that it will maintain its quality consistency and temperature from the time it's placed in the cabinet until service. This makes it ideal for medium-volume businesses and catered events, where hot food may need to be prepared ahead of time or stored as back-up portions.

This cabinet features solid, aluminum construction for superior strength and durability in even the harshest commercial settings. The interior heater holds your prepared foods at temperatures ranging from 80 to 200 degrees Fahrenheit. A one-piece, double-hinged door swings out 180 degrees for optimal convenience during loading and unloading. Four plate-mounted swivel casters with two brakes provide additional mobility and stability. As for functionality, this cabinet's universal slides are fully adjustable on 1 1/2" increments and can accommodate up to 8 full size sheet pans or 16 full size steam pans. The slides also allow pans to be bottom loaded, so there's no interference if the top is covered with foil. This holding

Overall Dimensions:

Width: 27 5/8"

Depth: 31 1/2"

Height: 44"

B3

This Item Ships via Common Carrier. For more information and tips to help your delivery go smoothly, click here.

SPECS	
Quantity	1/Each
Width	27 5/8 Inches
Depth	31 1/2 Inches
Height	44 Inches
Amps	16.7 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Wattage	2,000 Watts
Cabinet Size	1/2 Height
Casters	Yes
Color	Silver
Construction	Aluminum
Control Type	Thermostatic
Door Type	Clear
Interior Configuration	Universal Slides
Made in America	Yes
NSF Listed	Yes
Number of Doors	1 Doors
Plug Type	NEMA 5-20P
Power Type	Electric
Product Line	Servlt CC Series
Sections	1
Shape	Rectangle

"C"

‹ Holding Cabinets

ServIt CH2UFISF Half Size Insulated Holding Cabinet with Solid Door - 120V, 2000W

Item #: 423CH2UFISF

28 5/8"

$2,000
free shipping
+ trays $90

45"

32"

Free Shipping

Only

View all Servlt Holding Cabinets

C2

Other Products from this Line

plus

Servlt CH1UFISF
Full Size Insulated
Holding Cabinet
$2,379.00/Each

1 Add to Cart

plus

Servlt CH1UFNCF
Full Size
Uninsulated
$1,899.00/Each

1 Add to Cart

plus

Servlt CH2UFNCF
Half Size
Uninsulated
$1,699.00/Each

1 Add to Cart

Details

Maintain the optimal temperature and quality of your food with this Servlt CH2UFISF half size insulated holding cabinet with solid door! This cabinet boasts high-quality insulation technology and a solid door, allowing the cabinet's interior heat to be retained. Its durable, polymer construction ensures that it will stay free from any dents, impacts, or stains that may occur in medium-volume businesses. For optimal use, this cabinet features an easily accessible module that contains a thermometer, recessed control dials, a master on / off switch, and power indicator lights. These controls are easy to use and save you time and energy!

With this holding cabinet's holding module, you can effortlessly maintain the freshness of your food while it's waiting to be served. The module is thermostatically controlled through a forced air heating system, reducing the time that it takes to heat up and be ready for use. With this holding cabinet, you can store batches of freshly-cooked food and be confident that it will maintain its quality consistency and temperature from the time it's placed in the cabinet until service. This makes it ideal for high-volume businesses and catered events, where hot food may need to be prepared ahead of time or stored as back-up portions.

This cabinet features solid, insulated, aluminum construction for superior strength and durability in even the harshest commercial settings. The interior heater holds your prepared foods at temperatures ranging from 80 to 200 degrees Fahrenheit. A one-piece, double-hinged door swings out 180 degrees for optimal convenience during loading and unloading. Four plate-mounted swivel casters with two brakes provide additional mobility and stability. As for functionality, this cabinet's universal slides are fully adjustable on 1 1/2" increments and can accommodate up to 8 full size sheet pans or 16 full size steam pans. The slides also allow pans to be bottom loaded, so there's no interference if the top is covered with foil. This holding cabinet is ideal for commercial kitchens and off-site catered events. A 120V electrical connection is required.

Overall Dimensions:
Width: 27 5/8"
Depth: 31 1/2"
Height: 44"

This Item Ships via Common Carrier. For more information and tips to help your delivery go smoothly, click here.

⚠ Attention CA Residents: Prop 65 Warning ›

SPECS

SPECS

Quantity	1/Each
Width	27 5/8 Inches
Depth	31 1/2 Inches
Height	44 Inches
Amps	16.7 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Wattage	2,000 Watts
Cabinet Size	1/2 Height
Casters	Yes
Color	Silver
Construction	Aluminum
Control Type	Digital
Door Type	Solid
Insulated	Yes
Interior Configuration	Universal Slides
Made in America	Yes
NSF Listed	Yes
Number of Doors	1 Doors
Plug Type	NEMA 5-20P
Power Type	Electric
Product Line	ServIT CH Series
Sections	1
Shape	Rectangle
Size	Half Size
Temperature Range	80 - 200 Degrees F
Type	Holding Cabinets

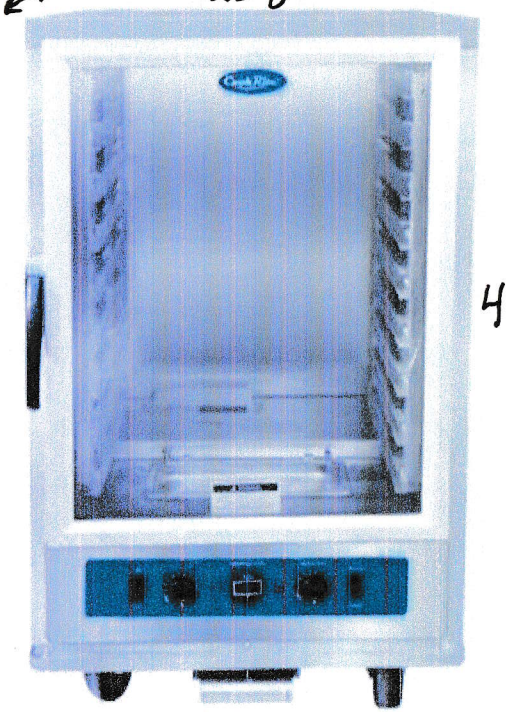
Customer questions about this product

What's the difference between an insulated and non-insulated holding cabinet?

"D"

Atosa ATHC-9-P Insulated Heater Proofer / Holding Cabinet, Holds Pans, 25"

Tigerchef #: 304389 MPN: ATHC-9-P



168 lbs

Recommended

D1

$1,898.00 + $316 shipping + trays $52

total 2264

1 ADD TO CART

Get a free Amazon gift card with your order!

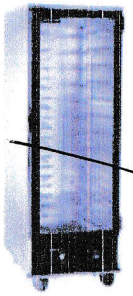
- $10 Amazon gift card when you spend $100.
  Use code: GIFT10.
- $20 Amazon gift card when you spend $250.
  Use code: GIFT20.
- $35 Amazon gift card when you spend $500.
  Use code: GIFT35.

Free TigerChef T-shirt with your order of $50+! Use code FREETEE at checkout.

Ask a question about this product

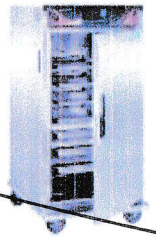
Purchased locally $2,381
delivery 95
trays 60
2,536

D2



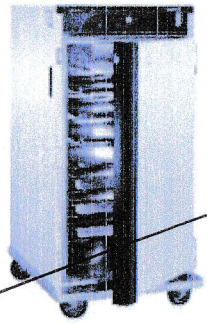
CresCor 131UA9D 9 Universal Slides Non-Insulated Mobile Heated Cabinet

$4,370.21



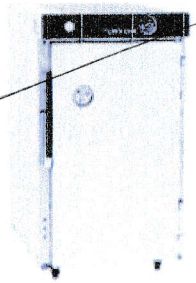
CresCor H137SUA9D Intermediate Height Insulated Mobile Heated Cabinet

$5,433.55



CresCor H137UA9D Intermediate Height Insulated Mobile Heated Cabinet ...

$4,944.65



CresCor H33912135C Insulated Countertop Heated Cabinet

$2,220.51

Cre
Insula
H

$

D1

Product Details for Atosa Insulated Heater/ Proofer / Holding Cabinet, Holds 9 Pans, 25"

Proof dough and keep hot foods at the perfect temperature with the Atosa ATHC-9-P Insulated Heater/ Proofer / Holding Cabinet, Holds 9 Pans, 25". Designed to maintain temperatures from 80°F to 220°F, it keeps food warm and fresh, ready to serve at a moment's notice. This compact, versatile unit is engineered with 10 adjustable humidity settings so you can proof dough before baking.

This proofer / holding cabinet is built with a transparent polycarbonate door with a 90° stay open feature and comes with detachable slides for easy loading and unloading of food items. Made from high quality stainless steel, this insulated heater/proofer will withstand the rigors of a

casters to easily move it around the kitchen.

- Stainless steel exterior and interior construction
- (4) casters: 2 locking, 2 swivel
- Holds (9) 18" x 26" pans
- Maintains temperatures from 80°F to 220°F
- Easy to clean
- Detachable slides
- Removable control drawer
- 1.3" between slides
- 10 adjustments for humidity level
- LED display
- Transparent polycarbonate door with 90° stay-open feature
- Water tray provides humidity
- Fully insulated with environmentally-friendly foaming material
- 6 foot power cord
- 120 voltage, 60 frequency, 2000W
- Dimensions: 25 1/10" W x 30 7/10" D x 42 7/10" H

< Beige Tables and Dining Sets

Lancaster Table & Seating Bar Height Table with 24" Round Reversible Walnut / Oak Table Top and Cross Cast Iron Base Plate

Item #: 34924R22WO

locally
24" $110
30" $129

Only
$72.99/Each

24" 86.49 30"

12005 West Ida Drive – Damage to Street and Sewer Lateral

For consideration at the 6/9/22 Dancing Willows Metropolitan District Board Meeting
Prepared by Kirk Oglesby 6/1/22

Problem – The street, gutter, sidewalk and subgrade area has subsided in front of 12005 W Ida Drive within the area known as "Tract A" which is owned by the Dancing Willows Metropolitan District. The subsidence has damaged the sewer lateral which lies beneath the street by lowering the line resulting in a "belly" or "trap" which obstructs the flow of sewage towards the main sewer line operated by Willowbrook Water and Sanitation District. Approximately 15 feet of sewer lateral is now "underwater" and needs repair. The damage is likely to back sewage into the dwelling unit at any time due to the blockage.

Request – I believe the District is responsible for the maintenance and repair of the sewer lateral within Tract A (West Ida Drive) and I am asking the District to verify the problem and replace the damaged portion of the line within their property and underneath the street as soon as possible to avoid damage to my property at 12005 W Ida Drive.

Explanation of Construction within Tract A – As construction begins, the overall site is graded and the subdivider begins excavation for the installation of the utilities to be located within the private street (Tract A as shown on the final plat). The deepest utility is installed first followed by the other utilities nearer the surface. Bedding material is installed at the bottom of the trench for the sewer lines. The main line (which will be conveyed to the sewer district) is installed first and then individual service lines are tapped into the main sewer and extended laterally beyond the point where the street and sidewalk are to be constructed above. These sewer laterals are stubbed out beyond the limits of Tract A and then await the future construction of a residential unit at which time they will be connected to a sewer service line for the home. In this case, the main sewer line and the sewer lateral underneath the street is approximately 12 to 15 feet deep.

The next utility to be installed in the construction of West Ida Drive is the water line which will also be conveyed to the Willowbrook Water and Sanitation District. Finally, suitable subgrade material is placed to provide a secure foundation for the asphalt street and concrete curb and gutters and then the street itself is constructed. The street is installed prior to the construction of the homes and provides fire access and construction access once the homes are ready to be built. Once a home builder is ready to construct the residential units, the units are then tied into the previously built sewer laterals that were stubbed out beyond the edge of the street.

Maintenance Responsibility for Tract A (West Ida Drive) – The Dancing Willows Final Plat approved by Jefferson County under Note 9 on Sheet 2 of 10 provides "The private access drives (Tract A) will be maintained by the subdivider, its successors or assigns, until such time as the private access drives are conveyed to another owner and that owner accepts the maintenance responsibility." In this case, the successor to the subdivider is the Dancing

Willows Metropolitan District. Maintenance responsibility for the main sewer line and the main water line built within Tract A has been accepted by the Willowbrook Water and Sanitation District. Maintenance responsibility for the remaining utilities installed by the subdivider in Tract A, including the street, sidewalk, gutter and sewer laterals has not been conveyed or accepted by others and remains the responsibility of the metropolitan district and under their ownership.

Special Considerations for the Street/Sewer Repair – Several items to be considered for the repair are noted below:

1. Depth – the sewer lateral is 12-15 feet deep resulting in a need for larger equipment, special shoring devices, and a larger area of excavation and street removal.
2. Traffic control – the damaged sewer lateral lies entirely underneath West Ida Drive and almost the entire width of the street must be excavated. The contractor may end up working with the West Metro Fire Protection District and Jefferson County to see if the fire access at the east end of West Ida Drive can be modified for temporary access during construction. If not, affected residents may need to relocate their vehicles on nearby streets during construction.
3. Duration – the attached estimate assumes a period of 3 days to complete the repair.
4. Evaluate and fix the drainage problem – a drainage problem may have caused the street and subgrade to fail. It may be necessary to evaluate the cause of the failure.
5. Street repair – in addition to the trench excavation to repair the sewer lateral, the consultant should evaluate the need to repair the portion of the street and subgrade affected by the subsidence.
6. Verification – the metropolitan district and their consultant may choose to verify the current damage to the sewer lateral by performing their own up to date TV inspection. The TV inspection of the line between the clean out and the sewer main was performed on 12/2/21. A copy of the video file has been submitted with this report.

Attachments:

1. Final Plat Sheet 2 of 10 with note regarding the maintenance of Tract A
2. Final Plat map sheet 8 of 10 showing Tract A and location of street/sewer damage
3. Jefferson County aerial showing location of street settlement and sewer line
4. Photo looking east with location of "underwater" portion of sewer lateral
5. Photo looking south with location of "underwater" portion of sewer lateral
6. Photo looking south with cones on the street marking location of damaged sewer lateral
7. 5/17/22 email to CRS of Colorado requesting action
8. 5/13/22 repair estimate by APEX Plumbing for $23,570
9. 3/19/22 letter to Dancing Willows Metropolitan District with 4 photos
10. 12/2/21 Invoice for $435 to "jett" belly (low point) in sewer lateral to remove sewer solids
11. 12/2/21 video file of sewer lateral inspection between cleanout and main sewer line (attached separately)

Rec # 2006033510

106-75 2/10

CASE NUMBER 03-114715FI
MAP NUMBER 34, 35, 57 & 58

DANCING WILLOWS

A SUBDIVISION OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

NOTES:

1) BASIS OF BEARINGS IS THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING COMMON WITH THE SOUTHERLY LINE OF TRACT C, WESTGOLD MEADOWS FILING NO. 1, WHICH BEARS N 89°43'37" E BETWEEN THE MONUMENTS SHOWN HEREON, ACCORDING TO WESTGOLD MEADOWS FILING NO. 1 AS DESCRIBED UNDER RECEPTION NUMBER 85083655 OF THE JEFFERSON COUNTY RECORDS, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) THE TOTAL NUMBER OF SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS 57.
THE TOTAL NUMBER OF SINGLE FAMILY ATTACHED LOTS WITHIN THIS SUBDIVISION IS 143.
THE TOTAL MAXIMUM NUMBER OF MULTI-FAMILY UNITS WITHIN THIS SUBDIVISION IS 96.

3) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES A PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

4) "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON." (C.R.S. 13-80-105(3)(A))

5) THE OFFICIAL DEVELOPMENT PLAN FOR THIS PLAT IS RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER F1695403 OFFICIAL DEVELOPMENT PLAN BOOK 119, PAGES 45-48.

6) LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. NO SUBSTANTIAL ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.

7) LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR INCHES IN HEIGHT. TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SIGHT DISTANCE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY'S SIGHT DISTANCE TABLE SHALL BE USED TO DETERMINE THE OUTCOME WITHIN THE BOUNDARY OF THE PARTICULAR LOT.

8) ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE SHALL BE PERMITTED TO BE CONSTRUCTED ON ANY LOT, WITH THE EXCEPTION OF THE MULTI-FAMILY LOT, LOT 1, BLOCK 31. LOTS WITHIN THIS PLAT THAT ARE MARKED WITH AN ASTERISK (*) WILL BE PERMITTED TO HAVE LIVING SPACE ABOVE A DETACHED GARAGE AS SPECIFIED IN THE DANCING WILLOWS ODP RECORDED IN BOOK 119, PAGE 46, RECEPTION # F1695403. THE LOTS THAT HAVE BEEN MARKED WITH AN ASTERISK (*) ARE NOTED AS FOLLOWS: BLOCK 21, LOTS 2 AND 5; BLOCK 22, LOTS 2 AND 5; BLOCK 23, LOTS 2 AND 5; BLOCK 24, LOTS 2 AND 5; BLOCK 25, LOTS 2 AND 5; BLOCK 26, LOTS 1 AND 4; BLOCK 27, LOTS 2 AND 5; BLOCK 28, LOTS 2 AND 5; BLOCK 29, LOTS 2 AND 5; BLOCK 30, 2 AND 4. IF LIVING SPACE IS SITUATED OVER A DETACHED GARAGE FOR A LOT IDENTIFIED WITH AN ASTERISK (*), THEN ONE (1) ADDITIONAL PARKING SPACE SHALL BE PROVIDED ON THAT PARTICULAR LOT IN ACCORDANCE WITH THE OFFICIAL DEVELOPMENT PLAN.

9) THE PRIVATE ACCESS DRIVES (TRACT A) WILL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE PRIVATE ACCESS DRIVES ARE CONVEYED TO A ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY. THE PRIVATE ACCESS DRIVES SHALL BE KEPT PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT THE OWNER SHALL PROVIDE THE PURCHASER(S) WITH THE NECESSARY RIGHTS FOR PASSAGE OVER, THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES.

10) TRACTS C, D, AND F ARE FOR COMMON AREA, LANDSCAPE, UTILITY, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOOTHILLS PARK AND RECREATION DISTRICT. PORTIONS OF TRACTS C, D AND F WILL RECEIVE PARKLAND DEDICATION CREDIT IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS. TRACTS C, D AND F ARE DEDICATED TO JEFFERSON COUNTY, BY THIS PLAT, AND ARE SUBSEQUENTLY CONVEYED TO THE FOOTHILLS PARK AND RECREATION DISTRICT BY DEED RECORDED AT RECEPTION NO. 2006035514

11) TRACTS B, J, M, O THROUGH Q AND T THROUGH W ARE FOR COMMON AREA, LANDSCAPE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY.

12) TRACTS R AND S ARE FOR COMMON AREA, LANDSCAPE, AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY.

13) TRACT H IS FOR COMMON AREA, LANDSCAPE, UTILITY, DRAINAGE, PEDESTRIAN ACCESS AND EMERGENCY ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY.

14) TRACTS E, G, I, L AND N ARE FOR COMMON AREA, LANDSCAPE, UTILITY, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY.

15) THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THE EMERGENCY ACCESS LANE AND GATE WITHIN THE DEVELOPMENT AS SHOWN HEREON. IN ADDITION, IT SHALL BE THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS RESPONSIBILITY TO KEEP THE EMERGENCY ACCESS PASSABLE IN EMERGENCY SITUATIONS. THE USE OF THE EMERGENCY ACCESS GATE SHALL BE LIMITED TO EMERGENCY SITUATIONS ONLY, AND IT SHALL BE THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS RESPONSIBILITY TO KEEP THE GATE CLOSED, EXCEPT DURING EMERGENCY SITUATIONS. THE GATE SHALL HAVE A "KNOX BOX" LOCKING SYSTEM (OR SIMILAR SYSTEM).

16) AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERDRAIN SYSTEM WILL BE LOCATED WITHIN THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON. THE MAIN COLLECTION LINES SHALL BE MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH RESPONSIBILITY IS ASSIGNED TO ANOTHER OWNER. THAT PART OF THE UNDERDRAIN SYSTEM WITHIN EACH LOT CONNECTING TO THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDER WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO ANOTHER OWNER.

17) THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE GROUNDWATER COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NUMBER 2006033510

18) THE APPROVED DRAINAGE PLANS FOR DANCING WILLOWS ARE ON FILE WITH THE JEFFERSON COUNTY PLANNING DEPARTMENT. THE "DRAINAGE SYSTEM" INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS DESCRIBED ON THE APPROVED DRAINAGE PLANS (INCLUDING THE REGIONAL DETENTION POND LOCATED TO THE WEST OF THIS DEVELOPMENT). NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH RESPONSIBILITY IS ASSIGNED TO ANOTHER OWNER. THE SUBDIVIDER SHALL PROVIDE THE FUTURE OWNER OF THE DRAINAGE SYSTEM WITH THE NECESSARY EASEMENTS, ON PRIVATE PROPERTY, SO THAT THE FUTURE OWNER CAN FULFILL ITS MAINTENANCE OBLIGATION OF THE DRAINAGE SYSTEM.

19) DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN THE LOTS OR TRACTS AND WEST BOWLES AVENUE, WEST IDA AVENUE AND SOUTH TAFT STREET, WITH THE EXCEPTION OF THE PRIVATE ACCESS DRIVES WHICH TAKE ACCESS TO SAID STREETS AND THE EMERGENCY ACCESS ONTO SOUTH TAFT STREET FROM WEST IDA DRIVE AS SHOWN HEREON.

20) THE CENTERLINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET/ROAD INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.

21) A SITE PLAN FOR THE MULTI-FAMILY LOT (LOT 1, BLOCK 31) AND FOR THE SINGLE FAMILY ATTACHED LOTS (BLOCKS 1 THROUGH 20) WITHIN THIS DEVELOPMENT WAS APPROVED BY JEFFERSON COUNTY IN CONJUNCTION WITH THIS PLAT. THE APPROVED SITE PLANS ARE ON FILE IN THE PLANNING AND ZONING DEPARTMENT. THE SITE PLANS REPRESENT A POSSIBLE LAYOUT FOR THE MULTI-FAMILY AND SINGLE FAMILY ATTACHED UNITS THAT IS IN CONFORMANCE WITH COUNTY PLATTING AND ZONING REQUIREMENTS.

22) THE EXISTING 100 YEAR FLOODPLAIN IS LOCATED WITHIN LOTS ESTABLISHED BY THIS SUBDIVISION. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR RELOCATION OF THE FLOODPLAIN LIMITS SO AS TO ELIMINATE ITS POTENTIAL EFFECTS ON BUILDABLE AREAS. THE LIMITS OF THE EXISTING AND PROPOSED (BASED ON THE CLOMR) FLOODPLAIN LIMITS ARE SHOWN HEREON.

23) UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN HEREON WITHIN THE SUBDIVISION BOUNDARY. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BY PERMITTED WITHIN THE PRIVATE ACCESS DRIVES SHOWN HEREON.

24) PURSUANT TO SECTION 3.E.1 OF THE JEFFERSON COUNTY ZONING RESOLUTION, THE PLANNING DIRECTOR HAS ALLOWED THE FOLLOWING MINOR VARIATIONS TO DANCING WILLOWS OFFICIAL DEVELOPMENT PLAN DURING THE PROCESSING OF THE FINAL PLAT OF DANCING WILLOWS:
A) ALLOW THE VISION CLEARANCE TRIANGLES TO CONFORM TO THE APPROVED OFFICIAL DEVELOPMENT PLAN INSTEAD OF THE CURRENT ZONING REQUIREMENTS, WITH THE EXCEPTION OF THE TRIANGLES AT
1) THE INTERSECTIONS OF SOUTH UNION STREET AND SOUTH TAFT STREET WITH WEST BOWLES AVENUE, WHICH WILL BE 40'X55' AS MEASURED FROM THE ROW/EASEMENT LINE;
2) THE INTERSECTIONS OF WEST GOULD LOOP AND WEST LONG CIRCLE WITH SOUTH UNION STREET, WHICH WILL BE 25'X40' AS MEASURED FROM THE FLOWLINE;
3) THE INTERSECTION OF WEST LONG CIRCLE AND WEST IDA AVENUE, WHICH WILL BE 25'X40' AS MEASURED FROM THE FLOWLINE AND
4) THE INTERSECTION OF WEST IDA AVENUE AND SOUTH TAFT STREET, WHICH SHALL BE 40'X40' AS MEASURED FROM THE ROW/EASEMENT. ALL TRIANGLES MEASURED FROM THE FLOWLINES THAT EXTEND OUTSIDE OF THE PRIVATE ACCESS DRIVES HAVE BEEN SHOWN ON THE PLAT.
B) ALLOW FOR A MINIMUM LOT SIZE OF 1,200 SQUARE FEET FOR THE LOTS WITHIN USE AREA A, WHERE THE ODP REQUIREMENT IS FOR A MINIMUM LOT AREA OF 1,250 SQUARE FEET.
C) ALLOW FOR A MINIMUM 20' FRONT TO FRONT BUILDING SEPARATION IN USE AREA A, WHERE THE ODP STANDARD IS FOR A 25' BUILDING SEPARATION.
D) ALLOW FOR A MINIMUM WIDTH OF LOTS WITHIN USE AREA A TO BE 20', WHERE THE ODP STANDARD IS FOR 25' MINIMUM LOT WIDTH.
E) ALLOW FOR THE ELIMINATION OF THE REQUIRED LANDSCAPE BUFFER ALONG THE SOUTH TAFT STREET RIGHT-OF-WAY TO ACCOMMODATE THE PRIVATE ACCESS DRIVE FOR WEST IDA PLACE, WHERE THE GENERAL ZONING REQUIRES A 10' LANDSCAPE STRIP ALONG COLLECTORS.
F) ALLOW FOR A MINIMUM 17' FRONT TO FRONT BUILDING SEPARATION BETWEEN LOT 1, BLOCK 13 AND LOT 8, BLOCK 12 IN USE AREA A, WHERE THE ODP STANDARD IS FOR A 25' BUILDING SEPARATION.
G) ALLOW FOR A MINIMUM 13' SIDE TO SIDE BUILDING SEPARATION BETWEEN LOT 6, BLOCK 7 AND LOT 2, BLOCK 4 IN USE AREA A, WHERE THE ODP STANDARD IS FOR A 15' BUILDING SEPARATION.
H) ALLOW FOR A MINIMUM 0' SETBACK TO A DEAD END PRIVATE ACCESS DRIVE EASEMENT LINE IN USE AREA A, WHERE THE ODP STANDARD IS FOR A 3' SETBACK.

25) NO BUILDING PERMIT FOR LOTS 5 THROUGH 8, BLOCK 12; LOTS 4 THROUGH 8, BLOCK 28 IDENTIFIED HEREON, SHALL BE ISSUED UNTIL SUCH TIME AS WATER LINE EASEMENTS RECORDED AT RECEPTION NUMBER 92075709, RECEPTION NUMBER 92099097 AND AT RECEPTION NUMBER 92147345 HAVE BEEN VACATED.

26) IT IS ANTICIPATED THAT THE OWNERSHIP AND/OR MAINTENANCE RESPONSIBILITIES WITH RESPECT TO THE PRIVATE ACCESS DRIVES, TRACTS B, E, G, H, I, J, K, L, M, N, O THROUGH Q, R, S, AND T THROUGH W, THE UNDERGROUND DRAIN SYSTEM LOCATED ON ANY PORTION OF THE SUBDIVISION OTHER THAN AN INDIVIDUAL LOT AND THE EMERGENCY ACCESS LANE AND GATE WILL BE TRANSFERRED AND/OR ASSIGNED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS TO THE DANCING WILLOWS HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION OR, IF FORMED, THE METROPOLITAN DISTRICT WHICH INCLUDES THE AREA OF THIS SUBDIVISION.

27) TRACT Y IS FOR COMMON AREA, LANDSCAPE, UTILITY AND PRIVATE RECREATION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE DANCING WILLOWS HOMEOWNERS ASSOCIATION. AT SOME FUTURE TIME, TRACT Y MAY BE CONVEYED TO A METROPOLITAN DISTRICT WHICH INCLUDES THE AREA OF THIS SUBDIVISION. A PORTION OF TRACT Y WILL RECEIVE PARKLAND DEDICATION CREDIT IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS. TRACT Y IS DEDICATED TO JEFFERSON COUNTY BY THIS PLAT AND IS SUBSEQUENTLY CONVEYED TO THE DANCING WILLOWS HOMEOWNERS ASSOCIATION BY DEED RECORDED AT RECEPTION NUMBER 2006033515

28) TRACT K IS FOR COMMON AREA, LANDSCAPE AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO ANOTHER OWNER AND THAT OWNER ACCEPTS THE MAINTENANCE RESPONSIBILITY.

Note 9 re maintenance of Tract A

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Dancing Willows Final Plat
Page 2 of 10, Note (9)

(italics added)

(9) *The private access drives (Tract A) will be maintained by the subdivider, its successors or assigns, until such time as the private access drives are conveyed to another owner and that owner accepts the maintenance responsibility.* The private access drives shall be passable at all times. The private drives shall not be accepted for ownership nor maintenance by Jefferson County in the future. With the sale of each lot the owner shall provide the purchaser(s) with the necessary rights for passage over, through and across the private access drives.

Rec # 2006033510

CASE NUMBER 03-114715FI
MAP NUMBER 34, 35, 57 & 58

DANCING WILLOWS

A SUBDIVISION OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 8 OF 10

TRACT A

area of street settlement and sewer damage

LEGEND
- SUBDIVISION BOUNDARY
- LOT/TRACT LINE
- STREET ℄
- VISION CLEARANCE TRIANGLE EASEMENT LINE
- ⊕ SECTION CORNER
- SET #5 REBAR WITH PLASTIC CAP PLS 25942 (UNLESS OTHERWISE NOTED)
- RADIAL LINE AND RADIAL BEARING
- (5) BLOCK DESIGNATION

KEY MAP

MATCHLINE SEE SHEET 7 OF 10

MATCHLINE SEE SHEET 3 OF 10

WEST IDA DRIVE

WEST IDA LANE

SOUTH UNION STREET

SOUTH TAFT TERRACE

SOUTH TAFT LANE

SOUTH TAFT COURT

SOUTH TAFT STREET

WEST BOWLES AVENUE

Bowles

TRACT A 405,540 S.F. UTILITY AND DRAINAGE EASEMENT AND PRIVATE ACCESS DRIVE

TRACT G 119,039 S.F. DRAINAGE & UTILITY EASEMENT

TRACT H 75,064 S.F. UTILITY EASEMENT

FOUND 1 1/4" YELLOW PIN & CAP PLS 18475

20' IRRIGATION EASEMENT REC. NO. 2005093522

WATER LINE EASEMENT REC. NO. 92075709 & REC. NO. 92099097 & REC NO. 92147345

SANITARY SEWER EASEMENT RECEPTION NO. 2005080467

30' P.U.D. WATER EASEMENT REC. NO. 2005060463

38' WIDE EMERGENCY ACCESS EASEMENT

RIGHT-OF-WAY DEDICATED TO JEFFERSON COUNTY BY SEPARATE DEED RECORDED UNDER RECEPTION NO. 2006033510

RIGHT-OF-WAY FOR WEST BOWLES AVENUE DEDICATED BY THIS PLAT TO JEFFERSON COUNTY.

DEDICATED TO THE COUNTY OF JEFFERSON BY DEED RECEPTION NUMBER 91026812

DEDICATED TO THE COUNTY OF JEFFERSON BY DEED RECEPTION NUMBER 91026814

POCKET & TELECOMMUNICATIONS EASEMENT REC. NO. 2005104444

FND #5 REBAR

GRAPHIC SCALE
0 30 60
ORIGINAL SCALE: 1" = 30'

SOUTH 1/4 CORNER SECTION 17, T. 5 S., R. 69 W. FND. 3 1/4" ALUM. CAP IN RANGE BOX CAP IS STAMPED CENTENNIAL ENG. INC. LS 25622 - 1990

N89°42'40"E 1323.32' SECTION 17, TSS, R69W, 6TH P.M.

E. 1/16 COR. SEC. 17/20 FND. 3 1/4" ALUM. CAP IN RANGE BOX CAP IS STAMPED CENTENNIAL ENG. INC. LS 25622 - 1990

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SEE SHEET 6 OF 10 FOR LINE AND CURVE TABLES.

North

106-75 8/10

48 of 60

2

ArcGIS Web Map

0 0.01 0.02 mi

N

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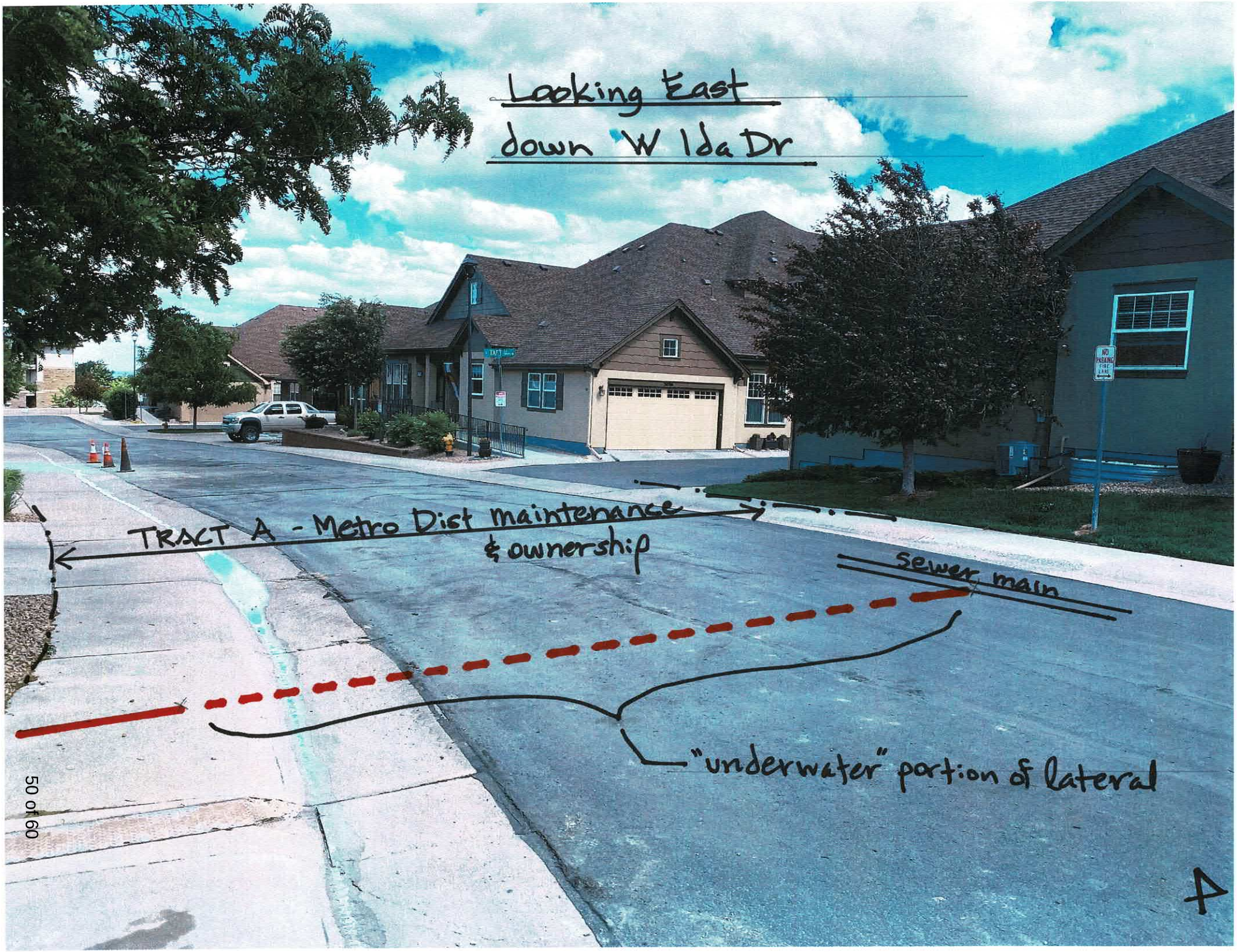
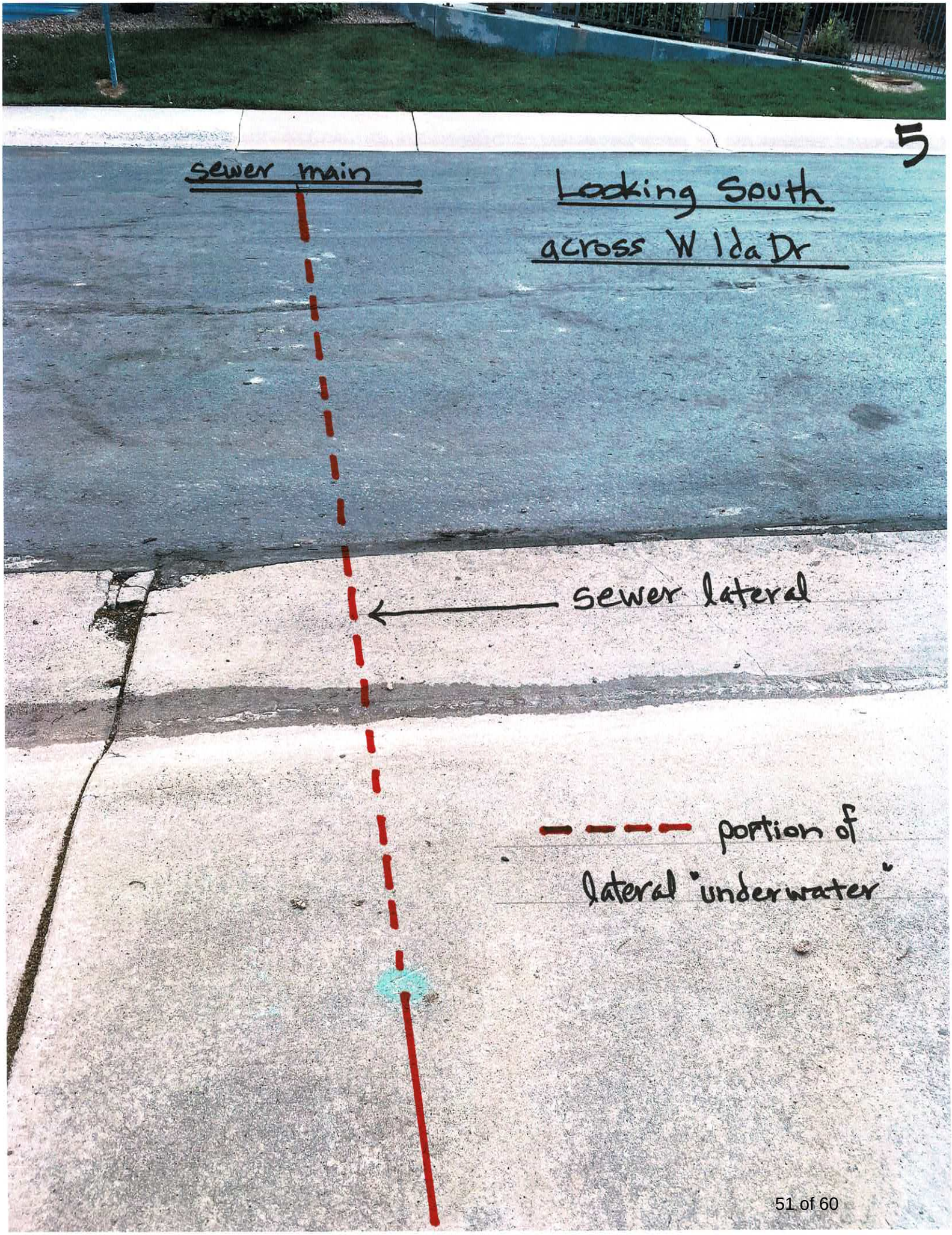
Jefferson County Colorado

Author: ArcGIS Web AppBuilder
Date: 5/30/2022


Looking East
down W Ida Dr
TRACT A - Metro Dist maintenance
& ownership
sewer main
"underwater" portion of lateral


5
sewer main
Looking South
across W Ida Dr
sewer lateral
portion of
lateral "underwater"

NO PARKING FIRE LANE
Extent of
sewer lateral to be replaced.
as marked with cones
on 5.9.22

7

KIRK OGLESBY <kirko53@comcast.net> 5/17/2022 3:14 PM

12005 W Ida Dr street and sewer repair

To rbilek@crsofcolorado.com <rbilek@crsofcolorado.com> • KIRK OGLESBY <kirko53@comcast.net> Copy Jack Varuska <jack@apexplumbing.com> • Cassandra Scanlan <cassandra@dacs.com>

Hi Rhonda -
Attached is a proposal from APEX to repair the street and sewer service line underneath the sunken street at 12005 W Ida Dr. I have also attached a TV video of the service line underneath the portion of the sunken street showing that the line is "underwater" as it approaches the connection to the Willow Brook main sewer line. The street has apparently dropped and pushed my sewer line down beneath it. I am concerned the damage to the line will cause sewage to back up into my home.

I believe that this repair is the responsibility of the Metro District since it lies entirely within Tract A as shown on the Final Plat for Dancing Willows. The final plat states that the maintenance of Tract A is the responsibility of the subdivider and their successors or assigns.

Would it be possible to meet on-site sometime at 12005 W Ida Drive to talk about next steps? If it is more convenient, I would be happy to schedule a meeting at your office to discuss the issue. Thanks for your help.

Kirk Oglesby
12005 W Ida Dr
Littleton CO 80127
720.810.4728

email to CRS of Colorado

- user-mpeg4-2021-12-02-13-48-04.mp4 (23 MB)
- 12005 W Ida Dr proposal for street and sewer repair by APEX Plumbing 051322.pdf (254 KB)

PROPOSAL

Proposal #: 033848
Date: 5/13/2022

APEX Plumbing Co.

"the underground guys"

4420 W. 58th Ave., Arvada, CO 80002

(303) 215-1348

PROPOSAL SUBMITTED TO:

Kirk Oglesby
12005 W. Ida Dr.
Littleton, CO 80127
(720) 810-4728
kirko53@comcast.net

WORK TO BE PERFORMED AT:

12005 W. Ida Dr.
Littleton, CO 80127

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Excavation and replacement of the 4" sanitary sewer line from the dive at the city sidewalk, up to and including the tap connection on the city main sewer line (up to 30' of pipe, up to 14' deep).

Includes:
Saw cutting, removal and replacement of asphalt as needed in the street (up to 4 tons, standard hot patch)
Removal and replacement of the existing soil with flowable backfill material in the street (up to 25 yards)
Saw cutting, removal and replacement of one city sidewalk stone, from seam to seam (up to 1 yard)
Compaction of backfill, as needed
Box shoring
Hauling and disposal of debris, site cleanup
All applicable permits and inspections (up to $700 in cost)

Pipe replacement to carry a five-year warranty against defects in materials and workmanship.

Proposal is based on information provided by the customer.
Price and scope of work subject to verification of line location by Apex Plumbing.

*Additional charges will be applicable if utilities impede excavation.

**This proposal does not include a post scope of the repairs. A post scope can be completed for an additional charge of $200.

***Customer will be responsible for notifying neighboring properties of work, prior to job start. The street will be very narrow with the work that needs to be completed and may be difficult or not possible for vehicles to pass at certain points throughout the work.

****Additional charges will be applicable if the City requires special asphalt patch back (mill and overlay, infrared seal, etc.).

*****Additional charge of $1300/day if Certified traffic control/flaggers is required in the right of way.

All material is guaranteed to be as specified and the work performed as described herein for the sum of:

Twenty-Three Thousand Five Hundred Seventy Dollars And No/100 **$23,570.00**

With payments to be made as follows:

One half of total balance due upon scheduling work. Second half of total balance due upon completion. Special terms may be available for real estate transactions.

Respectfully Submitted

Jack Varuska

Apex Plumbing (Apex) will attempt to restore the existing landscape to the best of our ability. Apex is not responsible for replacement of any landscaping to original condition. Apex will not be responsible for the repair or replacement of sprinkler lines cut during the excavation described on this proposal. Apex will not be responsible for the operation or performance of the customer's sprinkler system, or private utilities, or for damage or delays caused by unstable soil, cave-ins, unmarked private, or mislocated public utilities or any other unforeseen complications. Additional work beyond that described on this proposal will be subject to additional charges. Invoice balance is due in full upon completion of work as described on this proposal. Any invoice not paid when due, will accrue interest at the rate of 18% per annum. Apex is entitled to an award of collection fees, attorney's fees, and any and all costs incurred to collect all unpaid balances.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above. A cancellation fee of 10% plus fees (permits, locates, credit card fees) may apply if job is canceled after acceptance of this proposal.

Date Signature

9

March 19, 2022

Dancing Willows Metropolitan District
Marcos Pacheco, District Manager
CRS of Colorado
7995 E Prentice Ave, Suite 103E
Greenwood Village CO 80111

Willowbrook Water and Sanitation District
9850 B West Girton Drive
Lakewood CO 80227

Re: Damage to W Ida Dr, Sewer Service, Drainage Pan, and Possibly Sewer Main

To Whom It May Concern:

I am writing to make you aware of a current drainage problem which has caused apparent failure of the street surface and subgrade, damage to the sewer service line underneath the street, and possible damage to the sewer main and service connection. Due to the street and subgrade subsidence, the portion of my sewer service line beneath the street and sidewalk has been pushed down and is now "underwater" since the line is now lower than the connection to the sewer main.

Although my sewer has not yet backed up into my basement, the sewer inspection company advises me that it could back up at anytime due to the blockage of my sewage in the sunken portion beneath the sunken street. Please be advised that emergency repairs may be necessary to my sewer service line requiring excavation of West Ida Drive in front of my home.

I believe an existing drainage problem may have caused the failure of the street by directing drainage runoff underneath the street. As shown in the attached four photos taken 3/18/22 in front of my home at 12005 W Ida Drive the day after our heavy wet snow, the concrete drainage pan has sunken so that the water forms a pond and no longer flows to the sidewalk chase and out into the gutter. Instead, the water is flowing into the ground and then underneath the street pavement. In other words, instead of flowing above ground in the gutter, the water is running under the street. The continued drainage flow underneath the street is causing settlement of the subgrade and has damaged my sewer service line in the area of the street failure.

I need repairs made as soon as possible to prevent further damage to the street and to rebuild my sewer service line before the sewage backs up into my home causing damage to my finished basement.

Prior to making repairs I understand the problem needs to be evaluated. Please arrange to have the situation inspected by engineers with the Dancing Willows Metropolitan District and the Willowbrook Water and Sanitation District so that a repair solution can be designed and executed prior to further damage.

I will follow up with phone calls to the management company for the Dancing Willows Metropolitan District and to the Willowbrook Water and Sanitation District. I look forward to working with all of you to resolve this continuing problem. Thank you.

Sincerely,

Kirk Oglesby

Kirk Oglesby
12005 W Ida Dr
Littleton CO 80127
720.810.4728

Attachments

NO PARKING
FIRE LANE

ROCKIES

Nº 783581

FOR OFFICE USE ONLY

Colorado SEWER SERVICE, INC.

303-424-0448 • FAX 303-424-3775
6000 WEST 13TH AVENUE • LAKEWOOD, COLORADO 80214-2109
www.coloradosewerservice.com

DATE 12/2/21

NAME: KIRK OGLESBY

TECHNICIAN: LARRY HECK / ANTHONY

ADDRESS: CITY: LITTLETON ZIP: 80127

SERVICE FOR: 12005 W. IDA DRIVE

TIME IN 1:15 A.M. (P.M.) TIME OUT 2:28 A.M. (P.M.)

MGMT. Co. PHONE / ACCT No. 720-810-4728

PAYMENT

- [ ] ACCT.
- [ ] CHECK #
- [ ] CASH
- [ ] CREDIT CARD

OFFICE USE ONLY AUTH #

- [ ] POSS. R/O INV. No.
- [ ] R/O INV. No.

P.O. #

WARRANTY INFO

* WARRANTIES ARE ONLY VALID ON LINES THAT ARE BACKED UP.
* WARRANTY COVERS ROOTS AND NORMAL BUILD-UP ONLY
* ONLY ONE FREE CLEANING ON ORIGINAL WARRANTY
* WARRANTY VOID IF ABUSE IS DETERMINED

COLORADO SEWER SERVICE, INC. DOES NOT HONOR WARRANTIES BASED ON ANY OTHER COMPANIES VIDEO INSPECTIONS OR OPINIONS

CODE		
	SEWER / MAIN LINE	30 / 90 DAYS
	SECONDARY LINES	30 / 90 DAYS
	TOILET BOWL STOPPAGE	7 DAYS

LINE WARRANTY x
NO WARRANTY x ~~DAMAGE~~

LINE CLEANED	FOOTAGE	BLOCKAGE
[X] MAIN SEWER	50FT	JETT
[ ] LATERAL SEWER		
[ ] KITCHEN SINK		
[ ] FLOOR DRAIN		
[ ] HAND SINK		
[ ] TUB/SHOWER		
[ ] WASHER LINE		
[ ] TOILET		
[ ] OTHER		
CLEANED FROM	RISER	
LINE OPENED @ APPOX.		

IS 2nd OPINION NEEDED YES [ ] NO [x]
WAS BLOCKAGE IN COMMON YES [ ] NO [x]

CODE		
	JETT BELLY IN LINE TO CITY	435 00
	BELLY @ CITY 20FT	
	BALANCE DUE UPON RECEIPT OF INVOICE	435 00

$30.00 Charge on all returned checks
$20.00 Per month charge on overdue invoices

VIDEO INSPECTION NEEDED
[ ] YES [x] NO [ ] DECLINED: X

Colorado Sewer Service, Inc. is not responsible for damage due to pre-existing and unforeseen conditions such as broken pipe, plumbing code violations or lead piping, or problems encountered due to objects left in line or use of any method to access problem lines. We also are not responsible for lack of communication between technician and customer, owner, or tenant. In addition, this serves as a Hold Harmless Clause for any water damage done due to flooding before, during and after our services are rendered. In case of suit or collections be commenced to enforce payment of any sum, purchaser agrees to pay collections cost and/or attorney fees.

EMAIL ADDRESS

P10: [ ] 1/2: [ ] H: [ ] C: [ ]

PREVENTIVE MAINT. NOW DUE ON: PHONE # CONTACT

PREVENTS MUST BE DONE WITHIN 30 DAYS OF ORIGINAL DATE TO HONOR PREVENT PRICE.

CUSTOMER SIGNATURE: X
VERIFICATION OF SERVICE

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