neighborhood news

for the New Windsor neighborhood
connecting neighbors, sharing community

November/December 2026

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New Windsor Board Meeting
Every third Thursday at 6pm
Windsor Community Recreation Center - Maple Room

Metro District Contact
Centennial Consulting Group
2619 Canton Court, Suite A
Fort Collins, CO 80525
970-484-0101
www.ccgcolorado.com

Newsletter & Social Committee Contact
NewWindsorNeighbor@gmail.com

From your Social Committee

First Annual New Windsor Fall Festival



October 18th, New Windsor's first annual Fall Festival was attended by many. Over 160 of our neighbors enjoyed a late afternoon of pumpkin decorating, cornhole, Bingo, good food, and meeting those we live near.

Our Name Tag "game" helped neighbors connect with others on the same street and allowed us to estimate participation. Each street had representation! Fairfield and Grand Ave have the most homes and had the highest numbers, but we noted 6 neighbors from **Clark Court** - which is a great turn out for a street with 5 houses!

🏆Congratulations to all the Bingo and pumpkin decorating winners!

Please. We'd like to hear!



We are eager to learn if our neighbors have received the Newsletters we've started distributing. As with all new projects, there have been hiccups.

Please share feedback about the event or newsletter using THIS BRIEF SURVEY or email the committee:

NewWindsorNeighbor@gmail.com

Thank you for helping us build a stronger community.





Neighbor Spotlight: The Merris Family

If you've spotted the Merris Bros food trailer around Northern Colorado, you might not know that we're actually your neighbors!

Merris Bros Pretzels & Sandwiches is a small, family-owned business proudly based right here in the New Windsor neighborhood. We recently had the pleasure of serving our neighbors at the very first New Windsor Fall Festival, and wow, what a turnout! The event was even bigger than anticipated, and we loved seeing so many families come together to celebrate our community. It was a wonderful reminder of what makes this neighborhood such a special place to call home.

But the story of Merris Bros goes back much further than our food trailer.

Merris Bros was born from the connection between three brothers and the bond they share. Today, that family legacy is finding new life through the next generation of Merris Bros: our four young boys. What began as a celebration of brotherhood has grown into a family business built around good food, meaningful connections, and bringing people together.

As both business owners and New Windsor residents since July 2021, we're grateful for the opportunity to serve the community we're raising our family in.

Whether you catch us around town for a warm, freshly baked pretzel, a pressed sandwich, or a refreshing lemonade, we hope you'll stop by and say hello.

From our family to yours, thank you for supporting local and helping Merris Bros grow!

From your neighbor, Marisha on Crescent
Recipe from paleorunningmomma.com



Recipe
Zuppa Toscana

Serves 8

Ingredients

- 6 slices bacon cut into 1” pieces
- 1 lb sweet or spicy Italian sausage meat
- Crushed red pepper to taste
- 1 medium yellow onion diced
- 5 cloves garlic minced
- 2 large Russet potatoes about 1.5 lbs, peeled and cut into 1/2” cubes
- Sea salt and pepper to taste
- 6 cups chicken stock or bone broth
- 4 cups kale chopped
- 1 cup coconut milk, full fat
- Sea salt and pepper to taste

Instructions

1. Heat a large stock pot over medium high heat. Add the bacon pieces and cook, stirring occasionally to evenly brown, until crisp - about 5-8 minutes. Use a slotted spoon to transfer the cooked bacon to a paper-towel lined plate to drain.
2. Lower the heat to medium and save the bacon fat in the pot. Add sausage to the pot and sprinkle with crushed red pepper, if desired. Cook, stirring and breaking up lumps with a spoon until browed, about 5-8 minutes. Use a slotted spoon to remove the sausage to a plate to drain. Save fat in the pot.
3. With the heat still over medium, add the onions to the pot and cook until translucent, then add the garlic, stir, and cook for another 45 seconds. Add the potatoes to the pot, sprinkle the potatoes, onions, and garlic with sea salt and pepper and stir to coat.
4. Add the broth to the pot and bring to a boil over medium high heat. Lower the heat to medium and continue to cook until potatoes are fork tender - about 10 minutes.
5. Add the coconut milk to the pot and the sausage, stir and cook for about 5 minutes to blend flavors. Stir in the kale and cooked bacon, cooking just another minute or so until the kale is wilted and vibrant green. Season the soup with sea salt and pepper to taste, if desired.
6. Remove from heat and serve - the soup will thicken as it cools.

Have a recipe to share? Please send it to us!



December is Near: You May be “Jingled”

In an effort to further connect our neighborhood, we have borrowed from the children’s celebration of “You’ve been Booed.” This holiday season, we are introducing “You’ve been Jingled”. The Committee will “Jingle” a few homes with instructions on how to pass on the cheer. Keep an eye out and may the season be jolly and bright!

News from Your Board

Understanding Your Mill Levy

Many neighborhoods have an HOA dues, but New Windsor operates with a Mill Levy. Our property taxes include a mill levy that funds New Windsor Metropolitan District operations. The district operates under a maximum mill levy of 30 mills, which is set annually at the neighborhood Board's November budget meeting and certified to Weld County. In a mill levy, one mill represents a tax rate of $1 of property tax for every $1,000 of a property's assessed value. This revenue covers essential services including landscaping maintenance, water infrastructure, design review administration, and debt service for public improvements. Each year, the Board carefully reviews the budget and determines the appropriate mill levy rate to maintain our community while keeping costs reasonable for residents.

The primary difference is that HOAs rely on monthly fees, whereas metro districts rely on property tax assessments. For the New Windsor Metro District, the tax levy is included in your annual property tax bill—paid once a year rather than monthly.

When you receive your annual tax bill from Weld County, the New Windsor Metro District line item appears at the bottom of the Tax Authority list. This assessment pays for the upkeep and maintenance of our district. The amount is calculated using the Assessed Value (6.8%) of the Total Valuation of your property.

If you would like to view a copy of your tax bill, please contact Weld County at treasurer@weld.gov.



The Joy of Gardening

It's the middle of October, and I'm walking around my garden picking raspberries and cherry tomatoes. I'm not sure any will make it to the kitchen. I'm eating them as I go! There's something special about picking your own food and eating it straight from the garden. It's empowering, joyful, and a sweet reminder of our connection to the soil and the fruits of our labor.

As the season fades and the colder, darker days approach, I find myself reflecting on everything I did, and didn't get to do, in my garden. What would I add, remove, or change? New colors, shapes, textures, or perhaps something new to eat? Fall is a wonderful time to imagine next year's garden. And if you can squeeze in a little more planting before the ground freezes, my advice is simple: plant some more!

But beyond the plants, I invite you to reflect on how you *lived* in your garden this year. Did you sit with a friend on a summer afternoon? Listen to the birds on a cool morning? Watch butterflies dancing around your flowers or catch a hummingbird visiting your hyssops?

To me, there are no gardens, only gardening. It's the experience of connecting with nature, with ourselves, and with our friends, neighbors, and community.

My fall gardening tip? Enjoy what's still alive, notice what's fading, and appreciate what's dying. Leave some fallen leaves around your plants as natural mulch, and compost the rest. Nature knows how to recycle and turn yesterday's growth into tomorrow's abundance.

– Paulo Munera



Paulo Munera is a certified garden and permaculture designer and founder of Mandala Gardens. He leads the free Mandala Garden Club and helps build Elephant Garden, a community garden and outdoor learning space focused on permaculture, native plants, and mindfulness. Questions?

Call (646) 240-1735 or email MyMandalaGarden@gmail.com. MyMandalaGarden.com

From the Metro District

2027 Budgeting Process

As New Windsor Metro begins planning for the upcoming fiscal year, the annual budget process is a responsibility of both the New Windsor Board and its CCG management / accounting team. The process begins with preparation of a proposed budget for board review, this year on October 15. The proposed budget is presented to the public through publication in the local paper. For New Windsor, that is the Greeley Tribune. It is also distributed through means like email. Before year-end, the board adopts a budget, appropriates funds, and certifies the mill levy. This year adoption will take place at the November board meeting on November 19. Once approved, the budget and supporting resolutions must be filed with the Colorado Division of Local Government, and any future amendments must also be properly noticed and filed. CCG plays a key role in coordinating these requirements, ensuring compliance with state deadlines, maintaining transparency, and supporting the district's financial stewardship throughout the year.

Metro District Town Hall: ***November 19***, 6pm Maple Room, Community Recreation Center. This is the last meeting for 2026 and the one during which the Board votes on the final 2027 Budget before it's submitted to the County and State Agencies for record keeping.

- Nik Wagner

Nik Wagner works for Colorado Consulting Group as a property manager for New Windsor Metro District. A property manager works as the primary liaison between our metro district's Board of Directors and neighborhood residents. To reach him with questions, call (970) 484-0101 or email nik@ccgcolorado.com

Town Notes & Reminders

…in collaboration with our neighbor Lainie (Town Board, District 3)

- **Crossroads Blvd and Colorado Blvd** intersection is under construction for the roundabout. Both the North side and South side of Colorado are closed to through traffic until early December but Crossroads remains open in both directions.
- **County Rd 13/Colorado Blvd** is under construction at Kyger Reservoir – the East side parking lot is still open but detours are in place for access.
- Windsor is updating the **Downtown Parking** Master Plan – we have 3 years' worth of data collection so far. We are well under the 85% occupancy threshold so there is plenty of parking around downtown, even as we finish up the construction of the backlot between 4th and 5th streets on the North side of Main Street. See our parking map here: Downtown Windsor Parking
- Windsor has some vacancies on a few Citizen Advisory Boards – Windsor Housing Authority, Parks, Recreation, and Culture, and the Tree Board: Board & Commission Vacancies | Windsor, CO - Official Website
- Windsor continues to work on our Housing action plan as well as our Vision Zero safety plan for the 392 corridor from I-25 to County Rd 21.

November

- Windsor Lawn and Yard Waste Disposal
  - Leaf and branch drop off this fall continues through November 15. Fridays, Saturdays, and Sundays only. Detailed information is on the Town's website
- Coffee with the Mayor, Nov 6th, 10am-11am. At the Community Recreation Center (CRC). Usually 2nd Friday of the month unless otherwise noted.

December

- Windsor Wonderland December 5th 4-7pm. Santa arrives by train at 4pm! Location: Boardwalk Community Park.
- Wreaths Across America December 19th 10-11am. Location: Lakeview Cemetery

Stay Up-to-Date on Town Events: All Things Windsor Parks, Recreation & Culture! sign up to receive alerts about traffic, emergencies, town events – as little or as much as you want.

BULLETIN BOARD

There is nothing like the old-school bulletin board. Grass cutting, dog walking, upcoming garage sale, etc. Do you have an announcement or flyer you would like to share?

If you'd like to have something posted, please email NewWindsorNeighbor@gmail.com with your bulletin, name, and street. We ask you to share which street you live on to promote neighborly connection and keep this space focused on the New Windsor neighborhood.







