



neighborhood news

connecting neighbors, sharing community

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Three days a week
12am-8am and 6pm-12am
Odd addresses: Mon, Wed, Fri
Even addresses: Tue, Thu, Sat

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

New Windsor Fall Festival **Sunday, October 18th, 4pm-6pm**

Come hang out with the neighbors!

Grab some food, let the kids run wild, and meet the people who live just around the corner! No-Carve Pumpkin Decorating and Bingo for all ages!

- ❖ Prizes
 - Given for different categories and age groups, such as "Most Creative Design" and "Spookiest Pumpkin" (decorate at the park)
- ❖ Food Trucks
 - [Merris Bros Pretzels and Sandwiches](#)
 - [Big Jim's Backyard BBQ](#)
- ❖ BYOB (no glass)

Bonus Prize? Complete your nametag! We will have nametags with colors representing the street you live on. Find your street color nametag, add your name, meet some neighbors, and see which street has the biggest crew! Prizes will be awarded for the street with the most attendees.

Willing to help with the fun? As we plan, please let us know if you can bring a lawn game, pumpkin, craft supplies, folding table, chairs, or help acquire prizes/gift cards!

We hope this is the 1st annual fall event. Help make it a success!

NewWindsorNeighbor@gmail.com

Let's Connect Our Neighborhood!

Our neighborhood's new Social Committee is here to help bring neighbors together and create more opportunities to connect, socialize, and get involved.

We'd love for you to join us, share your ideas, or get involved in any way you'd like! Whether you have an idea for a neighborhood event, would like to contribute to the newsletter, or want to help us build a stronger sense of community in another way, we'd love to hear from you. Please share: NewWindsorNeighbor@gmail.com

Great App: Monitor Your Water Use



Download the "Eye on Water" app to monitor your water use. It will tell you your hourly, weekly, monthly and yearly use of non-potable water from the Metro District. It is also helpful to detect possible leaks.
EyeOnWater.com.

News from Your Board

Metro District vs. HOA

Understanding Our Governing Structure. New Windsor Metropolitan District is not a Home Owners' Association (HOA)—it's a special district, similar to your local fire department or library district. As a governmental entity established under [Title 32 of Colorado law](#), the district has the authority to levy taxes, issue bonds, and provide public services. We're governed by a resident-elected [Board of Directors](#) who hold public meetings and must comply with state transparency requirements. This structure allows us to fund and maintain infrastructure, enforce community standards through covenants, and provide services like water and landscaping. Unlike HOAs, metro districts operate under stricter governmental oversight and accountability standards.

Neighbor Spotlight

Lainie Peltz. Our Neighbor and Town Board Member District 3



Lainie and Chris Peltz moved to New Windsor in 2000 with their child and later added two more to the family! The children successfully “flew the nest” and live in Georgetown, Cripple

Creek, and Chicago. “We chose New Windsor because we love the Victorian feel, colorful houses, white picket fences and lots of room for kids to play”. They have watched Windsor grow from 12,000 to 48,000 in 26 years, but embrace the small-town vibe.

Lainie is our neighborhood Citizen Advisory Board member, a Town Board member and liaison. She serves on the Parks, Recreation and Culture Advisory Board; sits on the Great Western Trail Advisory Board (GWTA) and the Clearview Library Board of Trustees.

Citizen Advisory Boards are a great way to learn about various aspects of the Town and how things run behind the scenes. Check out the Town's website at Windsorgov.com and look for Board and Vacancies under the Government Tab. We have a new chatbot called Sugar Beet Sam at the bottom right of any page. If you have any questions, feel free to email me at lpeltz@windsorgov.com or we can also set up a time to chat!

*From your neighbor, Kelsey on Fairfield
~ adapted from The Car Mom*

Recipe: Get ready for Fall! Red Chile

- 2 lbs ground beef
- 1 can rotel
- 1 can black beans, rinsed and drained
- 1 can mild chili beans
- 1 jar mild roasted salsa
- 1 yellow onion, chopped
- 1 green pepper, chopped
- 1 package taco seasoning
- 1/3 can La Costena jalapeño peppers (optional)

In a large pot, add ground beef, crumble and cook. While cooking, add in taco seasoning onions and pepper.

Once meat is cooked, add rotel, salsa, and jalapeno peppers (add jalapeno juice for extra spice). Stir and let sit on medium/low heat.

Once getting close to serving, add in black beans, and chili beans. Stir and cover. Cook for 10-15 minutes (until beans are warm).

Top with cheese, sour cream or whatever your heart desires!

A New Member on Our Board, New DRC Member

The New Windsor Board voted and appointed Glen Ross to fill the vacancy. Glen has lived in New Windsor for ten years, grew up in Johnstown, graduated from CSU in Animal Science, and is now retired having worked his whole career in Colorado. Glen will fulfill the Board requirement of five board members as well as fulfilling the Board requirement as a member of the Design Review Committee (DRC).

"It's an honor being selected for the New Windsor Metropolitan District board and to be part of keeping a desirable community. Previously, I was a volunteer on the Design Review Committee for 1 1/2 years where I observed a well-run board and a caring Centennial Consulting Group, who is contracted by the District to oversee the district's finances, legal obligations and day to day operations. I look forward to serving our community."

Lindy Hafeman has accepted the Board's invitation to fill the vacancy left on the Design Review Committee (DRC). Lindy, pastor's wife, mother to five and grandmother to eight has lived in our neighborhood for 27 years on Grand Ave, being one of the longest standing residents. Linda is a U.S. Veteran, retired Marine Corps.

"I have served on many boards including Chamber of Commerce, school boards, corporate and non-profit. I love my town and my neighborhood. I have a sincere desire to have New Windsor remain beautiful, safe and a place families and retirees can live quietly and peacefully."

From the Metro District

Seasonal Home Maintenance Reminders

Neighborhood landscaping and property maintenance rules help create a safe, attractive, and well-maintained community. Although they require homeowners to meet certain standards, these rules protect property values, promote safety, and enhance the neighborhood's overall appearance.

- **Irrigation Systems:** Check sprinklers for proper coverage and repair any broken heads. Remember watering restrictions: no watering between 8am and 6pm, with assigned days based on your address.
- **Weed Control:** Treat rock areas with pre-emergent weed control regularly. Weeds in rocks, grass, or landscaping are common violations.
- **Lawn Health:** Keep grass mowed, green, and disease-free. Address dead or patchy areas promptly.
- **Tree & Shrub Care:** Prune dead branches and monitor for disease or pest damage.
- **Keep Sidewalks Clear:** Prune back tree branches and bushes to keep the public sidewalks accessible. Did you know that the Town requires that tree branches must be pruned up 7 feet.
- **Exterior Paint:** Inspect for fading, peeling, or oxidation—exterior painting requires the neighborhood Design Review Committee approval.
- **Fence Maintenance:** Repair damaged sections and ensure proper staining/painting.

Regular maintenance prevents violations and keeps our neighborhood looking its best!

- 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

Windsor Lawn and Yard Waste Disposal

Leaf and branch drop off this fall will continue again: Starting Friday, October 16, and ending Sunday, November 15. Fridays, Saturdays, and Sundays only.

Detailed information will be on the Town's website and in the Windsor Matters newsletter, probably in the September edition.



Gardening Tips

It's the height of summer, and gardens across Northern Colorado are putting on their biggest show of the year. Perennials are blooming, pollinators are busy, and everything seems to be growing at once. As much as I enjoy this season, I'm already looking ahead to my favorite time in the garden: Fall.

Fall is one of the best times to plant. Cooler temperatures and warm soil help plants establish strong root systems before winter, giving them a head start next spring.

If I could recommend just one improvement for almost any garden this fall, it would be to add structure. Take a walk through your garden beds and look for places to weave in native grasses among your flowers. Planting them about 16 inches apart creates a beautiful living matrix that ties the entire garden together.

Some of my favorite choices for our area are sedges, Blue Grama, Little Bluestem, and, where space allows, Karl Foerster Feather Reed Grass. These grasses add movement, texture, and winter interest while giving gardens the naturalistic look that has become so popular in parks and botanical gardens.

Plant a few this fall, and by next spring you'll be amazed at how much they transform your garden.



– 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

Town Reminders



September

- **Harvest Festival Labor Day Weekend** with the parade on Monday, Sept 7th that goes down Walnut from Chimney Park Drive to 7th Street and then turns south to Eastman Park.
- **Coffee with the Mayor**, Sept 11, 10am-11am. At the Community Recreation Center (CRC). Usually 2nd Friday of the month unless otherwise noted.

October

- **Coffee with the Mayor**, October 9, 10am-11am. At CRC

Bookmobile

The [Clearview Library Bookmobile](#) is at Founders Green Park every Wednesday from 3:30-4pm.

Stay Up-to-Date on Town Events All Things Windsor Parks, Recreation & Culture!

<https://mailchi.mp/windsorgov.com/july2024prcnewsletter-21422560?e=b6a1e58fe0>



BULLETIN BOARD

There is nothing like the old-school bulletin board. Grass cutting, dog walking, upcoming garage sale, etc. Do you have a business you'd like to promote?

If you'd like to have something posted, please email NewWindsorNeighbor@gmail.com 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.

EXAMPLE

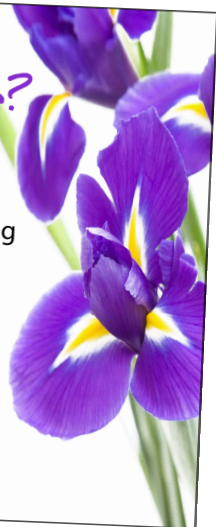
Are you available to cut grass? Babysit?
Let people know you are available!



Iris Exchange?

I have irises I plan to split this Fall. Who is interested in exchanging some of what you have with those I split?

Please contact me.
Anne Marie
Founders' Circle
307-258-7997



General Election Tuesday, Nov. 3rd

Visit the Elections Department - Weld County website to register to vote and find election process information. Colorado residents have the opportunity to choose federal, state, and county representatives. There will also be numerous ballot measures.

Informed voting is important. I'm happy to share some resources!

Marisha, Crescent Dr.
(mvpelnar@gmail.com)