

2017

PrairieStar Year In Review



New Homes

130 new homes sold by
Richfield Homes, Mountain
Standard Homes and
Safeguard Builders



Mountain Standard

Finished 8 townhomes
and sales office



Lot Expansion

170 new lots

New Park

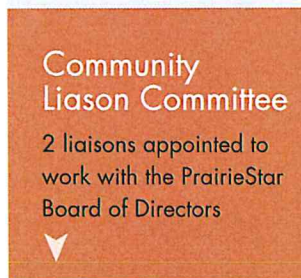


Park with play
structure completed



LGI Homes Arrived!

Construction begins
for 48 new homes



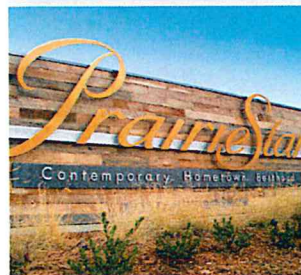
Community Liason Committee

2 liaisons appointed to
work with the PrairieStar
Board of Directors



Pool & Clubhouse

Construction breaks
ground for 2018 opening



Annual Community Event

First annual neighborhood
block party held in August



Visit prairiestarcolorado.com for more information
and to connect with home builders.



When you live at PrairieStar,
you join a community.

HERE'S SOME OF OUR 2018 COMMUNITY PROGRAMS:

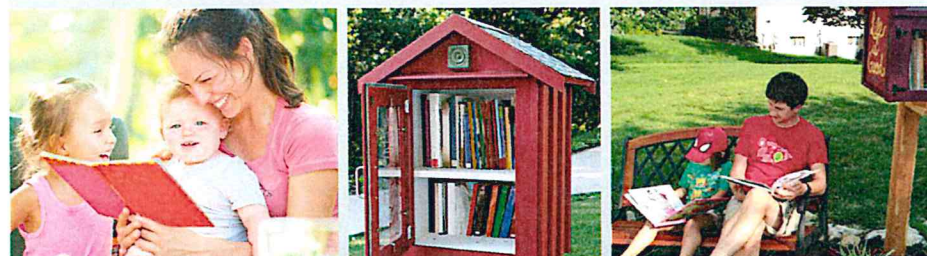
An **Annual Block Party** features games for all ages, kids activities, food & ice cream truck. This year's August event was a hit!



Movie @ the Park is planned for summer 2018 with family-friendly films at PrairieStar's neighborhood park.



Inspiring readers is why the **Little Free Library** is coming to PrairieStar along with other community-building programs.



Visit prairiestarcolorado.com for more information
about this exceptional residential and commercial community.



PRAIRIESTAR METROPOLITAN DISTRICT NEWSLETTER

December 1, 2017
Volume 1, Issue 4

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Your Neighborhood is Growing!

Currently your community consists of approximately 80 homes. By the end of December, 2017 you should expect quite a few new homes in your community. See the attached "PrairieStar Year In Review" for exciting information regarding home building and community programs.

Your Community Liaisons

Your Community Liaisons are here to assist in communications between residents and the District Board of Directors. Please see your Liaisons for any questions and concerns you may have, they are:

Josh Schoettle at 857 Ranchhand Drive: jpschoettle@gmail.com

Kristyn Degi at 2910 Big Thunder Road: Kristyn.degi@gmail.com

TRASH & RECYCLING

United Waste Systems - 2017 Holiday Calendar

OBSERVED HOLIDAYS – NO SERVICE

May 29: Memorial Day
July 04: Independence Day
September 04: Labor Day
November 23: Thanksgiving Day
December 25: Christmas Day



If your service day falls on a holiday, trash service will be resumed the following day.

For Christmas Day, which falls on a Monday this year, pickup will occur on Wednesday. Christmas tree pickup service is available in the PrairieStar community for \$5.00 per tree. Customers are required to contact United Waste System prior, to receive this service.

For more information contact Rose at (970) 532-0803 or email at unitedwastesystems@gmail.com

Landscaping Reminder

Timing for Backyard Improvements:

As specified in the Declaration of Protective Covenants of PrairieStar, Section 3.13, landscaping is required to be installed within 180 days after acquisition of title to the property. For properties for which title is acquired after June 30, of any given year, the 180 days shall automatically be extended to July 1 of the following year. This is to allow adequate seasonal timing to install such landscaping. Submittal of a Design Review Request doesn't constitute completion of your landscaping; please ensure submittal of your landscaping plans will allow for the review period of up-to forty five (45) days of approval, taking into consideration your specific conditions at it relates to the installation deadline. Please read through your Rules and Design Guidelines and Declaration of Protective Covenants of PrairieStar.

Please note that any other improvements/modifications to the front and back landscaping, fencing, walkways/paths, decks, patios, sheds, all require Authorized Entity approval.

If you have any questions, comments, or updates regarding the installation of your backyard or side yard landscape or fencing, please contact Lisa Jacoby, District Manager at Ljacoby@sdmsi.com or 303-987-0835

Snow Removal Information

When the snow starts flying, please remember to shovel your sidewalks within 24 hours – snow removal on sidewalks are the responsibility of each home owner. Other than on walkways around the park(s) and at mailbox kiosks, Snow removal is not provided on streets and sidewalks within the PrairieStar community.

Per the Town of Berthoud's Snow and Ice Removal Plan, Residents and Business Owners are responsible for clearing of snow from sidewalks as soon as possible, but not later than 24 hours after snow has ceased to fall.

The Town's snow removal priorities are defined as:

Non-Priority – Residential Streets

Priority 1 – Major Arterials

Priority 2 – Primary Collectors

Priority 3 – Residential Thru Streets/Loop Roads

For more information, visit the Town of Berthoud's website at www.berthoud.org. Search Snow Removal for the "Snow and Ice Removal Plan".

For specific questions regarding snow removal please contact District Manager, Lisa Jacoby at ljacoby@sdmsi.com or 303-987-0835.

Holiday Decorations

All Holiday Decorations are to be displayed only on holidays and must not be placed earlier then (30) days prior to the start of the particular holiday/event or celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration.