



WINDSOR
RAINDANCE
COLORADO

OWNER ORIENTATION PRESENTATION



Welcome to RainDance!

1.) Introductions

2.) RainDance Metro District:

*Common Area Maintenance, Snow Removal,
Irrigation Water and Recreation Programs*

3.) RainDance Community

Association (HOA): *What you need to
know and where to find it*



Introductions

As a homeowner in RainDance, you are a member of two (2) entities:

- RainDance Metropolitan District (RDMD)
- RainDance Community Association (RDCA)

Advance HOA Management, Inc. – Management Company

- **Matthew Esposito**, *Community Association Manager for HOA*
- **Steve Southard**, *Head of Metro District Operations*
- **Hannah Barker**, *Metro District Community Manager*
- **Melissa Ehrlich**, *Assistant Community Manager*

RainDance Metro District Responsibilities



Maintenance of District Property

- Common area landscaping
- Perimeter fencing
- Trails
- Orchards
- Parks
- Other future facilities



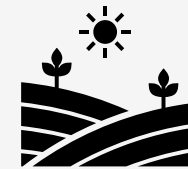
Snow Removal

Metro District maintains all common area paths, trails, sidewalks and eyebrows.
Town of Windsor maintains all public streets.
Owners are responsible for snow removal on their own driveways and sidewalks adjacent to their homes .
<https://www.windsorgov.com/503/Snow-Ice-Removal>



Irrigation Water

Metro District is responsible for supplying non potable irrigation water.
The watering season is April – October
(Turn on/off dates are weather dependent)
Owners are responsible for maintenance of personal irrigation system. Please water in accordance with your property address.



Recreation

The Metro District provides easy to access golf cart paths and the RainDance River Resort!
Warm weather and summer fun awaits!

**RAINDANCE
METROPOLITAN
DISTRICT**

HOME
ABOUT
CONTACT
DISTRICT FILES
NOTICES
CALENDAR
RAINDANCE RIVER
RESORT



RAINDANCE METRO DISTRICT WEBSITE

Here you can find District Agendas, Minutes, Financials, Mapping and other helpful info and updates.

<https://www.raindancemetrodistrict.org>



- The Metro District Activates irrigation mid-April and winterizes the system mid- October of each year

- Owners are responsible for maintaining their own irrigation system (LEAKS, CLOGGED LINES, FILTER CHANGES, ETC...)

- Owners are responsible for turning on the valve at the meter to allow for water flow to the lot. Owners are also responsible for turning the valve off at the meter at the end of the season.

- Owners pay a minimum irrigation fee at the beginning of the season. Overage fees are charged based on usage

NON-POTABLE IRRIGATION WATER

RAINDANCE GOLF CARTS

You must **register** your golf cart with the Metro District Office.

https://www.raindancemetrodistrict.org/uploads/6/0/9/6/6096305/rdmd_golf_cart_registration_packet_07.06.2020-1.pdf

RainDance allows for golf cart usage throughout residential areas along **approved** paths and trails.

RainDance National Resort & Golf is a 18-hole semi-private championship golf course designed by PGA Tour player Fred Funk and veteran course architect Harrison Minchew. RainDance is the sister course of the 27-hole Pelican Lakes Golf Club and is expected to open in 2022. With questions, please contact khinkle@watervalley.com



RainDance River Resort

Registration and Enrollment

- Owners of the community receive a complimentary membership for 2022. *Certain rules and restrictions apply.*
- All new members must create a new membership profile and enroll in Rec Desk, the membership processing system.
- To access the RainDance River Resort this season, existing memberships (*active memberships from last year*) must re-enroll.

For more information, please look for emails from RainDance Metro District or click here for more information:
<https://www.raindancemetrodistrict.org/raindance-river-resort.html>



RainDance Community Association (HOA)

Responsibilities Include:

- Annual Assessment Billing
- Delegate District Partnership
- Compliance Inspections and Enforcement
- Architectural Review
- Trash Removal Services
- Administrative Services



Board of Directors

HOA Board Members

- The Association Board is currently comprised of the Declarant (RainDance Land Company LLC), and one (1) homeowner board member
- Termination of the Declarant control period will happen when 75% of the units the May Be Included to Owners other than the Declarant

HOA Board Meetings

- Quarterly board meetings
- Dates and times are posted to the Community Website Calendar
<https://www.advancehoa.com/homeowner-login.html>
- Owner attendance is encouraged
- Annual Meetings and Budget Ratification take place in November

Annual Assessment Billing

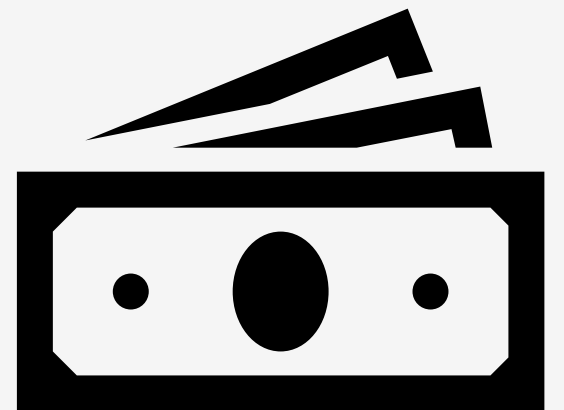
- \$300.00 – Annual (Due January 1st)

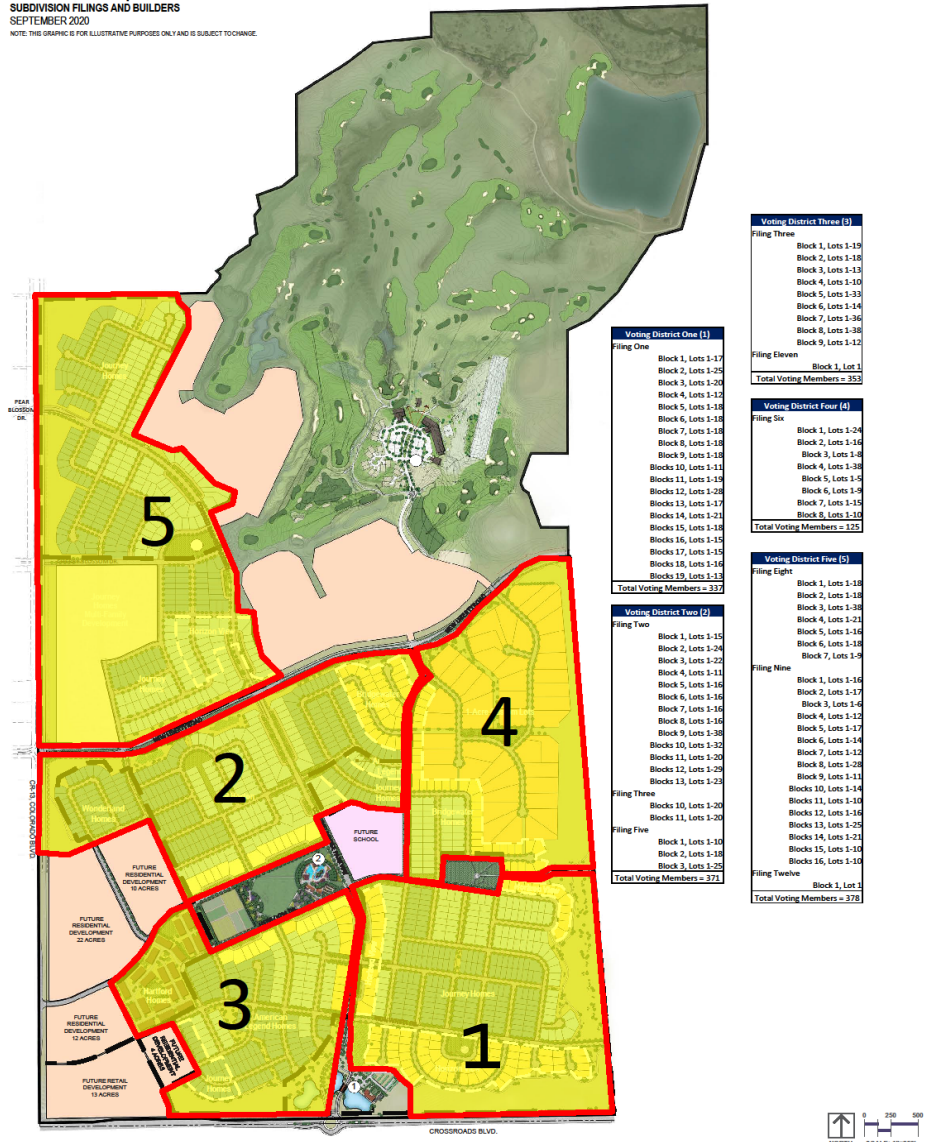
Trash, enforcement, insurance, management fees, etc.

- \$150 – One-time fee (Collected at closing)

Working Capital Contribution

- How to make a payment - <https://www.advancehoa.com/make-a-payment.html>





Delegate Districts -

- The Association is divided into Delegate Districts where Members within each Delegate District will elect a Delegate to the Association to exercise voting power of all the Members in each District where a matter requires a vote of the Members.
- This structure allows for a more efficient process in addressing important matters that come before the membership for vote and promotes an effective means of communication.

Compliance Inspections and Enforcement

- Owners must adhere to the Governing Documents of the Association
- Inspection and Mailing of Compliance Letters

Examples:

- Parking RV's
- Waste Container Storage
- Lawn Maintenance
- Architectural Compliance Standards



Architectural Review

The RainDance Community Association Manager works with the Architectural Review Committee (ARC) to ensure compliance with the Design Guidelines when ANY changes are made to the exterior of your home. <https://rdca.eunify.net/MainPage.asp>

- Any changes to the exterior of your home (landscaping, painting, fencing, etc.) requires an application to be completed and approved prior to the commencement of work.
 - \$25.00 Application Fee
 - This process may take up to 45 days for review.
 - Landscaping and fencing must be approved and installed within three (3) months of closing on your home. Consideration given to planting seasons.
 - Please submit your application and an **extension request if needed.**
 - If you want to start working on your landscape prior to receiving your Welcome Packet, please email: matt.esposito@advancehoa.com for an Architectural Review Application



Trash Removal

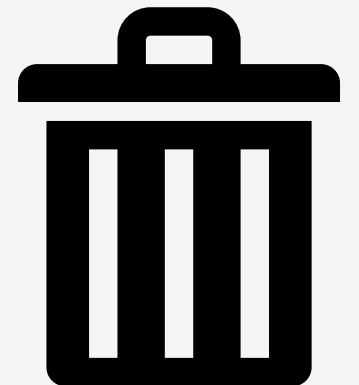
Please call to schedule service:

RAM Waste Systems

970-226-3396

<https://ramwastesystems.com/>

- Trash Day is Monday or Wednesday, depending on location
- Storage
 - *All trash containers must have lids down in order for pick up.*
 - *Trash extras must be pre-arranged for pick up.*
 - *MUST be stored within an enclosed structure.*
 - *i.e. garage, so that the container is not visible from the street or neighboring properties.*



Administration

The Association is responsible for the effective administration of the community, including:

- Insurance for the HOA
- Management of Expenses
- Compliance
- Legal Fees
- Assessment Billing and Collection
- Tax Preparation and Filing
- Accounting Services
- Budget Preparation
- Board Partnership and Management



WELCOME PACKET

Closing documents and a copy of deed need to be forwarded and received from your title company prior to sending packets.

You will receive a Welcome Packet from Advance HOA 4-6 weeks after close on your new home.

*Please contact
clientservices@advancehoa.com with
questions about this process.*

What's in the Welcome Packet?

- **Account ID Number and Community Website Access**
- **Homeowner Orientation Guide**
- **Contact Information Verification Form**
- **Please provide your email address, as this is how we will inform you of everything HOA and Metro District – related.**
- **Architectural Review Application With Landscaping and Fencing Guidelines (\$25.00 Fee)**
- **Irrigation Water Information**
- **Raindance River Resort Membership Information**
- **Golf Cart Registration**
- **District Map**
- **Trail Map**
- **Trash Service Information - Ram Waste Welcome Letter**





RAINDANCE COMMUNITY ASSOCIATION WEBSITE

Here you can find Agendas, Minutes, Financials, Mapping and other helpful info and updates

Click here to create a homeowner account:

<https://www.advancehoa.com/homeowner-login.html>

QUESTIONS?

Client Services – Customer Service

clientservices@advancehoa.com

(303) 482-2213 Press Option 2

Matthew Esposito, Community Association Manager

matt.esposito@advancehoa.com

(303)-482-2213 x250

Melissa Ehrlich, Assistant Metro District Community Manager

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(303) 482-2213 x315

Hannah Barker, Metro District Community Manager

hannah@advancehoa.com

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Steve Southard, Head of Metro District Operations

steve.southard@advancehoa.com

(303) 482-2213 x222

