VISTA RIDGE METROPOLITAN DISTRICT

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March 6, 2014

Mr. Gary Hegner
Parks Supervisor
Town of Erie
P.O. Box 750
Town of Erie, CO 80516

Re: Vista Ridge – Columbine Mine Park

Dear Gary:

The Vista Ridge Metropolitan District would like to bring to your attention residents' concerns regarding the condition of the Columbine Mine Park turf in 2013 which precluded them from utilizing the Park. In addition to it being unusable, residents complained that it was a "public eyesore" and could potentially have a negative impact on property values if routine landscape maintenance was not completed on an ongoing basis.

To provide some background information; the District's irrigation water which is characterized as 'raw' water is supplied by the Town of Erie to the District via diversion from Coal Creek. The District's irrigation system distributes the water to District maintained property, the Golf Course, HOA property, and the Town of Erie Columbine Mine Park ("Park"). Because the water distributed is characterized as being 'raw', it is understood that the Town and the District make no guarantees about its quality when delivered.

After the irrigation system start-up in the spring of 2013, the District's landscape maintenance contractors encountered a high volume of sprinkler nozzles clogged with an unknown brown scale. The clogged nozzles prevented proper irrigation coverage and subsequently many of the District's turf areas became stressed. This also affected the Park, which is maintained by the Town of Erie.

Diligent cleaning of the clogged nozzles by the District's landscape maintenance contractor improved turf conditions in District-maintained tracts, and over the course of the rest of the season, the presence of the scale in the irrigation system dissipated greatly. Because the scale found in the irrigation system was different than anything encountered previously (i.e., not similar to organic material such as algae or bryozoan found in seasons past), a sample of the scale was tested to determine the sediment's composition. Test results identified the scale as calcium carbonate deposits that had solidified in the irrigation system due to a spike in pH in the raw water and high pressure differential between the irrigation system and the District's Pond 17.

At the time of the occurrence, the District notified the Town of Erie of the condition of the water which was affecting the nozzles and suggested that the Town also clean the nozzles in the Park. Although it is unclear if the Town performed this needed maintenance, the condition of the Park did not improve. It should be noted that the presence of the calcium carbonate in the system decreased significantly over the course of the season and the District's stressed landscape improved, but the Park did not.

The District is pleased to learn that the Town intends to re-seed this spring and with the 2014 irrigation season fast approaching, the District would like to again alert the Town to the possibility of the water quality being such that it would again cause clogging of the nozzles. Although the District treated the 2013 presence of scale as an isolated incident, it will continue monitoring of the situation in 2014 and it urges the Town to monitor the situation closely as well.

The District is available to meet and welcomes an open dialogue with the Town in the hopes of a mutually beneficial outcome including the homeowner's enjoyment of the Park.

Sincerely,

Lisa A. Jacoby
District Manager

c: Vista Ridge Metropolitan District Board of Directors
Lisa A. Johnson, District Manager
Dan Cordova, District Operations Manager

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