Project Manager Report

Vista Ridge Metropolitan District

1/9/14-3/12/14

General Landscaping

- Winter watering of trees was performed by CoCal once in January and once in February.
- Due to moderate temperatures, CoCal began activation of the irrigation system the first week of March so that watering of drip zones could begin. Pumps have remained off at night as a precaution against line-breaks due to deep freeze.
- Pre-emergent weed control is scheduled to be completed by March 14th.
- Fertilization is scheduled to be completed by the end of March.

Snow Removal

- CoCal responded to six snow events between January 9th, 2014 and March 12, 2014.

2014 Landscape Enhancements

- Recommendations for 2014 landscape enhancements are being prepared and will be distributed at the March 20th Board meeting for consideration.

Fence Staining

- A proposal from Olson Painting has been requested for fence staining of all privacy fence along Mountain View Boulevard to be distributed at the March 20th Board meeting.

Tree Fungus Identified

- BioTree, a tree care company working for Heritage at Vista Ridge HOA, has identified a number of District pine trees adjacent to the Heritage community infested with a fungus that is causing needle blight. Permission has been given to the Heritage HOA to treat these trees at their expense. A proposal has also been requested by the District to treat other affected trees in the community and will be presented with the 2014 landscape enhancement recommendations.

Drainage Issue at Tract 1Q/A

- A drainage issue has been identified at tract 1Q/A adjacent 1889 Lodgepole Drive due to an improperly functioning French drain installed on the District tract, which is directing drainage onto the adjacent residential lot and damaging turf. A proposal for repair of the drain has been obtained and approved.

Other

- 3 e-mails from residents and 4 e-mails from the HOA Community Manager regarding maintenance issues were responded to.