

Welcome to Northfield Metro Districts

Contact information for Northfield Metro Districts "NFMD " is as follows:

Office Phone: 970-377-9989 **after hours/emergency number:** 970-412-1440

E-mail: manager@northfielddistricts.com

Web Site: www.northfielddistricts.com

As you can see, the District has a web site and the best thing you can do to get information is to join the site. On our web site you will be able to get information on Northfield Metro Districts, like the NFMD Disclosures and Summary documents, meeting agendas, financials, and other needed documents.

All community emails from NFMD come from the web site, so you must join the web site to get those e-mails. As always if you ever have questions; call or e-mail NFMD.

Some people ask what is Northfield Metro Districts and what does it do for me? It is a local governmental agency, which collects taxes to pay for the infrastructure of the community that the local Town or County could not afford to pay for.

In addition to the tax collected for the bond to pay for the infrastructure, NFMD does assessed a yearly Operations & Maintenance fee to the HOA's to maintain the integrity of the landscape, snow removal, irrigation, alleyways (asphalt), parking areas, detention ponds, drainage, open space, monuments, accounting, budgeting and financial reporting and long-term reserves, among some of the items or you can see the District budgets on the web site.

The District manages all the maintenance outside of the units and fenced areas, the HOA manages the actual buildings and the building envelopes maintenance, which is the Townhome and Condo building exteriors, the driveway to the garage, and the small, fenced area of each of the Townhomes.

Trash/Recycle Removal Service at NFMD: Republic Services is the approved vendor by the HOA: Republic Services can be reached at 970-484-5556 or <https://www.republicservices.com/residents/solid-waste>

The Condo's HOA set up trash pickup, Townhome owners set up their own trash/recycle removal Service through Republic.

The governing Board has **designated trash/recycle day on Friday** to reduce noise, wear on the streets and to enhance the safety and cleanliness of the neighbors. **(NFMD TRASH/RECYCLE DAY IS FRIDAY)** Subject to change by the HOA.

Maintenance and snow removal: If you see issues, please e-mail, or call the District for any outside maintenance issues, broken irrigation, issue with a dog station or snow removal, etc... with a picture if can, precise location of the issue is extremely helpful.

Snow removal around these buildings and parking lot's is a challenge. Limited areas to move snow to and the shade of the buildings on the north facing units or driveways areas is a big challenge. Then snow melts and slush being splashed around, and drainage is slowed by lower temperatures. The District and contractor will do what they can while watching the budgets, but keep in mind areas can be icy.

Parking in NFMD: No parking in fire lanes. See NFMD guidelines for information on vehicles. Note, parking limitations on commercial or larger vehicles, trailers, or any long-term parking. Also, some parking spaces may be used as temporary snow storage after larger snowstorms.

Keep in mind the Northfield Districts is its own entity, the developer, the builder, the real estate agents, or current homeowner cannot change, make any promises, waivers or commitments to the Covenants or Guidelines, for the Districts. If you have questions, please feel free to call the District or e-mail the District.

Again, welcome, feel free to contact the District anytime.

11/21/2024

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