



NORTHFIELD

METROPOLITAN DISTRICTS

NORTHFIELD COMMUNITY

Quarterly Newsletter

SEPTEMBER 2026



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The Pool & Clubhouse Are Now Open

We are happy to share that the pool and clubhouse are **officially open to residents**. All of the fitness equipment has been installed, and residents are welcome to use the equipment at any time during operating hours.

CLUBHOUSE & FITNESS CENTER

4:00 AM – 10:00 PM

Daily

SWIMMING POOL

10:30 AM – 8:00 PM

Daily

GOOD NEWS • POOL SEASON EXTENDED

We heard your recommendations and we are taking action. Rather than closing on Labor Day, the pool will now stay open through:

**Sunday, October 4
at 8:00 PM**

Please note this is an exception for this year only, offered as a thank you for our residents' patience throughout the construction process.

2 Guest limit

A reminder that only two guests are allowed per family when using the pool and clubhouse.

How to Get a Key Fob



If you haven't received your key fob yet, please complete the form below using the link or by scanning the QR code, and a fob will be delivered to your door in **3–5 business days**. Key fobs are only available to residents who live within Northfield Metro District boundaries — you may be asked to show proof of address.

On the form, please list the **two residents who will receive the key fobs**, along with the names of any other individuals living in the unit.

2

Key fobs per unit — residents share, no more than two.

\$25.00

Replacement cost for any lost fob.

Request Your Key Fobs

Complete the secure online form and your fob will be delivered to your door in 3–5 business days.

docs.google.com/forms/d/e/1FAIpQLSeHxTJUhc8FnowzSCMebuvMk9OLjj2zS47pN4L3E9CmvVTGVQ/viewform

Open the Key Fob Form →



Fire Lanes & Towing



As you may have noticed, we have recently contracted **Front Range Patrol** to monitor the area for vehicles parking illegally.

For the first month, we have been placing warnings on the windshields of those parking in violation. As of **August 1, 2026**, we will be implementing a zero-tolerance policy for vehicles parking in fire lanes.

IF YOUR VEHICLE IS TOWED

Scott's Towing
(970) 482-9809

REPORT A VIOLATION

Front Range Patrol
(303) 591-9027

Please note: all calls are public record.

Please take a minute to review the map below for tow-away zone information. The full exhibit is available at northfielddistricts.com under District Documents.





HOA vs. Metro District

A common question is the difference between the Metro District and the sub HOAs. The Metro District maintains community infrastructure and amenities, while the sub HOAs handle building-related items. Homeowners maintain landscaping within fenced or private areas.

NORTHFIELD'S FOUR SUB HOAS

- **Northfield Condos**

Managed by Vintage Corporation

- **Northfield Flats**

Managed by Vintage Corporation

- **Northfield Vistas**

Managed by Vintage Corporation

- **Northfield Brownstones**

Owners Association · Managed by Service Plus

Not sure which sub HOA you're in?

If you are unsure which sub HOA you belong to, please contact the District and we'll point you in the right direction, or visit northfelddistricts.com/sub-hoa-s.

Find My HOA →

Pet Waste Reminder



We love seeing residents out enjoying the community with their pets!

Please remember to clean up after your dog **every time** and properly dispose of waste in designated trash receptacles.

Leaving pet waste behind creates health concerns, damages common areas, and is inconsiderate to your neighbors. Let's all do our part to keep the neighborhood clean, safe, and enjoyable for everyone.

BAG IT

Every walk, every time

BIN IT

Use designated receptacles

BE KIND

Respect your neighbors

Active Construction Areas



Please keep out of all active construction site areas.

While the pool and clubhouse are now complete, there are still buildings under construction throughout the community. For safety reasons, residents are **not permitted to enter any active construction areas**.

These zones contain potential hazards and are not safe for public access. Please respect all posted signage and barriers indicating that entry is prohibited.

We appreciate your cooperation and patience as construction in the community continues.

Meetings & Work Sessions



BOARD MEETINGS

Metro District board meetings are held multiple times throughout the year to ensure the district remains transparent, accountable, and in compliance with all legal requirements. These regular meetings allow the board to review and approve monthly payables, monitor financial reports, address operational needs, and take action on any matters required by state law. By meeting consistently, the district maintains sound financial oversight and ensures that community services and obligations are managed responsibly and efficiently.

WORK SESSIONS

Work sessions are held when needed, and no formal action is taken. They are designed to provide an open and collaborative setting where board members and community residents can come together to discuss District items, priorities, and emerging needs.

UPCOMING MEETINGS

Visit our website for dates & agendas

northfelddistricts.com →

GET IN TOUCH

Contact Information

NFMD MANAGEMENT TEAM

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Help us reach every neighbor

Please feel free to share this newsletter with any neighbors who may not have received it.
To update or add an email address for District communications, please contact us.



Thank you!