

Buffalo Mountain Metropolitan District "BMMD"

Serving the Wilderdest Community For Over 53 Years

Water System Upgrade **Water shutdowns next week!** **Road Closure on Ryan Gulch Road starting** **August 7th!**

BMMD will be replacing two water distribution isolation valves in Ryan Gulch Road near the Rolling Ridge apartments starting on August 7th.

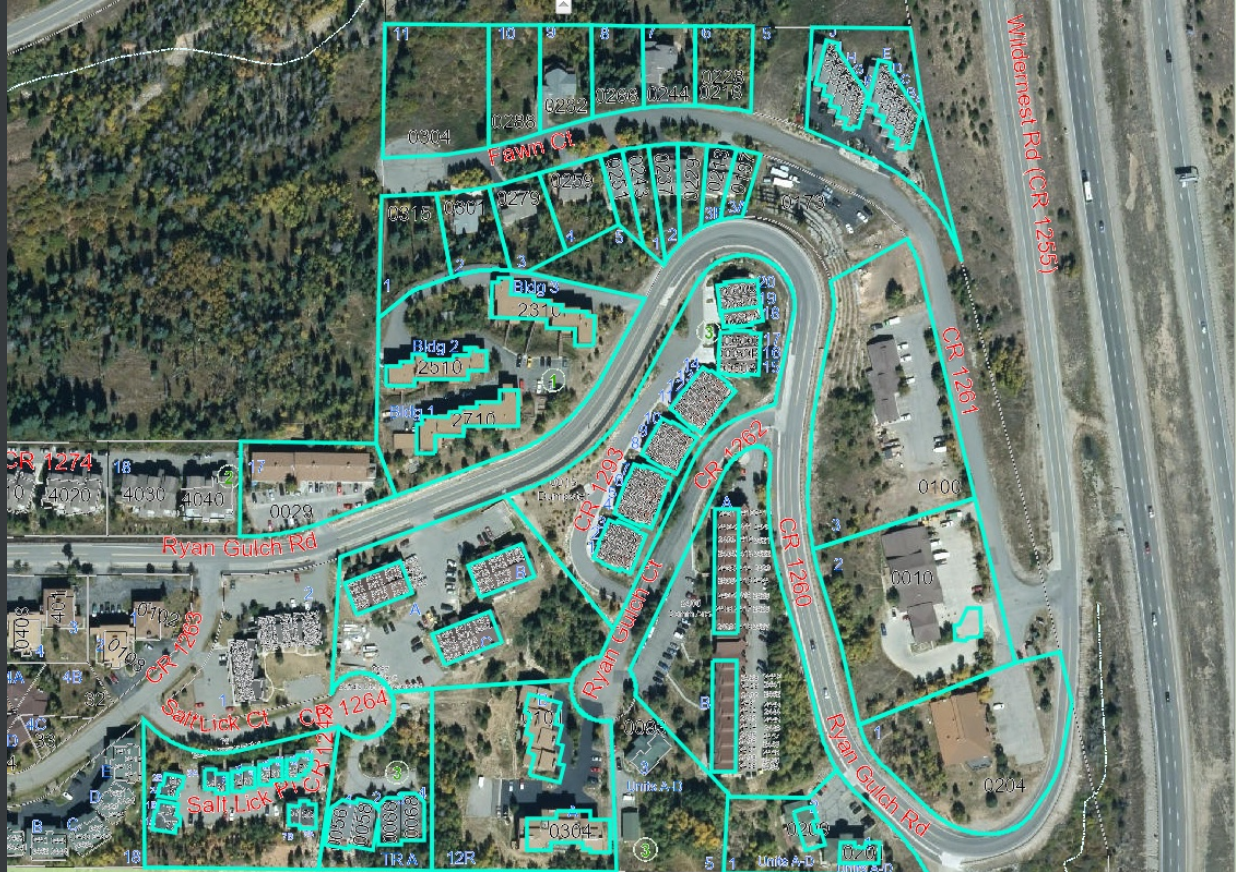
Ryan Gulch Road will be closed from Ryan Gulch Ct to approximately just before the entrance to New Lamartine Condos.

There will be a water shutoff for two days, tentatively starting on Wednesday and Thursday in the area from Sundance HOA downhill.

Individual homeowners and HOA's that will be affected will be notified through emails with additional notices. Also check our website for more up to date information!

Please check map below for area of outage.

Visit our Website



Eradicate Noxious Weeds

Pursuant to BMMD's Protective Covenants, each property owner is responsible for removing noxious weeds on personal property.

Please see the information below from Summit County.

Re: Noxious vegetation growing within Wildernest

To the residents of the Wildernest

You are receiving this letter in an attempt to get ahead of the annual complaints we receive regarding noxious vegetation growing on a number of properties within the Wildernest neighborhood that violate the Summit County Land Use & Development Code. The noxious vegetation we have been addressing within your neighborhood has been primarily Chamomile Daisy, Oxeye Daisy, and Thistle. Per **11301: Noxious Weeds: The Colorado Noxious Weed Act, C.R.S. § 35-5.5-101, et seq.**, states that certain noxious weeds pose a threat to the continued economic and environmental value of the land in the State and that they must be managed by all landowners in the State. The Act states that local governments (cities and counties) are directed to take the necessary steps to manage the noxious weeds in their respective jurisdictions.

For the 2023 calendar year, we plan to address the problem earlier. Throughout the summer we will be inspecting lots within Summit County for noxious vegetation. If noxious vegetation exists on your property at the time of inspection, the code enforcement officer could initiate a compliance process with the homeowner/resident.

It is important to know where your property line is, as you are responsible for noxious vegetation within and on that boundary. Simply remove existing plants by cutting or

mowing. Then place cuttings or clippings in a plastic bag and dispose of the bag to prevent seed spread. The Summit County Landfill will accept bagged noxious weeds for the rate of \$5 a bag.

Please be on the lookout for other noxious vegetation. The most common invasive vegetation we have been seeing in Summit County are Chamomile Daisy, Oxeye Daisy, Canada, Bull, and Musk thistle, but please visit <https://www.summitcountyco.gov/993/Summit-County-Noxious-Weeds> for a complete list.

If you have any questions associated with properly eradicating and disposing of the noxious vegetation on your property, please contact us at 970-668-4218.

Thank you for your cooperation,

Ryan Cook
Weed Manager

RESOURCES

Summit County Weed Control
<https://www.summitcountyco.gov/114/Weed-Control>

Colorado Department of Agriculture
<https://www.colorado.gov/pacific/agconservation/noxious-weed-species>



Protect Your Drinking Water!

BMMD strives to produce the best drinking water quality possible. In doing so, all multi-family condos (HOA's), must test and submit backflow reports to BMMD annually! Per the rules and regulations, all annual reports must be submitted by September 30th. Make sure your property manager is aware. Click the following link for more information.

[Click Here - BMMD Backflow Regulations](#)

Protective Covenant Enforcement



BMMD has hired a new part-time Covenant enforcement personnel

Pegi Rapp will be assisting this summer with covenants enforcement on the hillside. If you have any questions or concerns about covenants please feel free to call us at (970) 513-1300; or email Pegi directly at Pegi@bmmd.org

[Click Here - Protective Covenants](#)

Architectural Review

BMMD Must Approve ALL Exterior Projects

Prior to any alterations to the outside of a property, including but not limited to remodels, re-painting, re-roofing, residing, deck modifications, driveway alterations, windows, doors, etc., you must submit a BMMD Review Application. Failure to submit may cause costly changes and/or fines to be assessed.

[Click Here to Download the Architectural Guidelines](#)

[Click Here to Download the Architectural Review Application](#)
