



# Twin Buttes

METROPOLITAN DISTRICT NOS. 1-4

COMMUNITY NEWSLETTER – FEB. 2024

[www.twinbuttesmetrodistrict.org](http://www.twinbuttesmetrodistrict.org)

## FEELS LIKE SPRING!



Here's to a year filled with new friendships, unforgettable memories, and remarkable achievements. With a growing community of new owners and residents, we extend an invitation for you to socialize and connect with your fellow Twin Buttes residents. During the winter season, you can experience the warmth and camaraderie of the fire pit located at the sales office. And as the summer months roll in, you can gather and mingle with your neighbors at the Farm Stand. We are grateful that Twin Buttes is a close-knit community composed of exceptional individuals who cherish the value of meaningful connections.

## Twin Buttes News:

**Community Rules and Regulations (R&R)** – At the last District Board of Director's meeting on January 5<sup>th</sup>, the Community Rules and Regulations were approved. Many of the R&R were pulled from the Master Declaration as a convenience to our community members. It can be a tedious process looking through the Master Declaration to find the answer to your question. The R&R are straight forward and easy to locate answers to your questions. In addition, the pickleball court rules are also included. You can find the R&R on the District's website at [Metro Documents – Twin Buttes Metro District](#)

**From the Farm (and Sienna Schulte, Farm Manager) –**

Based on valuable feedback from our Board members we are taking steps to survey the community, as well as incorporate our own new modifications, to the farm stand program. We understand the importance of accessibility, variety, and convenience for our community members. Please be on the lookout for a survey coming to your email box. Your patience and understanding are greatly appreciated as we strive to optimize the farm stand experience for all residents.

The farm stand season runs from mid June until sometime in October, weather dependent. Please be aware that Free-range & whole-grain fed eggs can be ordered year round on line at [www.twinbuttesfarm.com](http://www.twinbuttesfarm.com) When you receive your receipt, it will include the code to open the cooler door to pick up your order.

**Wildfire Mitigation** – Over the past year, in conjunction with Wildfire Adaptive, La Plata County, Durango Fire Protection District, and the City of Durango, we have accomplished various wildfire mitigation projects ("thinning" of the forested areas and ground cover). Most notably on the adjacent open space to the north above the Mid Traverse Trail and Seago Lily, east across to the water tank. Next year another 8.2 acres further east from the water tank will be completed, effectively creating a curtain of defensible space from the Twin Buttes homes. Thank you to everyone involved!

If you are a lot owner planning your new home, consider this the best time to include a plan of wildfire mitigation on your lot before construction begins. Please contact our office and we can help you assess your property.

La Plata County also offers the program "CodeRED Emergency Alert System" to keep you informed via phone, email, and texting in the event of a possible emergency, including wildfires and the condition of the Animas River. For more information and to sign up, go to: [https://www.co.laplata.co.us/services/public\\_safety/emergency\\_information.php](https://www.co.laplata.co.us/services/public_safety/emergency_information.php)

**Pauls Park -**

• **Pond Testing**

The Pauls Park pond water is regularly tested during the swimming season for E. coli levels. Normally, levels have been found to be safe and well within the State's outdoor natural swimming guidelines. The pond is fed by Lightner Creek and E. coli levels can increase during the months of low water flow. This usually occurs at times (colder months) when people do not swim. We will continue to monitor the levels and a sign will be posted if levels should become unsafe. The test results are posted on the Community Sign at the sales office on Tipple Avenue, and under Community Notices on the Metro District website at [www.twinbuttesmetrodistrict.org](http://www.twinbuttesmetrodistrict.org).

• **Pickleball Matters**

The pickleball court will open for play late April, early May, weather permitting. Please contact us if you would like access to the court reservation system. A lock has been installed on the court gate. Contact us for the code number.

We also will be rolling out shortly new "TB" bumper stickers. These new emblems will assist in distinguishing who is and who is not a resident of Twin Buttes. We also know that the residents are anxious to be supplied residency credentials which provide assurance that certain services and amenities are for the exclusive use of the residents as well.

There are pickleball court rules in place which can be found in the Community Rules and Regulations, mentioned above.

**New Construction!**

We would like to notify you about the construction of our upcoming phase commencing this spring. It is currently referred to as "Filing 4" but to be renamed shortly! This phase will comprise 29 home sites which stand at the base of the Buttes and overlook the whole community below. We apologize for any noise or disturbance stemming from this activity. We will work with the developer to ensure the neighborhood impact is minimal. This project is located at the end of Tipple Avenue and Bellflower Court. Please feel free to contact us at any time if and when you are impacted and we will respond accordingly.

We also intend to issue a map of the construction area with the recommended access points to the Twin Buttes trail system. Thank you.



**DESIGN REVIEW COMMITTEE NEWS**

**Updated DRC Guidelines –**

The 2024 Twin Buttes Design Standards and Guidelines are completed and are posted on the District website at: <https://twinbuttesmetrodistrict.org/drc/>

**Our Newest DRC Committee Member –**

We welcome Twin Buttes property owner Aaron Congleton to the Design Review Committee.



## COMMUNITY CONNECTIONS

**Twin Buttes Book Club** - Join the Twin Buttes Book Club: A Literary Gathering in our Community! We meet on the 1st Tuesday of each month, hosted in the cozy homes of our club members. To ensure variety and a fresh atmosphere, we rotate meeting locations throughout the year. Our book club is more than just a reading group; it's a social gathering that fosters connections among neighbors in the Twin Buttes community. We explore various genres, ensuring there's something for everyone's reading preferences. We also incorporate enjoyable events and activities into our meetings. This January we had the pleasure of hosting Scott Graham, a talented local author, to discuss his captivating National Park Mystery series. It was an engaging and insightful session that further enriched our love for literature. If you'd like to become part of our vibrant book club, we warmly welcome you! Please reach out to Lana Spencer, our club coordinator, for more information. You can contact Lana via phone or text at 979-824-4932, or by email at [lanas4785@gmail.com](mailto:lanas4785@gmail.com).

**Study Groups** - Following the November 14, 2023 Town Hall meeting and a short survey sent out by Andy Lake, Twin Buttes Metro District No. 2 Board Member and resident, three study groups were formed, each with a team lead. They are:

- **Farm Issues** - lead by Dorothy Burns. If you are interested in joining, please contact Dorothy for additional information at [doroburns@gmail.com](mailto:doroburns@gmail.com)
- **TB Dog Park** – we are looking for a new lead and a few residents who are interested in this working group. Please contact Jerry Shelton if you are interested, at [Jerrydons Shelton@gmail.com](mailto:Jerrydons Shelton@gmail.com)
- **Short Term Rentals** – lead by Andy Lake. This group met with the TB developer, Metro District Attorney, Metro District No. 1 Directors, and District staff. A number of homeowners who completed the survey want to maintain the current short term rental ban on single family residences. Stay tuned for your chance to vote on this issue!

**A friendly reminder** from Twin Buttes residents to builders, their subs, and part-time residents - please turn off all indoor and outdoor lighting when finished for the day or your stay. Lights left on for days at a time can be bothersome to neighbors. Thank you!

## COMMUNITY CALENDAR

- **April 15 – Upper trails open**
- **June 6 - Metro District Board Meeting** to be held Thursday, June 6<sup>th</sup> @ 10:00 am. An agenda notice with Zoom link to attend the meeting will be posted on the website the week prior to the meeting.
- **Mid June - Farm Stand Opening**
- **DRC Meetings** are held every 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month virtually via Zoom. The next DRC meeting will be February 13, 2024.

## METRO DISTRICT CONTACTS

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