



Welcome!

The Saddler Ridge Metropolitan District congratulates you on the purchase of your new home and welcomes you to the community! To assist in making you feel at home please review the following information. Understanding the District will enhance your ownership experience. It is also important to review and become familiar with the District's governing documents. These documents and other important information can be obtained by visiting our website at www.saddlerridgemetrodistrict.com.

Monthly District Fee

The monthly District Fee of \$150 which consists of a \$64 sewer service fee and an \$86 operations fee is due on the 1st of each month. Each resident is responsible for making their payment without receiving future monthly billing reminders via USPS. Late fees, Letter fees, interest, penalties, and other cost of collections may apply if your account becomes delinquent. The resolutions imposing the fees and outlining the collection process are available on the District's website.

Online Payments: Please request account access by emailing Cheri Curtis at cheri@mwcpaa.com. She will establish an individual link specific to your account where you can pay your monthly payments online, set up automatic/recurring payments or pay ahead by making multiple payments at once. If you choose the pay ahead option, you will be responsible for tracking your own due dates. Please do not pay more than one year in advance. You also have the option to pay by mailing a physical check, but you are encouraged to use electronic payment methods as this will aid in keeping the District fees minimal.

District Board Meeting

District Board meetings are open to everyone and, for 2023, will occur on the first Tuesday of March, June, September and November at 6pm. You are welcome to join via teleconference and that information along with the meeting agenda is posted on the District's website approximately 7 days prior to each meeting.

Landscaping

The District is responsible for maintaining all common areas. The homeowner must install and thereafter maintain their own property. Landscaping plans, applicable fees along with the application must be submitted to Angela Elliott at angela@teleos-services.com for review and approval. Guideline/covenant documentation can be found at www.saddlerridgemetrodistrict.com. There are community gardens located within the park and are available to all residents. You may reserve a space and request water access by contacting Angela.

Snow Removal

Snow removal is provided by the District. However, homeowners are responsible for clearing their sidewalks, driveways and driveway aprons.

Mailbox Key

Keys and mailbox information can be picked up at the U.S. Post Office at 301 S Howes St Fl 1, Fort Collins, CO 80521. Be sure to take a copy of your Deed with you as proof of residency.

Utilities

Contact information and website links for Poudre Valley REA, Republic Services, Xcel Energy, North Weld Water and Century Link can be found on the District website.

Wastewater & E-One Pump

Located within your property is a Saddler Ridge owned environment one grinder pump (aka E-one pump) that is attached to the District's wastewater sewer system. Ambient H2O is the District's E-one pump supplier who also provides inspections, maintenance and repairs to those pumps. It is important that you, as the user, understand the E-one pump, its instructions and your responsibilities. Those have been included with this letter. Please contact Ambient H2O or I if you have any further questions.

Management Company Contact Information

Teleos Management Group professionally manages The Saddler Ridge Metropolitan District. For questions or concerns regarding landscaping, architectural application, covenant enforcement, etc. Please contact Angela Elliott at 303-818-9365 or by email at angela@teleos-services.com.

You are always welcome to contact any Board Member as well and their contact information can be found on the District website.

Jacob Pault
Saddler Ridge Metropolitan District
Board President
jake@saddleridge.com

User Instructions for the Environment One Grinder Pump

Congratulations on your Environment One grinder pump investment. With proper care and by following a few guidelines, your grinder pump will give you years of dependable service.

General Information

In order to provide you with suitable wastewater disposal, your home is served by a low pressure sewer system. The key element in this system is an Environment One grinder pump. The tank collects all solid materials and effluent from the house. The solid materials are then ground to a small size suitable for pumping as a slurry with the effluent water. The grinder pump generates sufficient pressure to pump this slurry from your home to the wastewater treatment receiving line and/or disposal plant.

This device complies with Part 15 of the FCC rules. Operation is subject to the following two conditions: 1) this device may not cause harmful interference; and 2) this device must accept any interference received, including interference that may cause undesired operation. Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate this equipment.

Care and Use of your Grinder Pump

The Environment One grinder pump is capable of accepting and pumping a wide range of materials. Regulatory agencies advise that the following items should not be introduced into any sewer, either directly or through a kitchen waste disposal unit:

Glass	Seafood shells	Diapers, socks, rags or cloth
Metal	Plastic objects (toys, utensils, etc.)	Kitty litter
Goldfish stone	Sanitary napkins or tampons	

In addition, you must **never** introduce into any sewer:

Explosives	Strong chemicals	Lubricating oil and/or grease
Flammable material	Gasoline	

Landscaping

The tank passively vents through a gap between the lid and the tank. When landscaping your property, it is important that the vent and lid not be covered by landscape materials (rock, mulch, dirt). This would cause a build up of gases and deterioration of the controls and electronics in the pump itself. It is also important that the pump is not located in a "low point" in your landscaping where water could drain into or collect around the pump. Both scenarios can cause your pump to work improperly as well as drastically shorten its life.

In addition, when adding plantings/vegetation into your landscaping plans, be mindful of not only its proximity to the pump but also its size and full growth potential. Plantings/vegetation may be damaged or asked to be removed if they are preventing or hindering access to the pump for inspections, repairs and maintenance. A clear path for access to the pump lid should be maintained at all times.

If you would like to hide the pump from visibility, E-one offers several decorative rock covers that would go over the top of your pump. This would be your expense if you chose to do this. You may purchase from Ambiente H2O Inc. or there are other types of decorative rocks on the market through other vendors. It is important that the rock include a vent to ensure proper air circulation when the lid is covered. The link to the E-One website where you can find vendor information as well as view options is: <https://eone.com/sewer-systems/products/extreme-series-accessories/eone-rock>

Periods of Disuse

If your home or building will be left unoccupied for two weeks or more, perform the following procedure:

Caution: Do not disconnect power to the unit

Purge the System. Run clean water into the unit until the pump activates. Immediately turn off the water and allow the grinder pump to run until it shuts off automatically. It is sometimes hard to tell when it has been activated so the easiest way to do this is fill a bathtub, empty and repeat.

Duplex Units. Special attention must be taken to ensure that both pumps turn on when clean water is added to the tank.

Power Failure

Your grinder pump cannot dispose of wastewater without electrical power. If electrical power service is interrupted, keep water usage to a minimum.

Pump Failure Alarm

Your Environment One grinder pump has been manufactured to produce an alarm signal (120 volt) in the event of a high-water level in the basin. The installer must see that the alarm signal provided is connected to an audible and/or visual alarm in such a manner as to provide adequate warning to the user that service is required. During the interim prior to the arrival of an authorized service technician, water usage must be limited to the reserve capacity of the tank.

For service, please call your local distributor:

Ambiente H₂O Inc.
Wastewater & Water Treatment Specialists
PH 303-433-0364
www.ambienteh2o.com

User Terms and Conditions

User of the E-one pump must contact Ambient or their designated responder whenever there is an Alarm Condition (The panel has both Horn and Red Light to indicate alarm). Contact Information: 303-433-0364 (During Off Hours Leave Message, if requested). Once the alarm is acknowledged, reported and the User has received instruction, Ambient will coordinate the action plan for restoring the station to full functionality. In the interim, the Household will be strongly encouraged to avoid nonessential water use such as Laundry, Dishwashing, Showers & Baths. Essential use of the toilet is recommended! Additional Costs incurred for repair of the pump core that are the result of the User not reporting or otherwise ignoring an alarm condition are the sole responsibility of the User.

Requests for service are to be directly reported to and handled by Ambient or their designated agent. Third party pump/panel repairs not specifically approved by Ambient will not be reimbursed and the User will be liable for damages.

Damage to the pump and panel caused by; Natural Disasters, Flood, Fire, Acts of War, Vandalism, Sabotage, Negligence (such as ignoring the alarm), Excavation, Landscaping and any other so called "acts of god" are not included in the District's Contract with Ambient. User may be liable for damages.

User will be liable for replacement of Pumps and Panels that are unrepairable as a result of misuse, unapproved use or repair, vandalism, accidental damage, improper installation or storage.

Ambient makes no claims or assurances against property damage beyond the pump core and alarm panel. This Includes damage directly attributable to a non-functioning pump/panel system. Ambient encourages Homeowner/Renter Insurance Policies be maintained by the User.

User must follow landscaping instructions above to ensure proper pump venting requirements. If a riser must be purchased and installed due to the User not following the landscaping instructions for proper venting, the cost incurred will be the sole responsibility of the User.

