

**AGENDA
JOINT REGULAR MEETING
OF THE BOARDS OF DIRECTORS
NORTH PINE VISTAS METROPOLITAN DISTRICT NOS. 1-3**

DATE: Friday, April 5, 2024
TIME: 9:30 a.m. (or as soon thereafter as the Boards determine)
VIDEO CONFERENCE:

<https://spencerfane.zoomgov.com/j/1600560856?pwd=SkFKR0xLVGgwa3M2QSt6eFR0NDIwdz09>

Meeting ID: 160 056 0856

Passcode: 768949

CALL-IN: 833-568-8864; Meeting ID: 160 056 0856, Passcode: 768949

Per the provisions of Section 32-1-903, C.R.S., as amended by HB21-1278, the Districts may hold meetings of the Boards of Directors at a physical location or by telephonic, electronic, or virtual means, or a combination of the foregoing.

BOARD OF DIRECTORS MD NO. 1

Thomas Clark, President (2022-2025)

Bryan Horan, Secretary/Treasurer (2022-2025)

Darwin Horan, Assistant Secretary (2023-2027)

Vacant, (2022-2025)

Vacant, (2020-2027)

BOARD OF DIRECTORS MD NO. 2

Thomas Clark, President (2022-2025)

Bryan Horan, Secretary/Treasurer (2022-2025)

Darwin Horan, Assistant Secretary (2023-2027)

Jeffrey Slocum, Director (2023-2027)

Terrisa Reeves, (2024-2025)

BOARD OF DIRECTORS MD NO. 3

Thomas Clark, President (2022-2025)

Bryan Horan, Secretary/Treasurer (2022-2025)

Darwin Horan, Assistant Secretary (2023-2027)

Angelina Darling-Lilly, Director (2023-2025)

Robert Gay, Director (2023-2027)

1. Call to Order
2. Approval of Agenda
3. Disclosure of Potential Conflicts of Interest
4. Public Comment (limited to 3 minutes per person)

5. Consider for Approval the Minutes of the March 13, 2024, Regular Meeting
6. Financial Matters
 - a. Claims
 - b. Financial Report
7. Attorney Items
8. Director Items
9. Advance HOA
 - a. ARC Report
 - b. Violations
10. Other Business
11. Executive Session (if necessary)
12. Adjournment/Continuation

The next regular meeting is scheduled for Friday, May 3, 2024, at 9:30 a.m.

**RECORD OF PROCEEDINGS
MINUTES OF A COMBINED REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF
NORTH PINE VISTAS METROPOLITAN DISTRICT NOS. 1-3**

HELD: The 13th day of March 2024 at 6:00 p.m. (or as soon thereafter as the Board determined), via video conference.

ATTENDANCE:

A regular meeting of the Boards of Directors of North Pine Vistas Metropolitan District Nos. 1-3, City of Castle Pines, Douglas County, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

BOARD OF DIRECTORS MD NO. 1

Thomas Clark, President
Bryan Horan, Secretary/Treasurer

BOARD OF DIRECTORS MD NO. 2

Thomas Clark, President
Bryan Horan, Secretary/Treasurer
Jeffrey Slocum, Director
Terrisa Reeves, Director

BOARD OF DIRECTORS MD NO. 3

Thomas Clark, President
Bryan Horan, Secretary/Treasurer
Angelina Darling-Lilly, Director
Robert Gay, Director

Also present were Diane Wheeler of Simmons & Wheeler, PC, Gabriel Lazaro of Advance HOA, Danielle Kaiser, Esq. and David S. O’Leary, Esq. of Spencer Fane LLP.

CALL TO ORDER:

The meeting was called to order at 6:02 p.m. It was confirmed that a quorum was present for the purpose of conducting a combined regular meeting of the Boards of Directors of the North Pine Vistas Metropolitan District Nos. 1-3. Director Darwin Horan was absent, absence excused.

AGENDA:

The Board reviewed the Agenda for the meeting and upon motion duly made seconded and upon vote unanimously carried, the Board approved the Agenda as presented.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:

Mr. O’Leary noted that transactional disclosure statements have been filed on behalf of the members of the Boards of Directors with the office of the Colorado Secretary of State and with the Secretary of the Districts. Upon motion duly made, seconded and upon vote unanimously carried, the Boards directed that said disclosures be incorporated herein.

PUBLIC COMMENTS:

None.

MINUTES:

Mr. O’Leary presented the minutes from the February 2, 2024, meeting to the Board of MD No. 3 and the minutes from the January 5, 2024 meeting to the Boards of MD Nos. 1 and 2. Upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the minutes as presented.

FINANCIAL MATTERS:

Claims. Ms. Wheeler presented the claims to the Boards. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried, the Boards approved the claims as amended.

Financial Report. None. Ms. Wheeler noted that MD No. 1 will file an audit exemption for 2023 and MD Nos. 2 and 3 will file audits for 2023.

ATTORNEY ITEMS:

None.

DIRECTOR ITEMS:

Consider Appointment of Board Member to MD No. 2. Ms. Reeves presented her interest and background to the Board. Discussion ensued. Upon motion duly made, seconded and upon vote unanimously carried, the Board approved the appointment of Ms. Reeves to the Board. The Oath of Office was administered. Director Clark noted that the turnovers from Century Homes should be done by the summer. Mr. O’Leary discussed the dissolution of MD No. 1 versus the consolidation of the District. No action was taken.

Skyline Ridge Concrete Replacement. Director Slocum discussed the pins in the Century section of the property. Director Clark noted that the property is in a platted subdivision and that the property was turned over to the City. Director Darling-Lilly noted that she’ll look into this issue and discuss with a real estate agent and report back to the Boards.

ADVANCE HOA:

ARC Report. Mr. Lazaro presented the ARC report to the Boards. Discussion ensued.

Violations. Mr. Lazaro presented the violations report to the Boards. The Boards directed Mr. Lazaro to exclude closed violations from the report going forward.

OTHER BUSINESS:

None.

EXECUTIVE SESSION (if necessary):

Not needed.

ADJOURNMENT:

Following discussion and upon motion duly made, seconded, and unanimously carried, the Boards moved to adjourn the meeting at 6:35 p.m. The foregoing Minutes constitute a true and correct copy of the Minutes of the above-referenced joint meeting and were approved by the Boards of Directors of the North Pines Vistas Metropolitan District Nos. 1-3.

Secretary of the Districts

Approved Requests

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Thomas & Katherine Suter	NPVA038	7010 Hyland Hills Street		Exterior	Back Porch Patio	7/6/2023	8/11/2023 - Denied	37
Hayden & Hannah Fischer		173 Chloe Court		Landscaping /Hardscaping	Rear Landscaping	8/3/2023	9/5/2023 - Denied	34
Hayden & Hannah Fischer		173 Chloe Court		Landscaping /Hardscaping	Rear Landscaping Resubmittal	9/17/2023	10/19/2023 - Denied	32
Xin Zhang	NPVA022	6964 Hyland Hills Street		Landscaping /Hardscaping	Rear landscaping	8/28/2023	9/27/2023 - Denied	31
Jason M. Ripka & Dorothy Walsh Ripka		132 Rockingham Circle		Landscaping /Hardscaping	Rock install	8/29/2023	9/15/2023 - Denied	18
Anthony L. Fagerness	NPVA064	7040 Hyland Hills Street		Addition	addition	1/25/2024	2/16/2024 - Denied	23
Holly L. and David E. Snow		303 Flagstick Point		Storm Door	Entryway and Security door	6/27/2023	7/14/2023 - Denied	18
Jon Burke & Ansley Wolfe Burke		6344 Rockingham Way		Landscaping /Hardscaping	Front and Back Yard	6/29/2023	7/14/2023 - Approved With Conditions	16
Jason Russell Gouin & Jessica Marie McGillen		238 Hampshire Lane		Addition	pergola	1/31/2024	2/9/2024 - Approved With Conditions	10

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
James & Joanne Hall		288 Hampshire Lane		Swimming Pool/Spa	Hot Tub for backyard	2/11/2024	2/21/2024 - Approved With Conditions	11
Jon Burke & Ansley Wolfe Burke		6344 Rockingham Way		Radon System	Radon System	2/20/2024	3/6/2024 - Approved With Conditions	16
Inbakumar Gopalan & Divya Anand Babu		6592 Braylin Lane		Solar Panels	Solar Panels	2/29/2024	3/6/2024 - Approved With Conditions	7
Darrell & Sherry Carey & Zachary & Cassandra Haney		6462 Kenzie Circle		Exterior	solar PV	2/29/2024	3/6/2024 - Approved With Conditions	7
William C. Adair IV & Sarah E. Kociuba		156 Chloe Court		Landscaping /Hardscaping	Deck/Patio	3/11/2024	3/26/2024 - Approved With Conditions	16
Karthik Vangury & Sravya Challa		6451 Kenzie Circle		Exterior	Covered Patio	9/6/2023	10/19/2023 - Approved With Conditions	43
Umang Rohitbhai Dave & Shradhdha Umang Dave		21 Clara Place		Landscaping /Hardscaping	Deck/Patio/ Slab	9/8/2023	10/19/2023 - Approved With Conditions	42

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Randolph R. G. Lucero & Jacqueline D. Lucero		6441 Kenzie Circle		Fence	Fencing	6/9/2023	6/22/2023 - Approved With Conditions	14
Karthik Vangury & Sravya Challa		6451 Kenzie Circle		Fence	Fence Stain	6/12/2023	6/22/2023 - Approved With Conditions	11
John E. & Angelica L. Kustura		330 Flagstick Point		Exterior	Basement Exterior Wall	6/14/2023	7/14/2023 - Approved With Conditions	31
Darren & Laura Keralla		172 Chloe Court		Landscaping /Hardscaping	patio	6/14/2023	6/22/2023 - Approved With Conditions	9
Drue & Emily Ita		6658 Merrimack Drive		Landscaping /Hardscaping	Front Planter and Driveway Extension/Walkway	6/15/2023	6/28/2023 - Approved With Conditions	14
Nicolas Blaise & Erin Leclercq Ragaller	NPVA124	6860 Murphy Creek Lane		Fence	Fencing	6/20/2023	7/14/2023 - Approved With Conditions	25
Jerry & Katie Brown		168 Cortona Place		Exterior	Deck/Patio /Slab	6/26/2023	7/14/2023 - Approved With Conditions	19

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Margaret & Matthew Andrews		189 Chloe Court		Landscaping /Hardscaping	Landscaping	9/25/2023	10/19/2023 - Approved With Conditions	25
Robert P. Dumont, Jr. & Dawn A. Dumont		7160 Hyland Hills Street		Exterior	Permanent Holiday Lights	9/25/2023	10/27/2023 - Approved With Conditions	33
Stephen J. & Elizabeth Anne Brogan	NPVA150	7073 Hyland Hills Street		Solar Panels	Solar Panels	9/26/2023	10/17/2023 - Approved With Conditions	22
Carol J & Mark A Dilk	NPVA035	228 Back Nine Drive		Addition	Fencing	9/27/2023	10/19/2023 - Approved With Conditions	23
Taylor Lilly & Angelina Darling-Lilly & Deborah Lilly & Charles Lilly Jr		343 Flagstick Point		Landscaping /Hardscaping	Rock Replacement	10/4/2023	10/27/2023 - Approved With Conditions	24
Diwas & Brinju Timilsina		6384 Kenzie Circle		Landscaping /Hardscaping	Landscaping Approval	10/5/2023	11/8/2023 - Approved With Conditions	35
John & Theresa Schuster		101 Clara Place		Landscaping /Hardscaping	sprinkler and sod	10/7/2023	7/14/2023 - Approved With Conditions	25

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Jason M. Ripka & Dorothy Walsh Ripka		132 Rockingham Circle		Landscaping /Hardscaping	Landscaping	10/23/2023	11/17/2023 - Approved With Conditions	26
Akash Mittal & Ranjana Singh		6445 Kenzie Circle		Exterior	Installing Outdoor Lighting	11/8/2023	12/13/2023 - Approved With Conditions	36
Anthony L. Fagerness	NPVA064	7040 Hyland Hills Street		Exterior	Deck/Patio/ Slab	11/8/2023	12/13/2023 - Approved With Conditions	36
James E. & Carmela A. Thorsen		6749 Tee Time Way		Exterior	Permanent Lights	11/13/2023	12/13/2023 - Approved With Conditions	31
Bradley & Hanna Ullrich	NPVA059	6942 Caddie Court		Solar Panels	Solor Panels	11/22/2023	12/15/2023 - Approved With Conditions	24
William C. Adair IV & Sarah E. Kociuba		156 Chloe Court		Fence	Fencing / Grass / Trees	11/30/2023	12/15/2023 - Approved With Conditions	16
John & Theresa Schuster		101 Clara Place		Exterior	Deck Install Back of House	12/14/2023	1/3/2024 - Approved With Conditions	21

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Mark T. DeMeuse		6552 Steuben Way		Fence	Backyard Fence Installation	12/21/2023	1/4/2024 - Approved With Conditions	14
Mahesh Kumar Gudivada & Chenna Lakshmi Gayatri Tata		6362 Rockingham Way		Exterior	Exterior Lights	1/4/2024	2/2/2024 - Approved With Conditions	30
Jason & Melissa Shimanek		6375 Rockingham Way		Addition	Patio	1/10/2024	2/9/2024 - Approved With Conditions	31
Hayden & Hannah Fischer		173 Chloe Court		Landscaping /Hardscaping	landscaping /Deck	1/15/2024	2/16/2024 - Approved With Conditions	33
Yang Lu		6610 Kenzie Circle		Landscaping /Hardscaping	Landscaping	8/7/2023	8/21/2023 - Approved With Conditions	15
Martin Hoffman & Devorah Jarel Torres		6263 Kenzie Circle		Addition	Landscaping /Trees	8/8/2023	8/21/2023 - Approved With Conditions	14
Daniel & Danae Howard		46 Clara Place		Landscaping /Hardscaping	landscaping	8/9/2023	9/15/2023 - Approved With Conditions	38

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
William Michael & Susan Diaz Saunders	NPVA092	6882 Murphy Creek Lane		Fence	Fence	8/11/2023	9/5/2023 - Approved With Conditions	26
Amanda Reese & Corey R. Billinger		6435 Kenzie Circle		Exterior	House #/Trim	8/14/2023	8/30/2023 - Approved With Conditions	17
Aditya Mahajan & Madhu Rai		6664 Merrimack Drive		Landscaping /Hardscaping	Adding Patio and Vegetable bed	8/18/2023	9/5/2023 - Approved With Conditions	19
Stephen & Laura Dayton	NPVA158	158 Green Fee Circle		Radon System	radon system	8/21/2023	9/5/2023 - Approved With Conditions	16
Charles Heflin Gillman IV & Jessica A. Gillman		6278 Kenzie Circle		Landscaping /Hardscaping	Extend Driveway	7/10/2023	8/3/2023 - Approved With Conditions	25
Jordan Taylor & Miranda Ann Wickert and Elvin Wayne & Guay Khim Fugate	NPVA065	6935 Caddie Court		Solar Panels	Solar	7/13/2023	7/27/2023 - Approved With Conditions	15
Howard Eckstein & Mary-Beth Klastorin-Eckstein		6468 Steuben Court		Landscaping /Hardscaping	Walkway	7/17/2023	8/11/2023 - Approved With Conditions	26

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Holly L. and David E. Snow		303 Flagstick Point		Storm Door	Storm Door, and Mudroom reference ID497609	7/21/2023	8/11/2023 - Approved With Conditions	22
Peter Bich Nguyen & Quyen Ngoc Bao Huynh		96 Clara Place		Landscaping /Hardscaping	Rear Landscaping	7/27/2023	8/3/2023 - Approved With Conditions	8
Linhang Dong & Mai Jing Wu		140 Chloe Court		Exterior	Walkway installation	7/27/2023	8/3/2023 - Approved With Conditions	8
Jordan Taylor & Miranda Ann Wickert and Elvin Wayne & Guay Khim Fugate	NPVA065	6935 Caddie Court		Solar Panels	Solar Installation	8/2/2023	8/21/2023 - Approved With Conditions	20
Randall Weidner & Constance Cordeiro-Weidner		6452 Kenzie Circle		Solar Panels	Solar Panels	8/2/2023	8/21/2023 - Approved With Conditions	20
Kenneth & Mary Herrmann		6500 Merrimack Drive		Landscaping /Hardscaping	grass install	8/3/2023	8/21/2023 - Approved With Conditions	19
Thomas & Katherine Suter	NPVA038	7010 Hyland Hills Street		Exterior	New Patio and Walkway	3/16/2024	-	13

ARC Report

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Lot	Type	Title	ARC Entered Date	Final Resolution	Age
Thomas & Katherine Suter	NPVA038	7010 Hyland Hills Street		Landscaping /Hardscaping	Landscaping - Planting 8 Smoke bush, Cotinus coggygia	3/16/2024	-	13
Virgil & Kelly Hogan		152 Rockingham Circle		Radon System	Radon Gas Mitigation System	3/21/2024	-	8

Open Violations

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Amber De Vilbiss & Tyler Weimer		6696 Kenzie Circle	Holiday Decorations -	Front Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Please store your holiday decorations.										
Richard & Donna Prichard		6410 Kenzie Circle	Fencing - Paint/Stain		Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Melissa M. & Justin M. Shipley		7122 Medalist Court	Unightly Conditions - Furniture	Front Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Looks like the storm may have damaged furniture. Please repair / clean up.										
Aaaron Clay & Lauren Alexandra George	NPVA097	7181 Hyland Hills Street	Unightly Conditions -	Front Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc:										
Rebecca & Michael Mullins		2 Broken Tee Lane	Fencing - Paint/Stain		Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Joel R. McIntire		12 Broken Tee Lane	Fencing - Paint/Stain		Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Lance & Alexandra E. Patterson	NPVA171	105 Green Fee Circle	Fencing - Repair	Side Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Please repair your fence.										
Stephen & Laura Dayton	NPVA158	158 Green Fee Circle	Trash Can -	Front Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Trash cans must be stored out of view.										

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Corey Jack & Lindsey Jean Wollen	NPVA132	177 Green Fee Circle	Trash Can -	Front Yard	Open	3/18/2024	4/3/2024	3/19/2024	4/3/2024	3/19/2024 Courtesy Notice - Auto Process
Desc: Trash cans must be stored out of view.										
Lin Xia & Lei Cai		6490 Steuben Court	Public Health and Safety -		Open	2/19/2024	2/22/2024	2/19/2024	2/22/2024	2/19/2024 Courtesy Notice - Auto Process
Desc: Open fire in rear yard										
Top Khadka & Basanta Lamsal		6357 Rockingham Court	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										
Manoj K. Gilla		6346 Rockingham Court	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										
Murali Mohan Baggu & Bindumadhav i Kandimalla		6342 Rockingham Court	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										
Brian Mason & Hayley Emerick		6604 Braylin Lane	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										
Yi Sun & Lei Zheng		6476 Kenzie Circle	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Eric Scott & Tiffany Fortna Ball	NPVA090	7005 Hyland Hills Street	Fencing - Paint/Stain	Front Yard	Open	2/10/2024	2/27/2024	3/19/2024	3/18/2024	2/12/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Amirpasha Peyvandi and Nafseh Farhadi	NPVA061	6971 Hyland Hills Street	Holiday Decorations -	Front Yard	Open	2/10/2024	4/18/2024	3/19/2024	4/18/2024	3/19/2024 First Notice
Desc: Please store your holiday decorations.										
Linhang Dong & Mai Jing Wu		140 Chloe Court	Landscaping - Not complete	Back Yard	Open	1/2/2024	1/18/2024	3/19/2024	3/18/2024	1/3/2024 Courtesy Notice - Auto Process
Desc: Landscaping needs completed within six (6) months of closing. Please submit an application for approval to Committee and complete landscaping.										
Avani Javer		6671 Merrimack Drive	Fencing - Paint/Stain		Open	1/2/2024	1/18/2024	3/19/2024	3/18/2024	1/3/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Oleksandr & Oksana Chapura		64 Broken Tee Lane	Fencing - Paint/Stain		Open	1/2/2024	4/1/2024	1/2/2024	1/18/2024	1/3/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Curt D. Pase		12 Back Nine Drive	Fencing - Paint/Stain	Front Yard	Open	1/2/2024	3/31/2024	3/19/2024	3/18/2024	1/3/2024 Courtesy Notice - Auto Process
Desc: Please paint/stain your fence.										
Cody & Ranai Murray		6620 Merrimack Drive	Pets - Off-leash		Open	12/15/2023	2/3/2024	1/4/2024	2/3/2024	1/4/2024 First Notice
Desc: Pets must be kept on a leash when in the common elements. Please keep your pets on a leash while in common areas. Common areas include your unit's front yard.										
Lin Xia & Lei Cai		6490 Steuben Court	Fencing - Paint/Stain		Open	12/2/2023	5/31/2024	2/10/2024	2/10/2024	1/4/2024 First Notice
Desc: Please paint/stain your fence.										

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Yi Sun & Lei Zheng		6476 Kenzie Circle	Landscaping - Not complete	Back Yard	Open	12/2/2023	6/1/2024	3/19/2024	3/18/2024	1/4/2024 First Notice
Desc: Landscaping needs completed within six (6) months of closing. Please submit an application for approval to Committee and complete landscaping.										
Madhu Kavikkal & Drishya Nair		6482 Kenzie Circle	Landscaping - Not complete	Back Yard	Open	12/2/2023	2/3/2024	3/19/2024	3/18/2024	1/4/2024 First Notice
Desc: Landscaping needs completed within six (6) months of closing. Please submit an application for approval to Committee and complete landscaping.										
Nathaniel & Sarah Smith		22 Broken Tee Lane	Fencing -		Open	12/2/2023	1/31/2024	12/2/2023	12/19/2023	12/4/2023 Courtesy Notice - Auto Process
Desc:										
Sara & Robert Smith	NPVA115	166 Green Fee Circle	Fencing - Paint/Stain		Open	12/2/2023	2/3/2024	3/19/2024	3/18/2024	1/4/2024 First Notice
Desc: Please paint/stain your fence.										
Scott & Emily Stiles		6516 Merrimack Drive	Fencing - Paint/Stain		Open	11/11/2023	5/31/2024	3/19/2024	3/18/2024	1/4/2024 Second Notice
Desc: Please paint/stain your fence.										
Robert Hajek & Nicole Cortina		126 Cortona Place	Landscaping -		Open	8/9/2023	8/25/2023	8/9/2023	8/25/2023	8/10/2023 Courtesy Notice - Auto Process
Desc: Your rear yard has been in need of landscaping since 2022 and is causing erosion issues for units at lower elevations. The districts rules and regulations state owners are not allowed to increase or decrease historical flows of water onto adjacent properties.										
Jason M. Ripka & Dorothy Walsh Ripka		132 Rockingham Circle	Landscaping -		Open	7/10/2023	8/26/2023	3/19/2024	3/18/2024	7/27/2023 First Notice
Desc: Rear landscaping needs completed within six (6) months of closing. Please submit an application for approval to Committee and complete landscaping. Failure to landscape the rear yard can lead to erosion/debris issues for not only your unit but surrounding units.										

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Bradley R. Puskas		6618 Kenzie Circle	Landscaping -	Back Yard	Open	6/23/2023	7/8/2023	3/19/2024	3/18/2024	6/23/2023 Courtesy Notice - Auto Process
Desc: All landscaping in the front and rear yard area of homes must be complete within 180 days.										
Yang Lu		6610 Kenzie Circle	Landscaping -	Back Yard	Open	6/23/2023	8/8/2023	3/19/2024	3/18/2024	6/23/2023 Courtesy Notice - Auto Process
Desc: All landscaping in the front and rear yard area of homes must be complete within 180 days. You were warned about this last year and there has been no change.										
Lisa Bryan & Byron Glenn		6456 Kenzie Circle	Landscaping -		Open	6/16/2023	8/17/2023	7/14/2023	8/17/2023	7/18/2023 First Notice
Desc: Your rear yard has been in need of landscaping since November 2022 and is causing erosion issues for units at lower elevations. The districts rules and regulations state owners are not allowed to increase or decrease historical flows of water onto adjacent properties.										
Aleksandar & Elisaveta Iliev	NPVA050	151 Back Nine Drive	Property Use -		Open	6/15/2023	7/1/2023	6/15/2023	7/1/2023	6/16/2023 Courtesy Notice - Auto Process
Desc: You recently installed a roof downspout that runs the length of your fence into the corner of your yard that is causing flooding in the adjacent neighbors yard.										
Suzanna Knoll	NPVA189	6566 Merrimack Drive	Fencing - Paint/Stain	Back Yard	Open	5/29/2023	2/3/2024	3/19/2024	3/18/2024	1/4/2024 Final Notice
Desc: Please paint/stain your fence.										
Jeffrey & Heather Wennberg		6648 Kenzie Circle	Fencing - Paint/Stain	Back Yard	Open	5/29/2023	2/3/2024	3/19/2024	3/19/2024	1/4/2024 Third Notice
Desc: Please paint/stain your fence.										
Jane Gracz & Santiago Fourcade	PL5652689 WBD	6635 Merrimack Drive	Fencing - Paint/Stain	Front Yard	Open	5/21/2023	4/30/2024	3/19/2024	3/18/2024	1/4/2024 Final Notice
Desc: Please paint/stain / power wash your fence.										
Adam & Molly Bealle	NPVA163	6583 Merrimack Drive	Fencing - Paint/Stain	Front Yard	Open	5/21/2023	4/30/2024	3/19/2024	3/18/2024	1/4/2024 Final Notice
Desc: Please paint/stain/power wash your fence.										

Violation

North Pine Vistas Metropolitan District

From 1/1/2000 To 1/1/2027



Name	File Number	Address	Type	Location	Status	Vio Date	Compliance Date	Last Insp	Next Insp	----- Last Action -----
Aleksandar & Elisaveta Iliev	NPVA050	151 Back Nine Drive	Property Use - Residence used as business		Open	9/7/2022	7/2/2023	5/28/2023	7/2/2023	6/2/2023 First Notice
Desc: Residence used as business										
Ryan G. Simpson		114 Stinson Place	Landscaping - Not complete	Front Yard	Open	8/30/2022	2/3/2024	1/2/2024	2/3/2024	1/4/2024 Final Notice
Desc: Landscaping needs completed within six (6) months of closing. Please submit an application for approval to Committee and complete landscaping.										