

# Cumberland Green

Cumberland Green Metropolitan District - A Covenant Protected Community

## Spring is here!



CGMD Board of Directors is looking for new board members, interested! Come to a meeting and apply!

The Cumberland Green Metropolitan District is 265.70 acre development that is located approximately 16 miles Southeast of Colorado Springs and is located within the City of Fountain, Colorado. The District was created on December 14, 2005 and provides the following services under its approved Service Plan:

- Parks and Open Space Maintenance
- Covenant Enforcement
- Payment of General Obligation Debt

The District imposes a 47 mill tax levy. The money derived from the District's mill levy is used to service its \$5,380,000 General Obligation Debt, maintain the District's parks and open space, enforce of the community covenants, and pay for various administrative expenses.

The community has approximately 577 single homes and is currently considered built out.

The District's current assessed valuation is approximately \$17,628,570 which is sufficient to support the District's \$569,811 annual budget.

## Quarterly Community Newsletter

### Board of Directors:

**Terrance Wherry**  
President

**Thomas Garside**  
Vice – President

**Michele Takatz**  
Treasurer

**Shawn Simmons**  
Director

**Lonny Randle**  
Director

### In This Issue



Spring 2025!



Did you Know!



Community Projects!



Green With Envy!



Green With Envy (cont)!



Check Us Out -  
Cumberland Green  
Website!



## Did You Know!



Spring is the perfect time to start working on sprucing up your lawn, rock/mulch beds and flower gardens. A little water, fertilization and work will go a long way to having that amazing yard. Planting trees and shrubs in the spring is key to their survival, visit the CGMD website for a recommended tree list, these trees are known to thrive in our climate.

## Community Projects: Update

The CGMD park will continue with its improvements very soon.

- April & May will see lighting going in around the park. Five (5) lights are planned.
- June will see a Gazebo going up, the size will be a massive 16' X 24' with all the amenities including ADA accessibilities, walkways, tables and even a grill for all your BBQ needs.
- August-September will conclude our park projects with PIP (pour in place) surfacing this will replace the wood chip mulch that is currently there. PIP offers a safer surface for the kids to play on and it just looks more appealing to the eye.

## Quarterly Community Newsletter

### Regular Meeting Dates:

The second Monday of the month 6 PM at the Pikes Peak Library District - Fountain Library, Conference Room, 230 S. Main Street, Fountain, CO 80817.

April 14, 2025

June 9, 2025

August 11, 2025

October 14, 2025

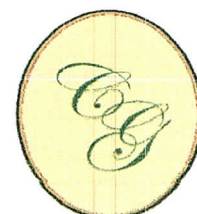
December 8, 2025

### Newsletter Publication Dates:

April 2025

July 2025

October 2025



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## Green With Envy

By Sara Howard

Spring! As the saying goes, "April showers bring May flowers!" But our enthusiasm can be short lived when it seems, like overnight, weeds of all kinds are sprouting up in lawns, rocks, and driveways, and winter kill has attacked our lawns that were green last summer!

Cumberland Green Metropolitan District is not an HOA but rather a Special District governed by Colorado Revised Statute Title 32. One of the services Cumberland Green Metro provides is code enforcement. The Master Covenants were executed in 2006, and the Guidelines and Rules and Regulations are a short version of those covenants. Both documents can be printed off the District's website by going to [www.cumberlandgreenmetro.org](http://www.cumberlandgreenmetro.org).

Landscaping violations cover a wide range of infractions including:



- No grass or dead grass (in patches or entire lawn)
- Weeds and wild grasses in rocks, landscaping, driveways, and easements
- Unkept backyard or backyard weeds seen from public view
- Lawn in need of mowing
- Unkept landscaping
- Bushes and shrubs not trimmed
- Dead trees and dead tree branches
- No tree
- Trees not trimmed
- Xeriscaping not maintained
- Mulch not in place or maintained
- Aging, unmaintained turf
- Dead or unmaintained flower beds



### Dates of Interest:

#### April

15 April, Tax Day  
20 April, Easter Day  
20 April, Easter Monday

#### May

5 May, Cinco de Mayo  
11 May, Mother's Day  
26 May, Memorial Day

#### June

14 June, Flag Day  
15 June, Father's Day  
19 June, Juneteenth

Unlike repetitious violations that sunset after six months, landscaping violations are considered continuous. That means they never expire but continuously carry over as long as the owner lives on the property. For example, a property can receive consecutive violations for one or more of the above violations:

- Courtesy notification letter -Weeds in rocks
- Second violation - \$75 fine – Dead grass
- Third violation - \$150 fine – Weeds in rocks
- Consecutive violations - \$150 fine – Dead grass





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## Green With Envy

By Sara Howard (continued)

These fines may be issued every 15 days after the property owner has received notification.

The violation that covers landscaping violations can be found in the Cumberland Green Rules and Regulations, Landscaping Standards, page 8: "Landscape Maintenance – All landscaping must be maintained in a neat, attractive, and healthy condition."

The landscaping must remain manicured and attractive, and more specifically, the yard should be free from weeds and wild grasses growing in the rocks. This information is a lot to absorb, but feel free to contact me anytime with questions or concerns at [sarah@frommco.us](mailto:sarah@frommco.us)

I'm here to help you keep your neighborhood beautiful!

## Check Us Out!!!!!!

### Cumberland Green Website

The Cumberland Green Metropolitan District has a website. The address is [www.cumberlandgreenmetro.org](http://www.cumberlandgreenmetro.org) The District's website provides all the information you may need regarding the Community's Covenants, Design Review guidelines, Architectural Review applications, District Board Meeting Minutes and Agendas, along with the District's monthly financial statements, annual audits, and annual budgets. Please use the Contact tab to reach the appropriate District representative.

## Quarterly Community Newsletter

### How do I get the newsletter?

Mailing newsletters is quite expensive so if you would like a copy, email the editor at [ssimmons1570@comcast.net](mailto:ssimmons1570@comcast.net) to be placed on the mailing list. You can also view a copy on our web site:

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

You can view it on Facebook:  
[Cumberland Green Residents](#)

## Point of Contacts:

### Covenant Enforcement

Please direct covenant, design, or bylaw questions or concerns to:

Sara Howard

Email: [sarah@frommco.us](mailto:sarah@frommco.us)

### District Manager

James McGrady District Manager

Email: [jmcgrady@comcast.net](mailto:jmcgrady@comcast.net)

### Newsletter Editor

Shawn Simmons Board Member

Email: [ssimmons1570@comcast.net](mailto:ssimmons1570@comcast.net)

