



### **Welcome!**

The Whispering Pines Metropolitan District congratulates you on the purchase of your new home and welcomes you to the community! To assist you in making yourself at home, please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the Whispering Pines governing documents. Please visit the website: [whisperingpinesdistrict.com](http://whisperingpinesdistrict.com) for all pertinent information.

### **District Role**

The Whispering Pines Metropolitan District ("District") shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions and Restrictions (CCR's) for Whispering Pines, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) provide trash service; (c) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; (d) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's and, (e) management of the recreation center. The District may adopt Rules and Regulations and shall have the power to levy reasonable fees, fines and penalties for violations of any provision of the CCR's and Rules and Regulations.

### **Trash Collection and Recycling**

The Whispering Pines Metropolitan District pays for trash collection provided by Waste Management. To arrange for trash and recycling service, please contact Waste Management per the attached sheet. Waste Management will provide two 96-gallon trash totes, one for regular

trash and one for recycling. Trash collection day is Thursday; trash totes must be out on the curb by 7:00 a.m. to assure pick up.

### **Snow Removal**

Snow removal is provided by The Whispering Pines Metropolitan District on sidewalks located in the common areas only and adjacent to District property. Owners are responsible for clearing the sidewalks surrounding their homes. Snow removal will commence when snow exceeds two and one-half (2 1/2) inches on sidewalks located in the District's common areas. The City of Aurora is responsible for snow removal on all the public streets in the community.

### **Pool**

Fobs will be provided upon receipt of an executed pool waiver and the pool use agreement. These documents and the pool rules are placed on the website and contain instructions on where to send the signed documents.

### **Mailbox Key**

Keys to your mailbox need to be picked up at the Smokey Hill Post Office located at 18555 E. Smokey Hill Road, Aurora, CO., 80015 (303-699-8907). Please visit the post office after your closing to obtain your keys.

### **Landscaping – new construction:**

Please see "Landscaping Requirements" document included with Buyers Letter.

### **Management Company Contact Information**

Teleos Management Group professionally manages The Whispering Pines Metropolitan District. Your district manager is Angela Elliott. You can reach Angela at [angela@teleos-services.com](mailto:angela@teleos-services.com) or by phone at 303-818-9365. General questions and concerns can be addressed to Community Manager Fallon Redmond at [Fallon@teleos-services.com](mailto:Fallon@teleos-services.com) or by phone at 720-325-3674.

Sincerely,

Teleos Management



Congratulations on the purchase of your new home in **Whispering Pines Metropolitan District**.

To set-up delivery of your trash and recycle container, please call our Customer Service Department @ 800-482-6406 or 303-797-1600 to start service. Reference the Community name **Whispering Pines Metropolitan District** for your discounted rate.

Your trash and recycle containers are serviced on Thursday and your recycle is serviced on the EVEN weeks. See attached 2019 recycle calendar. The calendar also includes recycle information and the holiday schedule.

### **Do's and Don'ts**

1. Make sure container is within one foot off the curb or at least 4 feet from obstructions
2. The handle side should be facing the house
3. Please avoid parking cars within 20 feet of containers
4. Containers must be at the curbside by 7 AM
5. No appliances, tires, batteries, or other hazardous materials

Thank you for selecting Waste Management