

St. Vrain Lakes Metropolitan District Nos. 1-4 2025 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts.
- Issue O&M Plan
- Remove holiday lighting/decorations.

February

- Cut back ornamental grasses and shrubs.

March

- Pressure test irrigation system
- Natural area site assessment
- Begin natural area weed control around lakes and within neighborhood tracts.
- Assess regulatory signs/signposts.
- Playground inspections and repairs
- Clean concrete trails
- Service underdrain system
- Landscape Committee
- Assess manicured and natural areas for reseeding.

April

- Activate irrigation system.
- Turf aeration
- Spring fertilization
- Begin mowing natural area beauty bands.
- Mow natural areas for weed control.
- Natural area cleanup volunteer event
- Begin lake water quality mgmt.

- Enhancement Committee Meeting

May

- Install flowers.
- Natural area plan/presentation
- Open pool
- Open lake dock
- Assess trees in natural areas.

June

- Plant replacements, if necessary
- Refresh mulch beds
- Irrigation backflow testing
- Maintain/repair soft trails.
- Clean concrete trails, as necessary.

July

- Assess underdrain maintenance needs.
- Begin chemical weed control in natural areas.
- Mow natural areas along CR 9.5.
- Right-of-way mowing.
- O&M scope review/pricing requests
- Landscape Committee

August

- Meet on-site with district manager and board representative(s)
- Draft 2026 O&M budget

St. Vrain Lakes Metropolitan District Nos. 1-4 2025 Operations and Maintenance Plan (continued)

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September

- Tree replacements, if necessary
- Finish right-of-way and natural area mowing
- Close/winterize pool.
- Close/winterize lake dock.
- Finish lake watercraft rentals
- Clean concrete trails
- Clean Sunset Pavilion
- O&M bidding process

October

- Remove flowers.
- Winterize irrigation system.

November

- Reseed natural areas.
- Install holiday lighting/decoration.
- Finalize 2026 O&M budget.

December

- Clean concrete trails
- Update service area maps
- Issue 2026 O&M contracts