



WildWing Metropolitan District Nos. 1-5 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize and execute O&M contracts and work orders.
- Issue O&M Plan

February

- Irrigation systems assessment and upgrade planning
- Coordination with town of Timnath and shareholders on Clyde-smith reservoir operations
- Assess and plan hardscapes repairs as needed (concrete, trash cans, dog stations, benches, etc.).

March

- Playground inspections and repairs
- Beach area assessment and sand refresh as needed.
- District fence inspection and repairs as needed.
- FLM natural areas site assessment
- Storm structure maintenance
- Turf aeration

April

- Activate and test irrigation system.
- Complete spring fertilization
- Begin right-of-way mowing on Colorado Blvd
- Begin natural area beauty band mowing and edging.
- Begin natural area weed control; chemical and mechanical.

May

- Meet on-site with board representatives and landscape committee members.

June

- Plant replacements, if necessary
- Maintain/repair soft trails as needed.
- Determine maintenance service bid needs with board reps.

July

- Assess monument signs.
- Complete district fence re-staining
- O&M scope review/pricing requests

August

- Meet on-site with landscape committee and board reps.
- Draft 2025 O&M budget

September

- Tree replacements, if necessary
- O&M bidding process

October

- Winterize irrigation system.
- Winterize non-potable system.
- Execute Q4 snow removal contract.
- Final natural area and ROW mowing

November

- Storm structure maintenance
- Invasive tree removals as needed.
- Refresh mulch/rock beds
- Assess and reseed natural areas.
- Finalize and approve 2025 O&M budget.

December

- Update service area maps
- Issue O&M contracts