

Timnath Ranch Metropolitan District 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts
- Remove holiday lighting and decorations

February

- Ditch maintenance
- Cutback ornamental grasses
- Dewatering pump repairs
- Irrigation smart controller upgrade

March

- Activate non-potable water system and pump station
- Contractor season kick off meeting
- District fence inspection
- Replace plaster in West Village pool

April

- Activate irrigation system
- Resident non pot irrigation activation
- Turf aeration
- Spring fertilization
- Pre-emergent application
- Clean pump house

May

- Open pools (Memorial Day weekend)
- Playground inspections and repairs
- Tree replacements

June

- Plant replacements
- Refresh mulch beds
- Irrigation backflow testing

July

- O&M scope review and pricing requests
- Stain District fencing

August

- District fence inspection
- Meet on-site with district manager and board representatives
- Draft 2023 O&M budget

September

- Close and winterize pool
- Close and winterize pool house
- Tree replacements, if necessary
- O&M bidding process

October

- Winterize non-potable water system
- Winterize irrigation system

November

- Maintain storm structures
- Install holiday lighting and decorations
- Finalize 2025 O&M budget

December

- Update service area maps
- Issue O&M contracts