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THE INDEPENDENCE POST

NEIGHBORHOOD HAPPENINGS



Summer's Still Going Strong | August at Independence | 2026

August has arrived, and while summer may be winding down, there's still plenty to enjoy here at Independence.

With rodeo and fair season now behind us, we hope you had a chance to experience what Elbert County does best—getting your boots dirty, celebrating generations of tradition, supporting our local 4-H youth, and reconnecting with the agricultural roots that make our community so special. Whether you spent time at the Elbert County Fair, cheered from the rodeo stands, or simply enjoyed gathering with friends and neighbors, we hope you made memories that will last long after the dust settles.

Now it's time to make the most of the final weeks of summer. Fire up the grill for Grilles & Grills (Sunday, August 16), cool off at the pool, enjoy a Food Truck Wednesday, stroll through the

community garden, or take in a peaceful morning at Sunrise Yoga. Before long, backpacks will replace beach towels, but there's still plenty of summer left to enjoy.

Here's to making every August day count before we turn the page to fall.

The Clubhouse is staffed daily from 10 a.m. – 8 p.m. until August 17 and will then move to Fall hours 4 – 8 p.m. until Labor Day September 7. The gym remains accessible with key card access outside staffed hours and is closed Mondays from 10 – 11 a.m. for routine cleaning.

AUGUST COMMUNITY EVENTS

HAPPENING IN INDEPENDENCE

CRAFT COMPANIES

Grilles & Grills

INDEPENDENCE

Car Show & BBQ Competition

Get ready for one of the most anticipated events of the summer! On Sunday, August 16, Independence will come alive with the sights, sounds, and smells of the 1st Annual Grilles & Grills BBQ Competition & Car Show. Whether you're firing up the smoker, polishing your favorite ride, or simply looking for a fun afternoon with family, friends, and neighbors, this is an event you won't want to miss.

Think your barbecue has what it takes to earn neighborhood bragging rights? Enter the Pitmaster Showdown and compete in Brisket, Ribs, Chicken, or Pulled Pork for your chance to win incredible prizes and be crowned one of Independence's top pitmasters. Registration is required to compete, so be sure to scan the QR code or CLICK HERE to reserve your spot.

If four wheels are more your style, bring your classic car, muscle car, hot rod, truck, or motorcycle and show off your pride and joy in the community car show. Spectators will help choose their favorites, with trophies awarded to the crowd favorites.

Even if you're not competing, there's plenty to enjoy! Sample delicious barbecue, vote for your favorite entries, admire an impressive collection of vehicles, browse local vendors, relax in the beer garden, and enjoy music from our live DJ while spending time with neighbors. Admission is FREE, and everyone is welcome.

Sunday, August 16 | 11 a.m. – 1 p.m.
The Homestead at Independence – 39099 Hancock Way

Register here to compete!

A Few Things to Know Before You Go

To accommodate the event, Hancock Way will have a temporary traffic detour from 10:00 a.m. to 1:30 p.m. The south exit at Hilltop will be closed during this time. Residents traveling south should use Delbert Road to Singing Hills when entering or leaving the community.

The clubhouse parking lot will close at 8:00 a.m. to allow for event setup. The pool and fitness center will remain open throughout the day, and residents are encouraged to attend the festivities after enjoying the community amenities.

Bring your appetite, your family, and your community spirit—we can't wait to celebrate with you as we launch what we hope becomes one of Independence's favorite annual traditions!

Community Garden Update
The Harvest Is Beginning!

One of the most rewarding parts of gardening is finally here—watching months of care come to life. Throughout August, you'll begin to see colorful vegetables ripening, flowers reaching their peak, and berries becoming sweeter and more vibrant with each passing day. It's a wonderful time to stroll through the Independence Community Garden and celebrate the season's harvest.



If you didn't reserve a garden plot this year, don't worry! We're already looking ahead to even more growing opportunities. Plans are underway to expand seasonal gardening with winter greenhouse programming, giving residents the chance to continue growing fresh produce and learning year-round.

We're also excited to welcome a Colorado Master Gardener to our community! She'll be sharing

her knowledge, offering gardening education, and lending her green thumb to help gardeners of all experience levels grow with confidence.

Whether you're harvesting your first tomato or dreaming about next season, the Independence Community Garden continues to grow into a place where neighbors can learn, share, and cultivate something special—together.

To reserve a garden plot or learn more, email:
IndependenceCOCommunityGarden@gmail.com

Summer's Not Over Yet!

The Independence Pool is ready to help you beat this summer heat wave! Please remember:

- Residents must have their community access card for entry.
- Pool hours are 10 a.m. – 8 p.m. daily.
- Guests must be accompanied by a resident. Only 4 guests per household.
- Children under 14 must be supervised according to posted pool rules.
- Please help keep the facility clean and enjoyable for everyone.
- Alcohol is not permitted - especially the behaviors that accompany it!

Remember your sunscreen and to stay hydrated as temperatures begin to climb!

Sunrise Yoga in the Park



Start your Saturday with fresh air, movement, and a little time for yourself!

Join your neighbors for complimentary outdoor yoga at beautiful Trenton Park. Whether you're a seasoned yogi or have never stepped onto a mat before, all ages and experience levels are welcome. This relaxed, community-focused class is designed to help you stretch, breathe, and

enjoy a peaceful start to the weekend.

Upcoming Classes

August 15 | 8 a.m.

August 29 | 8 a.m.

Location

Trenton Park at Independence

Near 39799–39759 Yorktown Terrace

Bring a yoga mat, water bottle, and a friend. We look forward to seeing you in the park!

Join the Independence Social Committee

Have Ideas? We'd Love to Hear Them.

Some of the best things happening in Independence started with a simple idea from a neighbor.

If you enjoy bringing people together, planning events, decorating, welcoming new residents, organizing volunteers or simply sharing creative ideas, consider joining the Independence Social Committee. Whether you have an hour to spare or want to be more involved, there's a place for you.

Help us create the events, traditions, and experiences that make Independence feel like home.

Meetings: Third Tuesday of each month *(new meeting date)*

Time: 6 – 7:30 p.m.

Location: Independence Clubhouse

Questions or interested in joining?

IndependenceSocialCommittee@gmail.com

Great communities don't happen by accident — they're built by neighbors who care.

Stay Connected:



- Keep an eye on your email (and your junk folder, just in case)
- Add Contact@IndependenceDenver.com to your address book
- Follow community pages: FB: IndependenceNeighborhood | IG: @indneighborhood
- Follow the Community run pages: FB: Women of Independence Neighborhood | FB: Neighbors of Independence (proof of residency required for access)
- NEW The Independence Lifestyle: Where Community & Nature Connect

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Food Trucks Are Back at Independence



Food Truck Wednesdays | 4 – 7 p.m.

Dinner Is Already Planned

Skip the cooking and enjoy a midweek evening with your neighbors.

Food Truck Wednesdays continue throughout July from **4 – 7 p.m.**

Whether you're craving tacos, comfort food or something new, Food Truck Wednesdays are one of the easiest ways to enjoy summer evenings without turning on the stove.

Food trucks are subject to last-minute changes.

August 12 – La Mesa

August 19 – Woodhill Small Batch BBQ

August 26 – La Mesa

September 2 – What Would Cheesus Do?

It's Never Too Late to Learn to Swim



Swimming isn't just fun—it's one of the most important life skills a child can learn.

Whether your child is just getting comfortable in the water or wants to improve technique and confidence, swim lessons remain available this summer through Independence instructor Tessa Waterman.

Private and semi-private lessons are scheduled before public pool hours.

Interested?

Tessa Waterman

720-766-2126

TessaWaterman17@gmail.com

Water Fitness Instructor Wanted

Do you love fitness and enjoy being in the water?

We're still looking for a certified Water Fitness Instructor interested in leading early morning aquatic fitness classes at the Independence Pool.

If you or someone you know is interested, we'd love to hear from you.

Contact: Kristin@IndependenceDenver.com

NEW! Sensory Swim Interest Group: A Quieter Swim Experience

Would your child benefit from a pool environment with less noise, fewer distractions, and a calmer atmosphere?

We're exploring the possibility of offering **Sensory Swim** opportunities for children who would enjoy a quieter, more relaxed pool experience.

If this is something your family would be interested in, please reach out to:
Kristin@IndependenceDenver.com

We're gathering interest now and would love to hear from you.

HAPPENING IN THE TOWN OF ELIZABETH

One of the best parts of living in Independence is having a vibrant hometown right down the road. This summer, Elizabeth is packed with opportunities to get out, connect with neighbors, support local businesses and enjoy everything that makes small-town living so special. From the Friday Night Market & Concert Series and Main Street Car Shows to family fun runs, community celebrations and live entertainment, there's something happening all season long.

Skip the drive and discover what makes Elizabeth such a great place to call home.

To explore the full Town of Elizabeth events calendar, click here!

Now – August 14 – Friday Night Market
August 21 – Car Show on Historic Main
August 29 – 250/150 Main St 5K & Color Run
August 29 – 250/150 Celebration at Running Creek Park
September TBA – Birthday Bash Movie Night
September 26 – Historic Downtown Walk & Talk
December 5 – Mayor's Tree Lighting

Save the Date | Elizabeth Brewfest



One of Elizabeth's Biggest Summer Celebrations is Almost Here! Gather your friends and get ready for an afternoon of great beer, delicious food, live music, and small-town fun at the 2026 Elizabeth Brewfest!

On **Saturday, August 22,** Running Creek Park transforms into a lively celebration featuring Colorado craft breweries, mouthwatering local food vendors, live entertainment, lawn games, and a welcoming community atmosphere. Whether you're a craft beer enthusiast or simply looking for a fun way to spend a summer afternoon, this is one event you won't want to miss.

PINES & PLAINS LIBRARIES

Even better, every ticket purchased supports the Pines & Plains Libraries Foundation, helping strengthen local libraries and expand programs that benefit our communities throughout the year.

Saturday, August 22
Running Creek Park | Elizabeth, Colorado

Click here to purchase your tickets before they sell out!

Great beer. Great food. Great music. Great neighbors. One unforgettable summer afternoon, all for a great cause. Cheers!

Elizabeth Library
303-646-3416
pplibraries.org

Around Denver & Beyond

Denver Botanic Gardens | Children's & Family Programs

August is one of the most beautiful times to visit the Denver Botanic Gardens, with colorful summer blooms, butterflies, and pollinators around every corner. Don't miss:

- Sunflowers Galore
- Build a Fairy Garden
- Magical Monarchs
- Summer Concert Series continues
- Family discovery programs and seasonal garden tours

Whether you're looking for a peaceful afternoon or a fun family outing, the Gardens offer something for every age at **York Street, Chatfield Farms, and the Plains Conservation Center**. It's the perfect way to enjoy the beauty of a Colorado summer.

Children and family programs encourage exploration, creativity, and an appreciation for the natural world. The Gardens offers programs year-round at: York Street, Chatfield Farms & Plains Conservation Center

Admission to the Gardens is included with program registration. To learn more about the Gardens' Children and Family Programs registration financial assistance program, visit their Financial Assistance Application.

Denver Art Museum | Discover Something New

Looking for a fun indoor adventure before summer comes to an end? The Denver Art Museum offers something for every age, from world-class exhibitions to hands-on experiences that inspire creativity. Don't miss:

- Award-winning exhibitions from around the world
- Interactive family galleries and creative studios
- Hands-on art-making activities
- FREE admission for everyone 18 and younger

Whether you're escaping the afternoon heat or looking for a day of inspiration, the Denver Art Museum is the perfect destination for families, art lovers, and curious minds alike.

Spend a day exploring one of Colorado's cultural treasures, the Denver Art Museum.

THE BUTTERFLY PAVILLION

For Families | Butterfly Pavilion | Nature Up Close—And So Much More Than Butterflies!

Looking for a unique family adventure before summer comes to an end? The Butterfly Pavilion offers an unforgettable experience where learning and fun go hand in hand. Don't miss:

- Thousands of free-flying butterflies
- Hands-on animal encounters
- Nature Play area
- "Powerful Pollinators" and "Bug Quest" summer camps
- Rainforest Yoga and Family Rainforest Yoga
- Photography classes and special events
- Interactive exhibits for every age

Whether you're exploring with little ones or enjoying a day out as a family, the Butterfly Pavilion is the perfect place to discover the incredible world of insects, pollinators, and nature—all while creating lasting summer memories.

Click here to visit the Butterfly Pavilion website to explore programs, dates, and registration details.

INDEPENDENCE

COMMUNITY COLLECTIVE

The Independence Lifestyle:

Where Community & Nature Connect

The Independence Lifestyle continues to grow through neighbors connecting over shared interests, spontaneous conversations, and simple moments together. Whether it's joining a walking group, trying a new hobby, meeting for coffee, starting a book club, or bringing a brand-new idea to life, this is your opportunity to help shape the community you want to be part of.

Community also means looking out for one another. If you or someone you know is facing a difficult season, experiencing food insecurity, or simply needs a helping hand, please know you're not alone. Your privacy will always be respected, and support is available. Reach out confidentially to Kristin@IndependenceDenver.com.

Watch the newsletter and The Independence Lifestyle: Where Community & Nature Connect Facebook group for upcoming gatherings, clubs, and opportunities to get involved.

Have an idea you'd like to share? We'd love to hear it! Connect through the Facebook group or email karpssk15@gmail.com or karpcbk15@gmail.com if you prefer not to use social media.

Club listings are shared for informational purposes and are not necessarily endorsed by the Independence Overlay Metropolitan District.

Current Grassroots Clubs at Independence Include:

MONDAY NIGHT GRAVEL — LET'S RIDE!

Community Spotlight | RUST Cycling

Ride Local. Learn Local.

RUST CYCLING

As the August mornings become cooler and the evenings a little more comfortable, it's the perfect time to hop back on your bike.

Right here in Independence, RUST Cycling is helping neighbors get rolling with Monday Night

Gravel Rides, bicycle maintenance clinics, coaching, and group rides for cyclists of all experience levels. Whether you're learning how to keep your bike in top shape, looking for riding tips, or simply hoping to meet other riders in the community, RUST Cycling makes it easy to get involved.

There's no better way to explore the beauty of Elbert County than from the seat of a bicycle. So, dust off your helmet, pump up those tires, and join your neighbors for an evening ride.

Ride local. Learn local. Enjoy the journey together.

Learn more at: rustcycling.com

INDEPENDENCE HOMESCHOOL CO-OP

If you would like to join, please message Megan Bell at 303-907-5384

INDEPENDENCE HUNTING & FISHING CLUB

Reach out to Robert at RobertCase7676@gmail.com or call 719-247-0067

INDEPENDENCE ART CLUB

Please contact Joe Bennett at JoeBennett.co@gmail.com or 303-503-8634

INDEPENDENCE SMALL BUSINESS GROUP

A welcoming space for local entrepreneurs, creatives, and business owners to connect, share ideas, and support one another in a relaxed setting. No formal agenda or pressure, just good conversation and a community of neighbors who want to see each other succeed. If you'd like to join us, please RSVP to vicki.mhp@gmail.com.

INDEPENDENCE COMMUNITY CLUBHOUSE

A Reminder from the Clubhouse

The Independence Clubhouse is your hub for fitness, pool access, reservations and resident support. Now through August 17, Front Range Recreation staff are available daily from 10 a.m.–8 p.m. Beginning August 18, fall hours will be 4–8 p.m. daily through Labor Day, September 7, to assist with facility access, clubhouse reservations and general questions. Please bring a photo ID and proof of residency if you need assistance with account setup or access.

The gym remains available outside staffed hours with key card access and is closed Mondays from 10–11 a.m. for routine cleaning.

Need help, have questions, or are you interested in reserving the space? Stop by during staffed hours or visit the Recreation page on the Independence Overlay Metropolitan District website for policies, facility information and additional details.

Office@FrontRangeRecreation.com or IndependenceDenver@gmail.com.

Happy Tails, Happy Trails

August is one of the best months to enjoy Independence's trails, parks, and open spaces with your four-legged family members. While mornings and evenings are beginning to cool, hot afternoons can still be tough on pets.

Help keep your furry friends safe by remembering to:

Walk during the cooler morning or evening hours.
Check the pavement before heading out—if it's too hot for your hand, it's too hot for their paws.
Bring plenty of fresh water and take breaks in the shade.
Never leave your pet in a parked vehicle, even for a few minutes.
Watch for signs of overheating, including excessive panting, drooling, or lethargy



Scoop If They Poop!

One of the easiest ways to keep Independence beautiful is by cleaning up after your pet.

Whether you're exploring the trails, enjoying one of our parks, or spending time at the dog park, please remember to pick up after your furry companion every time. Pet waste isn't just unsightly—it can attract pests, create unpleasant odors during warm weather, and impact our shared open spaces and waterways.

Dog waste stations are conveniently located throughout the community, but carrying an extra bag is always a great habit.

A clean community is a community everyone—neighbors and pets alike—can enjoy. Thank you for doing your part!

Let's work together to keep Independence clean, beautiful, and enjoyable—for neighbors, visitors, and our four-legged friends alike, and keep the space clean so everyone can enjoy it.

If barking becomes a concern, a friendly conversation with your neighbor is often the quickest way to resolve it. Sometimes a pet just needs a little extra exercise, attention, or relief from the summer heat.

For ongoing concerns, **Elbert County Animal Control can be reached at 303-621-2027**.

Thank you for helping keep Independence clean, welcoming and enjoyable for residents, visitors and pets all summer long.

Safety Reminder: Ponds & Open Space

All ponds are restricted District property and are used for irrigation, retention, and detention—not recreation.

Motorized vehicles are never allowed in open space areas.



Emergency Contacts:

Fire – 303-646-3800

Sheriff – 303-621-2055

INDEPENDENCE METRO DISTRICT AND PUBLIC ALLIANCE

Public Alliance
DISTRICT MANAGEMENT. BUILT DIFFERENTLY.

Please save his contact information below. If you have questions or simply want to introduce yourself, the Public Alliance team is here to help:

Phone: 720-213-6621

Email: Contact@PublicAllianceLLC.com

Visit, bookmark, and favorite the Independence Websites where you can find information about community happenings, news, meetings, documents, and all things related to Independence and the Metro Districts:

The Overlay District – Homestead and Pool/Gym

Districts 1-6 – Where You Live

Independence Water and Sanitation District

COMMUNITY REMINDERS

An August Message from the Metro District

Annual Reuse Water User Certification

Quick update: Over 300 residents have already completed their Annual Reuse Water User Certification, and we are halfway to our goal!

As part of the Independence Water & Sanitation District's reclaimed water permit issued by the Colorado Department of Public Health and Environment (CDPHE), the District is required under Colorado Regulation 84 to provide annual education to residents who utilize the reclaimed water irrigation system and maintain documentation that this information has been received.

To satisfy this requirement, the District asks all residents connected to the reclaimed water irrigation system to complete the 2026 Annual Reclaimed Water User Certification.

Why is this required?

The purpose of the Annual User Certification is to help ensure residents understand:

- Reclaimed water is non-potable and intended for outdoor irrigation only.
- Basic safety practices associated with reclaimed water.
- The proper use of the District's reclaimed water irrigation system.

This certification is not intended to create additional responsibilities for homeowners or grant additional authority to the District or the State. Rather, it is one component of the District's annual reporting requirements under Colorado Regulation 84 and helps demonstrate that users of the reclaimed water system have received basic educational information regarding its safe use.

Quick and Easy to Complete

The certification consists of approximately 10 brief yes-or-no questions and typically takes less than two minutes to complete.

As this is the first year the District has implemented the Annual User Certification process, we appreciate your participation as we work to satisfy the State's reporting requirements while continuing to operate one of Colorado's conservation-focused reclaimed water systems.

Did You Know?

Independence was one of the first communities in Colorado to implement a community-wide reclaimed water irrigation system. By using reclaimed water to irrigate our parks, open spaces, and residential landscapes, the District helps conserve valuable drinking water supplies for future generations.

Helping Improve Resident Education

The District also intends to use the survey results to better understand which aspects of the reclaimed water system residents are already familiar with and where additional information may be helpful. If common questions or areas of uncertainty are identified, Management will include short educational articles in future District newsletters to help residents better understand the reclaimed water system that serves our homes and community.

Additional information regarding the District's reclaimed water system, including educational materials and frequently asked questions, is available on the District website. Click here.

Thank you for helping the District continue operating one of Colorado's most innovative water conservation systems safely, responsibly, and in compliance with State regulations. We appreciate your partnership in protecting one of our community's most valuable resources.

Learn More About Colorado's Reuse Water Program:
Click HERE
Complete Your Annual User Certification:
Click HERE
Or scan the QR code.



Thank you for taking a few minutes to participate and support the District's commitment to water conservation and responsible resource management.

RESIDENTIAL WATER & NON-POTABLE WATER UPDATE AND LANDSCAPING

Friendly Reminder: Landscape Design Review Requirements

As a reminder, homeowners are required to submit an ACC Design Review Application and receive approval before installing landscaping or making other exterior improvements to their property. In addition, initial front and rear yard landscaping should be completed within six (6) months of closing on your home, as outlined in the Independence Design Guidelines.

Over the next two months, the District's Compliance Team will be conducting routine community audits. If you have not yet submitted a Design Review application or completed landscaping without prior approval, we encourage you to do so now to help avoid receiving a compliance notice.

If you have questions about the Design Review process or are ready to submit your plans, please review the Design Guidelines and application materials here: Covenants & Design Guidelines - Independence Overlay Metropolitan District, then email your completed ACC Design Review application and supporting documents to the **District Manager at** Ryan@PublicAllianceLLC.com for review.

Thank you for helping preserve the quality, appearance, and long-term value of the Independence community.

It is officially summer, landscape maintenance matters. Please take a moment regularly to check for weeds. Keeping yards neat supports the welcoming character of Independence.

Section 8.1.1 Sightly Conditions: Each Unit shall at all times be kept, maintained, repaired and replaced in a good, clean and sightly condition by the Owner thereof.

2026 Irrigation Updates

As a reminder, residents should not be watering their yards during the day between the hours of 8 a.m. and 8 p.m.

As many of you are aware, Colorado continues to experience severe drought conditions, with below-average snowpack and reduced water supplies impacting communities across the Front Range. In response, many neighboring water providers have implemented mandatory or voluntary outdoor watering restrictions to help preserve our shared water resources.

After careful consideration, the Board of Directors of the Independence Water and Sanitation District has adopted a two-day-per-week outdoor watering schedule for all residents.

While this schedule is voluntary at this time, we strongly encourage every resident to participate. By reducing non-essential outdoor water use now, we can help conserve our water supply, reduce demands on the District's infrastructure, and lessen the likelihood that more restrictive conservation measures become mandatory later this season as the District will soon deplete its available Reuse Water supply and make the transition over to Potable water for the remainder of the Irrigation Season.

Outdoor Watering Schedule

- Even-Numbered Addresses: Sunday-Thursday
- Odd-Numbered Addresses: Wednesday-Saturday

Mandatory Watering Hours

To minimize evaporation and maximize irrigation efficiency, please water only between 8 p.m. and 8 a.m.

Please also remember to:

- Water only on your assigned days.
- Avoid watering during rain or high winds.
- Repair leaking or broken sprinkler heads promptly.

- Adjust sprinkler heads to prevent water from spraying onto sidewalks, streets, or driveways.
- Regularly inspect your irrigation system to ensure it is operating efficiently.
- Recommended Irrigation Run Times

The following run times are intended as general guidelines for a Two-Day Watering Schedule. Actual run times may vary depending on soil type, slope, sun exposure, sprinkler type, and the condition of your landscaping.

Irrigation Type	Suggested Run Time (Per Watering Day)
Spray Heads	6–10 minutes
Rotary Nozzles (MP Rotators)	15–20 minutes
Rotor Heads	12–18 minutes
Drip Irrigation (Shrubs & Planting Beds)	20–30 minutes

For best results, consider using a "cycle and soak" approach. Rather than watering once for a longer period, divide your total run time into two or three shorter cycles separated by 30–60 minutes. This allows water to soak into the soil more effectively, reduces runoff, and encourages deeper root growth.

If you notice areas of your landscape that appear dry or stressed between watering days, please responsibly hand water only those specific areas using your garden hose or outdoor spigot. Spot watering trees, shrubs, flowers, and newly established plants as needed is encouraged and is often more efficient than increasing irrigation run times for the entire landscape.

By voluntarily reducing outdoor irrigation now, residents can help:

- Extend the availability of the District's non-potable reuse water supply.
- Reduce demand on the District's potable groundwater wells.
- Support the long-term sustainability of our community's water resources.
- Help avoid the need for more restrictive conservation measures later this season.

Every resident's participation makes a difference. Small changes in our watering habits, when adopted across the community, can have a significant impact.

The District encourages users to irrigate responsibly. The current Rate & Fee Resolution can be found on the District's website at: Rates - Independence Water and Sanitation District.

Required Non-Potable Irrigation Water Signs: (See Photo)



Semocore, the District's water operator, has been installing required non-potable irrigation water signage at homes throughout the community and will continue over the next several weeks. The signs will be placed near each residence's front stairs.

The District's irrigation system uses non-potable water, which is safe for landscape irrigation but not safe for drinking or human consumption.

The Colorado Department of Public Health and Environment (CDPHE) requires visible signage identifying non-potable water systems as part of statewide public health and water system identification requirements. Please do not remove or tamper with these signs once installed.

The District will be considering fines for Signs that have been installed and then removed by the homeowner.

We love seeing Independence shine through every season, and as we move into the spring growing season, here are a few timely reminders to help keep our community safe, welcoming, and looking its very best.

Community Trash Cans & Dog Waste Stations
The District continues to work with ELCI to perform weekly litter removal throughout the community, including the maintenance of community trash cans and dog waste stations.

As a friendly reminder, these receptacles are intended for small household and pet waste items only. Please do not dispose of large or bulky materials. These materials can damage or tear the trash bags, creating additional cleanup challenges and maintenance costs.

We appreciate everyone's cooperation in helping keep Independence clean, safe, and enjoyable for all residents. Thank you for doing your part to keep our community looking its best.

The main focus this July will be on weeds and native mowing along fencelines and open spaces. **To report a concern please email:** Ryan@PublicAllianceLLC.com**.**

This season has been abnormally dry and hot and the Fire Risk remains high. Please keep in mind that Elbert County has enacted Stage Two Burn Restrictions. Click here for more information.

Community Trails, Open Space, and Parks

The District has installed signs at the trailheads around the community to remind residents that unauthorized vehicles are not allowed on the trails anywhere in Independence. This includes dirt bikes, golf carts, ATV’s, or any other motorized vehicles that may cause damage to the trails. The use of motorized vehicles in District Open Space, including near the Water and Sanitation facilities is strictly prohibited.

A reminder to residents to keep our shared park spaces clean and nice for everyone. Do not leave any trash behind and please use the pathways as intended. Keep bikes and foot traffic out of the rock beds and vegetation.

PARKING REMINDERS

To help keep our streets safe and accessible for walking, biking, and other summer activities, we encourage residents to utilize their garage(s) and driveway for vehicle parking whenever possible, reserving street parking as a secondary option. Please do not park on crosswalk areas and block access to district trails, open space, or parks.

RECREATIONAL VEHICLES

As a reminder during the summer season, recreational vehicles, boats, campers, utility trailers, and similar equipment may be temporarily parked within the community for loading, unloading, cleaning, or preparation purposes. However, pursuant to the community's governing documents, these vehicles may not remain parked on a lot, driveway, or street for more than **72 hours** without being removed.

We appreciate everyone's cooperation in helping maintain the appearance and character of the community. If you have any questions regarding any District-related topics, please contact District Management.

SEASONAL DECORATIONS

As a reminder, seasonal decorations should be removed within 15 days after holidays.

TRASH CONTAINERS

As a reminder, HBS is now part of Waste Management. Residents may call Customer Service (888) 496-8824 for any service-related questions and/or requests.



For all completed homes with a certificate of occupancy:

- Trash containers may be placed curbside after 6 a.m. on pickup day.
- They must be returned to proper storage by 9 p.m. the same day. Containers should be stored out of sight between pickups.
- These small steps keep our neighborhood clean and looking beautiful!

DESIGN REVIEW

Thinking about a winter project or planning ahead for spring? Any exterior changes — landscaping, patios, architectural modifications — must be submitted for design review before work begins. You can find covenants and design guidelines on the Overlay Districts page. Click here for more information.

For New Homeowners, what is a Special District?

Special districts are created to fill service gaps in county services. In Colorado, these districts function as local governments or political subdivisions of the state, adding a third level of government in the United States. This level includes counties, municipalities (cities and towns), school districts, and other entities such as authorities and special districts. For the Independence community, several Metropolitan Districts are in place:

- Independence Overlay Metropolitan District: Oversees public amenities, enforces Covenants, and acts in lieu of an HOA.
- Independence Metropolitan Districts 1, 2, 3, 4, 5, and 6: Metropolitan Districts dedicated to residential development.

- **Independence Water & Sanitation District**: Provides water and sanitary sewer facilities and services to the entire community.
- **Independence Commercial District**: Will oversee future commercial operations.

If you have any questions about our community's districts, architectural review tips, design guidelines, or resident responsibilities related to home ownership in the Independence Community, as well as inquiries about water, landscaping, trash, etc., please contact Public Alliance, LLC at 720-213-6621 or Contact@PublicAllianceLLC.com.

INDEPENDENCE COMMUNITY BLOG



Summerfest 2026: Celebrating Community, Connection, and Summer Memories

Summerfest 2026 was everything we hoped for and then some! Our second annual event was one for the memory books. Whether you missed out on this year's gathering or just want to relive the fun, check out our latest blog post!

JOIN US ON SOCIAL FOR THE LATEST UPDATES!

WE LOVE HEARING FROM YOU!

If you have questions at any time, please reach out to us!

For community-related questions:

Contact@IndependenceDenver.com

For resident-related events:

Kristin@IndependenceDenver.com

For District-related questions (water, landscaping, etc.):

Public Alliance Main Number: 720-213-6621

Email: Contact@PublicAllianceLLC.com

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