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THE INDEPENDENCE POST

NEIGHBORHOOD HAPPENINGS



Golden Days Ahead | September at Independence | 2026

September has a way of sneaking in quietly. The mornings feel a little cooler, the evenings come a little earlier, and suddenly there's just a hint of fall in the Colorado air. Summer isn't quite finished with us yet, though—and honestly, we're in no hurry to rush it out the door.

Here at Independence, September is one of the best times to get outside and enjoy the community. The trails are calling, the garden is beginning to show off its late-summer harvest, and there are still plenty of warm afternoons perfect for lingering outdoors with neighbors. It's that wonderful in-between season when you might grab a sweatshirt for your morning walk and still need sunscreen by lunchtime.

August gave us plenty to celebrate, including our first Independence Grilles & Grills, where BBQ, beautiful rides, local businesses and neighbors from across Elbert County came together for an

afternoon that felt exactly like what community should be. Thank you to everyone who competed, participated, volunteered, visited and helped us turn a brand-new idea into something pretty special.

Summer may be loosening its grip, but some of the best days of the year at Independence are just getting started.

With Labor Day marking the unofficial close of summer, the **Independence Clubhouse will transition to its fall staffed schedule beginning Tuesday, September 8**.

Winter Staffed Hours
Monday & Wednesday: 4–7 p.m.
Tuesday & Thursday: 10 a.m.–2 p.m.
Saturday: Noon–6 p.m.

While staffed hours are changing for the season, **gym access hours will remain the same**, and the clubhouse's regular **Monday cleaning closure from 10–11 a.m.** will continue.

Need help with your access card, have a clubhouse question or want to connect with the Front Range Recreation team? Stop by during staffed hours or email the clubhouse staff at: IndependenceDenver@gmail.com.



READY, INDEPENDENCE?
September is National Preparedness Month
Emergencies rarely arrive with much notice. A wildfire, severe storm, extended power outage or unexpected evacuation can quickly turn an ordinary day into one where having a plan matters.

September is National Preparedness Month, and throughout the month we'll be sharing simple, practical ways Independence residents can be prepared should the moment ever call for it.

What does being prepared look like? It can be as simple as:

- Knowing how you'll receive emergency alerts
- Having essential supplies and a grab-and-go kit ready
- Creating a household emergency and evacuation plan
- Planning for pets, medications and other special needs
- Knowing how you'll communicate if family members are separated

You don't have to prepare for everything overnight. **A few smart steps now can make a big difference if you need them.**

Watch your email and Independence communications throughout September for preparedness tips, resources and information you can put into action at home.

Want to get a head start? Register for Elbert County Alert, click here.

Stay connected and informed by signing up for Elbert County Alert. This service helps Elbert County share important safety information with you when it matters most. Messages may include severe weather updates, road closures, evacuation notices, missing person alerts, and other urgent public safety information. Alerts are delivered by phone call, text message, or email using the contact information you provide. Signing up is free, easy, and helps ensure you receive timely information to keep yourself, your family, and your neighbors safe. Click here to explore Ready.gov.

SEPTEMBER COMMUNITY EVENTS

HAPPENING IN INDEPENDENCE

Summer may be wrapping up, but there's plenty going on at Independence.

We're excited to welcome the Elizabeth Library to the Clubhouse for Story Time, bringing books, activities and a little midweek fun to some of our youngest neighbors. Read below for upcoming dates!

We're also looking for residents interested in midweek card games, board games and casual

meetups. Mahjong, Canasta, Bridge, Euchre, Bunco—or something we haven't thought of yet? If you've got a game you'd like to play, let us know. We'll help bring interested neighbors together.

And just over the horizon... Fall Fest is coming! Mark your calendar for Saturday, October 10, and watch for more details as we put together a day of fall fun at Independence.

In the meantime, don't wait for us to entertain you! September is packed with things to do throughout Elizabeth, Elbert County and the greater area. We've gathered a few ideas throughout this newsletter to get you started.

Get out, explore and enjoy September in Colorado.

Keep reading—we've rounded up some of what's happening around Elbert County this September below.



Big Adventures for Little Readers

The Elizabeth Library is bringing Story Time to Independence! Join us on the **third Thursday of each month from 10–11 a.m.** for stories, songs, creativity and a little imagination.

Sarah Coleman, a librarian with 30 years of teaching experience, will bring the books to life with a read-aloud, songs or rhymes, and a craft or hands-on activity designed especially for our youngest residents.

Story time helps little readers build early literacy skills, discover new books, develop a love of reading and learning—and maybe make a new friend or two along the way.

Third Thursdays | 10–11 a.m. | The Homestead at Independence

Parents or caregivers must remain with their children.

Can’t make Thursdays? The fun doesn’t stop here. The Elizabeth Library also hosts Story Time every **Monday and Wednesday at 10 a.m.** Click here to learn more.

Community Garden Update

The Growing Season Isn't Over Yet!

September means harvest season is in full swing, but those cooler Colorado nights are a little reminder that **frost isn't far behind**. It's time to enjoy those last tomatoes, peppers, herbs and late-season favorites while beginning to think about moving the garden **from outside to inside**.





We're making plans to put the **Independence Community Greenhouse** to good use this fall and winter, with hopes of creating opportunities for residents to **keep growing, learning and getting their hands in the dirt year-round**.

Stay tuned—we're just getting growing.

Questions about the garden? Email IndependenceCOCommunityGarden@gmail.com.

One Last Splash!

There's still time for **one last dip!** The Independence Pool will remain open through **Labor Day, Monday, September 7, closing for the season at 8 p.m.**



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)
- The Independence Lifestyle: Where Community & Nature Connect

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That's a Wrap on Food Truck Wednesdays!

Thanks for Rolling With Us

A big thank you to everyone who came out for Food Truck Wednesdays this summer! We loved seeing neighbors grab dinner, meet up at the clubhouse and make a regular weeknight feel a little more fun. We'll see you curbside next spring!

HAPPENING IN THE TOWN OF ELIZABETH

Elizabeth
COLORADO



Come for the FREE Food. Stay for the Heroes.

The **9th Annual First Responder Day & EFCF Chili Cookoff** is back with **FREE food and drinks**, chili, live music, family fun and a chance to meet and support the first responders who serve our community.

Saturday, September 12 | 2–6 p.m.
Running Creek Park, Elizabeth
Admission—and yes, the food—is FREE!

Bring the family, come hungry and help support a great local cause.
Click here to learn more.

September, Small-Town Style



Elizabeth Birthday Bash & Drive-In Movie Night
September 19 | 6:30–9 p.m.
One of the best parts of living in Independence is having Elizabeth right down the road, and September brings a couple of great reasons to spend some time in town.

Celebrate Elizabeth with an old-fashioned drive-in movie night, a fun excuse to load up the car and enjoy a September evening close to home.

Click here for more information.

12th Annual Historic Walk & Talk
September 26 | 9:30 a.m.–12:30 p.m.
Take a guided walk through historic downtown Elizabeth and discover some of the stories behind the town we call home. The walk begins at 9:30 a.m., followed by a complimentary lunch. A wagon will also be available for those with limited mobility.



Click here to learn more.

Sometimes you don't have to go far to find something fun to do. Get out, explore and support the community right outside Independence.

Visit the Town of Elizabeth website for event details and updates.

Happening Nearby



Fall Family Fun, Just Down the Road

Looking for an easy way to soak up a Colorado fall day? **The Patch**, located at **7400 Highway 86 in Kiowa**, opens its 2026 Fall Festival on **September 19**. The Patch will be open every Saturday and Sunday through **October 31 from 10 a.m.–6 p.m.,** plus two additional fall-break dates: **Thursday, October 15, and Friday, October 16.**

This year marks **The Patch's 10th anniversary**, and the farm is celebrating with a special corn maze featuring **Walter**, its lovable steer mascot. Guests can wander through the Walter-themed maze, take a hayride, visit **Merida, The Patch's Highland calf**, and the other farm animals, race down the giant slide, bounce on the jumping pillows, go ice skating, play mini golf and let the little ones explore the corn cribs. Additional activities include apple cannons, the paintball gallery and, of course, picking out the perfect pumpkin.

Guests looking for an extra-special experience can also reserve a private **Cow Cuddle session with Merida**. Cow Cuddles require an additional fee and must be scheduled in advance.

And because fall calories don't count, be sure to save room for The Patch's fresh apple cider donuts and other seasonal favorites from Walter's Kitchen and the Patch Sweet & Salty Shoppe.

2026 Fall Festival Pricing

- **Single-Day Admission — $27.95**
- **Fall Season Pass — $49.95:** Unlimited visits to the Fall Festival throughout the 2026 season.
- **Patch Passport — $64.95:** Unlimited visits to both the Fall Festival and Christmas at The Patch.

Every paid ticket also includes that weekend's featured **Patch Perk—a little something free, with a different perk offered each week.** Fall Season Pass and Patch Passport holders also receive 10% off purchases at Walter's Kitchen and the Patch Sweet & Salty Shoppe. Children **2 and younger are free,** and there are **no ticket fees—ever.**

Fall is only one of the seasons to experience at The Patch. This family-owned farm also welcomes the community for seasonal events throughout the year, including **Easter celebrations, Summer Nights and Christmas at The Patch.**

Located just east of Elizabeth, The Patch is an easy local outing for Independence families. Come for an afternoon or return throughout the seasons to make even more memories together.

Click here to explore the Fall Festival and purchase tickets.

DENVER BOTANIC GARDENS

Denver Botanic Gardens | Children's & Family Programs

September brings the first hints of fall to the Denver Botanic Gardens, along with plenty of reasons to explore with the kids.

This month's programs include:

- Marvelous Marigolds
- Monarchs in Motion
- Fall Frolic
- From Garden to Art: Pressing Plants
- Birds of the Prairie
- Farm to Table Cooking

Programs are offered throughout the month at York Street, Chatfield Farms and the Plains Conservation Center, with options for preschoolers, homeschool families and families looking for a weekend adventure. Cooler days are coming, so go see what's changing in the garden! Click here to learn more.

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

DENVER ART MUSEUM

Denver Art Museum | A September Day at the DAM

Need an indoor adventure as fall routines settle in? The Denver Art Museum makes an easy family day with art, interactive spaces and plenty to explore.

A September highlight is the 37th Annual Friendship Powwow on Saturday, September 12, celebrating Native American art and culture—and general admission is FREE for everyone that day.

Even better for families, kids 18 and younger receive free general admission every day.

A little art, a little culture and a great excuse to spend the day downtown. Click here for more.

THE BUTTERFLY PAVILION

Butterfly PAVILION

Butterfly Pavilion | Something for Everyone

There's more than butterflies fluttering around at Butterfly Pavilion this September. Whether you're planning a family outing, date night or something just for you, the calendar is packed with unique experiences.

A few September highlights:

- Rainforest Yoga — multiple dates
- Beginner Macro Photography — September 12
- Pottery with a Purpose — September 12
- Adults Only Evening — September 17
- Homeschool Day: Backyard Buddies — September 17

- Family Movie Night — September 18

And that's just a peek. Visit the Butterfly Pavilion website to explore the full September calendar, dates and registration details. Click here to learn more.

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.

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 — Ride Local. Ride into Fall.



September might just be **prime riding season in Elbert County**—cooler mornings, comfortable evenings and miles of roads and trails waiting to be explored.

Pump up the tires, grab your helmet and enjoy September on two wheels. Learn more at: rustcycling.com

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.

Happy Tails, Happy Trails



September brings cooler mornings and perfect walking weather for our four-legged neighbors. As you enjoy Independence's trails, parks and open spaces, remember a few simple courtesies:

🐾 Scoop the poop — bags and waste stations are located throughout the community.
🐾 Keep pets leashed outside designated off-leash areas.
🐾 Be mindful of barking — especially during early mornings and evenings.
🐾 Share the trail and give neighbors and other dogs plenty of space.

A little consideration goes a long way toward keeping Independence clean, peaceful and enjoyable for everyone—two legs or four. For ongoing concerns, Elbert County Animal Control can be reached at 303-621-2027.

This is my dog, Olive. Would you like to see your dog here? Send me a picture at *Kristin@Independencedenver.com*

INDEPENDENCE COMMUNITY CLUBHOUSE

A Reminder from the Clubhouse
The Independence Clubhouse is here for more than a workout—**it's your place for fitness, resident support, community gatherings and clubhouse reservations**.

Beginning after Labor Day, Front Range Recreation staff will transition to fall hours:

Monday & Wednesday: 4–7 p.m.
Tuesday & Thursday: 10 a.m.–2 p.m.
Saturday: Noon–6 p.m.

Gym access remains unchanged with your community access card, including the regular Monday cleaning closure from **10–11 a.m.**

Have a question, need help with access or interested in reserving the clubhouse? Stop by during staffed hours or reach out to IndependenceDenver@gmail.com.

We're here to help you make the most of your Independence amenities.

Safety Reminder: Ponds & Open Space

Independence's ponds and open spaces are an important part of our community landscape, but please remember that **ponds are not recreational areas**. They serve essential irrigation, retention and detention purposes and should not be entered or used for swimming, fishing, boating or other activities.



Our open spaces are meant to be enjoyed on foot—**motorized vehicles are not permitted**.

Thank you for helping protect these areas and keeping Independence safe and beautiful.

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

A September Message from the Metro District

Annual Reuse Water User Certification

Quick update: Over 400 residents have already completed their Annual Reuse Water User Certification, and our goal is to get every resident to participate!

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.

Fall Irrigation & Winterization Reminder

Fall is upon us, and now is a great time to begin preparing your home and landscaping for colder weather. The District's irrigation system is expected to remain operational through mid-October, weather permitting.

Residents are encouraged to plan ahead and contact their irrigation or landscaping professional to schedule winterization of their individual irrigation systems. As a reminder, homeowners are responsible for turning off their irrigation water at the residential curb stop before the District shuts down the community irrigation system for the season.

Turning off your irrigation water beforehand is an important step in the winterization process. If a home's irrigation supply remains open when the District system is shut down, pressure may become trapped within the individual irrigation system, potentially resulting in damaged or burst pipes.

Please plan accordingly and consider scheduling your winterization service in advance so your system is properly prepared before colder temperatures and the District's seasonal shutdown arrive.

Planning a Fall Landscaping Project?

If you are planning to complete new landscaping this fall, please keep the District's anticipated mid-October irrigation shutdown in mind. As a general rule of thumb, residents should plan to complete new planting and landscaping projects at least 30 days before the anticipated irrigation shutdown to provide new sod, seed, trees, shrubs, and other vegetation adequate time to receive regular watering and begin becoming established before winter.

Establishment and watering needs vary depending on the type of vegetation and weather conditions, so residents are encouraged to consult with their landscaping professional when planning late-season projects.

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 only water only on your assigned days and avoid watering during rain or high winds. Also:

- 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



Simple Ways to Increase Your Home's Curb Appeal in Every Season

Your home's exterior is the first thing neighbors, guests, and passersby notice. Fortunately, creating a welcoming, attractive exterior doesn't require a renovation or a large budget. With a few thoughtful updates, you can keep your home looking fresh and inviting in every season.

Click here to keep reading 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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