October 2026

"Delicious autumn! My very soul is wedded to it, and if I were a bird I would fly about the earth seeking the successive autumns." ***— George Eliot***

Orchard Farms Neighborhood Board Communication

October Board Meeting Highlights

Community Updates

- **Design review:** 56 requests received this year, mostly landscaping and house painting.
- **Utility locate flags:** 15 requests since joining 811. The district manager is checking how long flags should stay in place.
- **Irrigation:** Sprinklers are off except drip systems. A full blowout is proposed for October 22.
- **Hydrant use:** A tanker truck was reported filling from a hydrant several times. Hydrant use requires a city permit, so the district will report it to the city.

Committee News

- **Social:** The Halloween decorating contest is under way, with voting starting October 21 through November 1.
- **Landscaping:** Shrubs were added at the entrances, dead plants on the walking path will be replaced under warranty next spring, and holiday lights are being considered for the small park.
- **Advisory:** Quiet month. Will revisit the open patio guidelines.

Board Decisions

- **Open patio guidelines:** A proposal to reduce the 20-foot setback to 3 feet did not pass. The advisory committee will take the topic back up, and a director will review state and local law. Reminder: the district does not enforce city or state law, and homeowners must follow whichever requirement is stricter.
- **August financials:** Accepted. All funds are in good standing, and the December 1 debt payment is covered.

Other Items

- **Lennar:** No update on legal matters or acceptance of the remaining tracts.

Next District Meeting - Wednesday, December 2nd @ 5pm

The Board welcomes you to join us at our next district meeting on December 2nd, which is also the 2027 budget hearing.

- You can also join via phone by calling 720-707-2699, entering the Meeting ID number 864-1554-3361, and entering the passcode 073377.

For more meeting details, as well as past meeting notes, please visit https://www.orchardfarmsmd.org/board-meetings

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Reminder: Blow Out Your Sprinklers by October 31!

Colorado's first hard freeze can arrive without much warning, and water left in irrigation lines can crack pipes, valves, and sprinkler heads, leading to expensive spring repairs.

Please schedule a blowout before **October 31** per City of Thornton Water Restrictions. Most local sprinkler companies book up quickly this time of year, so call soon. If you prefer to do it yourself, shut off the water supply to the system first and use an air compressor at a safe pressure.

While you're at it, remember to disconnect and drain your garden hoses and shut off any exterior faucets before a freeze.

City of Thornton Trash & Recycling Events

Landfill Day - Saturday, November 7

Thornton Residents may take one vehicle load per household, at no charge to the Republic Services Tower Landfill, from 7am-2pm. There is a fee for each mattress and box springs. All loads must be covered. NO electronics, tires, car batteries, medical waste, ammunition, fireworks, fluorescent bulbs, or liquids of any kind. Proof of residency required. Please go to https://www.thorntonco.gov/ for more information.

Planning a Fall Project? Submit Your Design Review First!

As the cooler weather rolls in, we know many of our Orchard Farms neighbors are gearing up for exciting fall projects —new landscaping, fences, paint updates, and more! Before you break out the tools, we want to gently remind everyone:

🛠️ **All exterior changes to your property must be submitted and approved by the Architectural Review Committee (ARC) *before* any work begins. https://www.orchardfarmsmd.org/design-review**

Orchard Farms is a covenant-protected community, and the ARC exists to help maintain the charm and value of our neighborhood by ensuring a cohesive and well-maintained look. Skipping this step can lead to delays, project setbacks, and unfortunately, costly violation notices that nobody wants to deal with.

📄 Not sure if your project needs approval or want to get started on your application? Check out the design guidelines and forms on our community website or reach out to the Metro District Board Member for help.

🎄✨2026 Holiday Decorating Contest✨🎄

It's almost time to light up Orchard Farms with holiday cheer! Our annual **Holiday Decorating Contest** is back, and we can't wait to see our neighborhood sparkle! 🌟

This year, we're encouraging everyone to get creative and bring their favorite **HOLIDAY THEMES** to life! Whether you're dreaming of a classic Christmas wonderland, a dazzling light spectacular, or something completely unique, now's your chance to show off your holiday spirit!

🎅 **Mark Your Calendars!**

- 🎄 **Nominations Open:** November 21 – December 13
- ✨ **Voting Open:** December 16 – December 25
- 🏆 Judging and celebration details coming soon!
- 🎁 Prizes, categories, and theme ideas will be announced in the next update

So untangle those lights, dust off your decorations, and start planning your holiday masterpiece!

🎄 **Let's make Orchard Farms shine brighter than ever this holiday season!** ✨

Orchard Farms
METRO DISTRICT
OrchardFarmsMD.org

HALLOWEEN DECORATING CONTEST

SCAN TO VOTE
OCT. 21 - NOV. 1

2 VOTE

Vote for your "Top 3" favorite OFMD Outdoor Halloween Decorations.

3 WIN

The Top 3 Winners will receive a **$150 Gift Card** to a local business of their choice!



VOTING CLOSES AT 11:59 PM ON NOVEMBER 1; WINNERS TO BE ANNOUNCED WITHIN THE WEEK.

Have Questions? Social@OrchardFarmsMD.org

Support Local Businesses

Aqua Clear Spa Maintenance
(720) 447-8750

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PivotPointChurch.org
pastor.ruthking@yahoo.com

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Puravidasaloncorp@gmail.com

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Visit Us at OrchardFarmsMD.org

For comments, questions, or concerns, please email Celeste Terrell at Celeste.Terrell@claconnect.com

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