neighborhood news

connecting neighbors, sharing community

September/October 2026

Table of Contents

New Windsor Fall Festival.....1
Let's Connect Our Neighborhood!..... 1
Great App: Monitor Water Use 1
News from Your Board 2
Neighbor Spotlight 2
Recipe: Get ready for Fall! 2
Windsor Lawn and Yard Waste Disposal 2
A New Member on Our Board, New DRC Member..... 3
From the Metro District.....3
Town Reminders..... 4
Gardening Tips.....4
Bulletin Board..... 5

From your Social Committee

New Windsor Fall Festival
Sunday, October 18th, 4pm-6pm

Join everyone at Founders Green Park. Hang out with the neighbors! Grab some food, let the kids run wild, and meet the people who live just around the corner! No-Carve Pumpkin Decorating and Bingo for all ages!

- Prizes
  - Given for different categories and age groups, such as "Most Creative Design" and "Spookiest Pumpkin" (decorate at the park)
- Food Trucks
  - Merris Bros Pretzels and Sandwiches
  - Big Jim's Backyard BBQ
- BYOB (no glass)

Bonus Prize? Complete your nametag! We will have nametags with colors representing the street you live on. Find your street color nametag, add your name, meet some neighbors, and see which street has the biggest crew!

Willing to help with the fun? As we plan, please let us know if you can bring a lawn game, pumpkin, craft supplies, folding table, chairs, or help acquire prizes/gift cards!

We hope this is the 1st annual fall event. Help make it a success!
Please email: NewWindsorNeighbor@gmail.com

Let's Connect Our Neighborhood!

Our neighborhood's new Social Committee is here to help bring neighbors together and create more opportunities to connect, socialize, and get involved.

We'd love for you to join us, share your ideas, or get involved in any way you'd like! Whether you have an idea for a neighborhood event, would like to contribute to the newsletter, or want to help us build a stronger sense of community in another way, we'd love to hear from you. NewWindsorNeighbor@gmail.com

Great App: Monitor Water Use

Download the "Eye on Water" app to monitor your water use. It will tell you your use of non-potable water from the Metro District. It is also helpful to detect possible leaks. EyeOnWater.com

Current Watering Schedule
Three days a week
12am-8am and 6pm-12am
Odd addresses: Mon, Wed, Fri
Even addresses: Tue, Thu, Sat

New Windsor Board Meeting
Every third Thursday at 6pm
Windsor Community Recreation Center - Maple Room

Metro District Contact
Centennial Consulting Group
2619 Canton Court, Suite A
Fort Collins, CO 80525
970-484-0101
www.ccgcolorado.com

Newsletter & Social Committee Contact
NewWindsorNeighbor@gmail.com

News from Your Board
Metro District vs. HOA

Understanding Our Governing Structure. New Windsor Metropolitan District is not a Home Owners' Association (HOA) - it's a special district, similar to your local fire department or library district. As a governmental entity established under Title 32 of Colorado law, the district has the authority to levy taxes, issue bonds, and provide public services. We're governed by a resident-elected Board of Directors who hold public meetings and must comply with state transparency requirements. This structure allows us to fund and maintain infrastructure, enforce community standards through covenants, and provide services like water and landscaping. Unlike HOAs, metro districts operate under stricter governmental oversight and accountability standards.

Neighbor Spotlight

Lainie Peltz. Our Neighbor and Town Board Member District 3

Lainie and Chris Peltz moved to New Windsor in 2000 with their child and later added two more to the family! The children successfully "flew the nest" and live in Georgetown, Cripple Creek, and Chicago. "We chose New Windsor because we love the Victorian feel, colorful houses, white picket fences and lots of room for kids to play". They have watched Windsor grow from 12,000 to 48,000 in 26 years, but embrace the small-town vibe.

"How did I get to be on the Town Board? Our previous Town Board member, Ken Bennett, also lived in our neighborhood. With his encouragement I applied for a Citizen Advisory Board position and was subsequently appointed to the Parks, Recreation, and Culture Advisory Board (PreCab) in Fall 2020. Ken also encouraged me to run for his seat at the end of his term. I was elected to the Board in April 2024. Each of us are also liaisons to various Boards and I currently sit on the Great Western Trail Advisory Board (GWTA) and the Clearview Library Board of Trustees.

Citizen Advisory Boards are a great way to learn about various aspects of the Town and how things run behind the scenes. Check out the Town's Board & Commission Vacancies page. Our website is also a great place to start for any questions you have – we have a new chatbot called Sugar Beet Sam at the bottom right of any page and it should direct you to the information you're looking for. If not, feel free to email me or we can also set up a time to chat!

I've been thinking about setting up quarterly coffees with my district – what do you think about Sunday afternoons? Let me know!" ~ lpeltz@windsorgov.com

From your neighbor, Kelsey on Fairfield
~ adapted from "The Car Mom"

Recipe: Get ready for Fall!
Red Chile

- 2 lbs ground beef
- 1 can rotel
- 1 can black beans, rinsed and drained
- 1 can mild chili beans
- 1 jar mild roasted salsa
- 1 yellow onion, chopped
- 1 green pepper, chopped
- 1 package taco seasoning
- 1/3 can La Costena jalapeño peppers (optional)

In a large pot, add ground beef, crumble and cook. While cooking, add in taco seasoning onions and pepper.

Once meat is cooked, add rotel, salsa, and jalapeno peppers (add jalapeno juice for extra spice). Stir and let sit on medium/low heat.

Once getting close to serving, add in black beans, and chili beans. Stir and cover. Cook for 10-15 minutes (until beans are warm).

Top with cheese, sour cream or whatever your heart desires!

Do you have a family favorite recipe to share?
Please let us know.

Windsor Lawn and Yard Waste Disposal

Leaf and branch drop off this fall will continue again: Starting Friday, October 16, and ending Sunday, November 15. Fridays, Saturdays, and Sundays only.

Detailed information will be on the Town's website and in the Windsor Matters newsletter, probably in the September edition.

A New Member on Our Board, New DRC Member

The New Windsor Board voted and appointed Glen Ross to fill the vacancy. Glen has lived in New Windsor for ten years, grew up in Johnstown, graduated from CSU in Animal Science, and is now retired having worked his whole career in Colorado. Glen will fulfill the Board requirement of five board members as well as fulfilling the Board requirement as a member of the Design Review Committee (DRC).

“It’s an honor being selected for the New Windsor Metropolitan District board and to be part of keeping a desirable community. Previously, I was a volunteer on the Design Review Committee for 1 1/2 years where I observed a well-run board and a caring Centennial Consulting Group, who is contracted by the District to oversee the district’s finances, legal obligations and day to day operations. I look forward to serving our community.”

Lindy Hafeman has accepted the Board’s invitation to fill the vacancy left on the Design Review Committee (DRC). Lindy, pastor’s wife, mother to five and grandmother to eight has lived in our neighborhood for 27 years on Grand Ave, being one of the longest standing residents. Linda is a U.S. Veteran, retired Marine Corps.

“I have served on many boards including Chamber of Commerce, school boards, corporate and non-profit. I love my town and my neighborhood. I have a sincere desire to have New Windsor remain beautiful, safe and a place families and retirees can live quietly and peacefully.”

From the Metro District
Seasonal Home Maintenance Reminders

Neighborhood landscaping and property maintenance rules help create a safe, attractive, and well-maintained community. Although they require homeowners to meet certain standards, these rules protect property values, promote safety, and enhance the neighborhood's overall appearance.

- **Irrigation Systems**: Check sprinklers for proper coverage and repair any broken heads. Remember watering restrictions: no watering between 8am and 6pm, with assigned days based on your address.
- **Weed Control**: Treat rock areas with pre-emergent weed control regularly. Weeds in rocks, grass, or landscaping are common violations.
- **Lawn Health**: Keep grass mowed, green, and disease-free. Address dead or patchy areas promptly.
- **Tree & Shrub Care**: Prune dead branches and monitor for disease or pest damage.
- **Keep Sidewalks Clear**: Prune back tree branches and bushes to keep the public sidewalks accessible. Did you know that the Town requires that tree branches must be pruned up 7 feet?
- **Exterior Paint**: Inspect for fading, peeling, or oxidation—exterior painting requires the neighborhood Design Review Committee approval.
- **Fence Maintenance**: Repair damaged sections and ensure proper staining/painting.

Regular maintenance prevents violations and keeps our neighborhood looking its best!

- Nik Wagner

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Nik Wagner works for Colorado Consulting Group as a property manager for New Windsor Metro District. A property manager works as the primary liaison between our metro district’s Board of Directors and neighborhood residents. To reach him with questions, call (970) 484-0101 or email nik@ccgcolorado.com

The Town’s Tree Board suggests following the recommendations from the Colorado State Forest Service and CSU to prepare your trees for the winter. This link will take you there!

Some Windsor History
The Tracks That Tied It All Together

In 1882, the Greeley, Salt Lake and Pacific Railway completed a line connecting Greeley and Fort Collins. Before the tracks arrived, Windsor farmers struggled to get their heavy grain crops to distant markets. The new railroad immediately turned the small settlement into a bustling shipping hub. Local farming became highly profitable, setting the stage for Windsor’s official incorporation in 1890.

It's the height of summer, and gardens across Northern Colorado are putting on their biggest show of the year. Perennials are blooming, pollinators are busy, and everything seems to be growing at once. As much as I enjoy this season, I'm already looking ahead to my favorite time in the garden:
Fall.

Fall is one of the best times to plant. Cooler temperatures and warm soil help plants establish strong root systems before winter, giving them a head start next spring.

If I could recommend just one improvement for almost any garden this fall, it would be to add structure. Take a walk through your garden beds and look for places to weave in native grasses among your flowers. Planting them about 16 inches apart creates a beautiful living matrix that ties the entire garden together.

Some of my favorite choices for our area are sedges, Blue Grama, Little Bluestem, and, where space allows, Karl Foerster Feather Reed Grass. These grasses add movement, texture, and winter interest while giving gardens the naturalistic look that has become so popular in parks and botanical gardens.

Plant a few this fall, and by next spring you'll be amazed at how much they transform your garden.

– Paulo Munera

Paulo Munera is a certified garden and permaculture designer and founder of Mandala Gardens. He leads the free Mandala Garden Club and helps build Elephant Garden, a community garden and outdoor learning space focused on permaculture, native plants, and mindfulness. Questions? Call (646) 240-1735 or email MyMandalaGarden@gmail.com. MyMandalaGarden.com

Town Reminders

September

- Sculpture on Loan - Join the Windsor Arts Commission in the launch of the second season of SoL. Saturday, Sept 5th at 9am on the west side of Windsor Lake along the Dr. Tom Jones Trail.
- Harvest Festival Labor Day Weekend with the parade on Monday, Sept 7th that goes down Walnut from Chimney Park Drive to 7th Street and then turns south to Eastman Park.
- Coffee with the Mayor, Sept 11, 10am-11am. At the Community Recreation Center (CRC). Usually 2nd Friday of the month unless otherwise noted.
- Brooms and Boards - Sunday, September 20th. This magical event promises a blend of eerie fun and paddleboarding adventure!

October

- Pooches in the Park - Dogtober Fest at the Historic Halfway House 5pm - 7pm
- **Coffee with the Mayor**, October 9, 10am-11am. At CRC unless otherwise noted.

Bookmobile: The Clearview Library Bookmobile is at Founders Green Park, Wednesdays from 3:30-4pm.

Stay Up-to-Date on Town Events: All Things Windsor Parks, Recreation & Culture!

- View the latest Windsor Matters Newsletter
- Town of Windsor Events Calendar
- You can also sign up to receive alerts about traffic, emergencies, town events – as little or as much as you want.

BULLETIN BOARD

There is nothing like the old-school bulletin board. Grass cutting, dog walking, upcoming garage sale, etc. Do you have a business you'd like to promote?

If you'd like to have something posted, please email NewWindsorNeighbor@gmail.com with your bulletin, name, and street. We ask you to share which street you live on to promote neighborly connection and keep this space focused on the New Windsor neighborhood.

EXAMPLE

Are you available to cut grass? Babysit?

Let people know you are available!