

Loveland Midtown Metropolitan District 2024 Operations and Maintenance Plan

[Schedules are subject to change]

January

- Finalize O&M contracts.
- Issue O&M Plan

February

- Assess and receive pricing for district fence repairs as needed.

March

- Complete fence repairs
- Assess district concrete and sidewalks for repairs.

April

- Activate irrigation system.
- Turf aeration
- Spring fertilization

May

- Begin natural area mowing.
- Replace nets at basketball hoops and other repairs as needed.

June

- Plant replacements, if necessary
- Complete irrigation backflow testing
- Begin chemical weed control.

July

- O&M scope review/pricing requests
- Assess district asphalt for repairs.
- Mow detention pond south of district

August

- District fence inspection/repairs
- Meet on-site with district manager and board representative(s)
- Assess maintenance pricing and plan service bidding as directed.
- Draft 2025 O&M budget

September

- Tree replacements as needed if budget allows.

October

- Winterize irrigation system.
- Final natural area mowing

November

- Finalize and approve 2025 O&M budget.

December

- Update service area maps
- Issue O&M contracts
- Draft 2025 Operations Plan