



Neighborhood Guidebook

Revised February 2025

Welcome to San Juan River Village



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Our Culture & Values

OUR CULTURE

- ❖ We are a **neighborhood** of people who share a common passion for the serenity and beauty of living in the mountains.
- ❖ We **treasure** the ability to find peace and quiet right outside our door, hiking along mountain trails, or casting a line into the San Juan River.
- ❖ We **enjoy** a relaxed and friendly environment where privacy is respected and being a great neighbor is top priority.
- ❖ We **seek** to live in harmony with nature and work to reduce our impact on the animals and environment.

OUR VALUES

- ❖ We **respect** the privacy of all neighbors in the community. This neighborhood consists of common areas for everyone to enjoy as well as private property. Please see the map for areas where you may enter and exit common areas. Blue rocks mark the access points to the river.
- ❖ We **respect** the fish. Our community pays to stock the river and ponds annually. We value ethical fishing practices.
- ❖ We **respect** the environment. Do not litter and place all trash, food scraps, and dog waste in appropriate trash receptacle. Food scraps will attract and disrupt wildlife, including bears.
- ❖ We **respect** friendliness. We are a community made up of year-round residents, renters, vacationers, and guests. Please respect everyone enjoying the neighborhood.



Rules & Regulations

- ❖ Do not make or cause loud noises at any time. Quiet hours are from 10 pm to 7 am. No loud music, shouting, or parties during quiet hours.
- ❖ Ensure that outdoor lights are turned off or are on a motion sensor between the hours of 10 pm and 7 am.
- ❖ Trash must be kept inside the home or garage to keep bears away. Trash bins may be brought to the street the morning of pick up and brought back inside immediately after.
- ❖ If the neighborhood has issued a burn ban, do not make a fire or use a charcoal grill.
- ❖ Please do not trespass onto private property. Instead please use the common areas designated on the map.
- ❖ Dogs must be kept on a leash or under strict voice command. Pet owners must pick up all dog waste and dispose of it in an appropriate trash receptacle.
- ❖ Use only street-legal vehicles on neighborhood roads. Please respect the speed limit of 15 mph and do not cause excess noise or dust while driving.
- ❖ Do not park vehicles on the street.
- ❖ Please do not use firearms or fireworks in the neighborhood.
- ❖ Do not alter or harm any aspects of the river, pond, or forest. Do not interact with or harm wildlife.



Why are you flushing that down the toilet?



Toilets are not trash compactors. They don't "swallow" whatever you flush down them. Did you know that sewage from every home below Descent Drive must be pumped uphill to the treatment ponds? Lift stations are designed to pump sewage, not garbage. The lift station that services these homes has been "plugged up" almost daily due to inappropriate flushed items becoming entangled in the pumps. Randomly flushing objects can have costly implications for your pipes, far beyond a clogged toilet. This could potentially cause a sewer backup in your home. Please help the Metro District and your neighbors by respecting the infrastructure that provides your home with both water delivery and sewer removal.

To help us save your pipes, and your wallet, here are some things you should never flush down your toilet:

- Flushable or baby wipes. "Flushable" and baby wipes can be incorrectly labeled and not all disintegrate in water as quickly as toilet paper does. They can lodge in sewer pipes and clog the toilet.
- Cleaning rags. Please ask your housecleaners to dispose of these in the trash. The lift station was FULL of these types of rags.
- Dental floss. Tossing dental floss in the toilet seems harmless, but floss is not usually biodegradable and will bunch up in your pipes, causing clogs.
- Hair. Brushing your long, beautiful mane or trimming your beard over the toilet can form clogs in your pipes over time and trap odors. Always clean brushes over a trash can. This also applies to pet hair and fur.
- Feminine hygiene products/diapers/paper towels. Think about it. These are made to absorb water, not break apart in it. Dispose of all of these items in the trash.
- Condoms. Condoms will clog your toilet and should be disposed of in the trash, especially because most are not biodegradable.
- Clothing items. Clothing items should make their way to the hamper for cleaning, not the lift station where they become tangled in the pumps!
- Cat litter. Cat litter is made to clump when it comes into contact with moisture. If you put it in your toilet, it will clump up in your toilet or in the pipes. So from now on, bag up your litter — poop and all — and dispose of it in the garbage.
- Cotton swabs and cotton balls. They seem so small and innocent, but they gather in pipes and cause frustrating clogs.
- Food and grease. The lift station pump had over a foot of solid grease encasing it! Yuck!
- Fish/small pets. There's no way they're going to disintegrate in the toilet water and there's a good chance they'll create a clog.
- Cigarette butts. Despite their small size, cigarette butts are not easily flushable. Toilets were made for your butt, not cigarette butts.

BOTTOM LINE. Toilet paper is the only manufactured product safe to flush. It is designed to biodegrade. Anything else... please discard in the trash.



Fishing Guidelines

- ❖ Access the river from your private property or community access points, which are designated with a painted blue rock.
- ❖ Respect the homes and private property located along the river by ensuring that you are walking in the river and not in private yards. If your feet are wet you are good to go!
- ❖ Do not fish without a valid Colorado Fishing License.
- ❖ For the health of the fish, do not fish if the POA has announced fishing restrictions.
- ❖ Do not fish if the water temperature is higher than 70 degrees fahrenheit.
- ❖ You may take home one fish per day from the pond. While fishing in the river, please catch and release all fish.
- ❖ Please use flies and lures with barbless single hooks..

Best Practices for Catch & Release

- Use a rubber mesh bag to catch the fish.
- Keep the fish in the water as much as possible and handle it with wet hands.
- Do not place the fish on the ground.
- Do not squeeze the fish or stick your fingers in the gills. Gently cradle the fish while holding it for pictures.
- To release the fish, hold the fish facing into the current and gently release.

San Juan River Village Map

This map is your guide for parking, river, and recreational access.
Please do not park on the street or on private property.



Contact Information

For the most updated contact information, please go to our website.

San Juan River Village website: www.sanjuanrivervillage.com

San Juan River Village Property Owners Association
970-403-5695 (Voicemail Only)

San Juan River Village Metro District
970-946-8385

Not sure who to contact for your question or concern?

Contact the POA for information regarding:
POA Annual Dues & Payments
Architectural Guidelines
Neighborhood Violations & Concerns

Contact the Metro District for information regarding:
Utilities Payments
Roads
Water & Sewer Service
Parks & Recreation
Snow Plowing

This is the Official Guidebook for the
San Juan River Village Property Owners Association.

POA Community Manager:
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