



Neighborhood News You Can Use

Hawthorn Metropolitan District March 2018

HAPPY NEW YEAR TO ALL!

IN THIS ISSUE

Changes within Hawthorn

By Krystal Bigley and Carly Fenton

Many changes have taken place in 2018! We believe these changes are positive and appreciate all the feedback our neighbors provided last year. Details about the changes are below and additional information can be found in the Board Meeting Minutes. We continue to Host Coffee with Krystal and Carly at 6102 Eldora Street the last Wednesday of each month. Please note the March coffee is cancelled due to Spring Break.

District Management

A new District Management Firm was selected for the District. Neighborhood feedback and the Board's experience with the prior management firm, Stillwater Management, lead to various adjustments in 2017. The Board moved to request proposals (an RFP process) from multiple firms at September 2017 Board Meeting.

The Board tasked the Advisory Committee (a volunteer committee

of District homeowners) with reviewing the RFPs that were received from Management Firms, interviewing potential Managers and contacting references. Following this intensive process, the Advisory Committee recommended CliftonLarsonAllen (CLA) at the December 2017 Board meeting. The Board ratified the recommendation and began transitioning to CLA for 2018 Management Services.

District Website

We also have a new website owned and maintained by the District. The web address is www.hawthornmetrodistrict.org. The design process was relatively inexpensive as Krystal Bigley donated her time to gather the domain, SSL and a hosting site. She also developed and launched the website, which went live the first week of January. CLA has been trained to assist with management of the site. The site was created to

ensure the Community has a valuable resource and method to contact the District moving forward. Most importantly, it is owned by the District and not tied to any Management firm.

Trash Service

In addition to reviewing Management Firm RFPs for 2018, the Board reviewed and confirmed a transition for additional community

NEW DISTRICT MANAGEMENT!

Looking to contact the new District Manager or Billing Department? Have questions regarding a Covenant Violation? Please contact:

Kim Herman, District Manager
Kim.Herman@CLAConnect.com; 303-265-7923

Geol Scheirman, District Assistant Manager
Geol.Scheirman@CLAConnect.com; 303-265-7837

Stephanie Net, District Administrator
Stephanie.Net@CLAConnect.com; 303-793-1404

Billing Department
GWVUtil@CLAConnect.com; 303-779-5710

Susie Ellis, Covenant Enforcement
CCompliance@comcast.net; 303-422-4473

services. All contracts are reviewed

Changes within Hawthorn (continued...)

and renewed or terminated annually. The contract with Waste Management (trash and recycling) was renewed. The calendar for pick up services can be found on the District's website under the News and Notices page. The Board requests homeowners use a bungie cord or tie to ensure cans stay closed during high winds. Waste Management does not mind removing these and will do their best to ensure these stay attached to each bin.

Landscaping and Snow Removal

Snow removal, landscaping and pet waste removal are now being handled by MetCo Landscaping Services. During winter months shoveling of common sidewalks is handled by MetCo after 4 inches accumulates. Please remember to shovel sidewalks in front of your home along your property line. If you have any concerns, please contact CLA.

Jefferson County

In February, Jefferson County accepted the streets (curb,

gutter, paving and sidewalks) along with drainage facilities in the District. Moving forward Jefferson County will be responsible for the maintenance of these improvements, including street snow removal.

District Fees

District Fees have increased to \$480 per year. By increasing the fee, the Board believes the District will be better prepared moving forward. Please remember dues are paid quarterly and payments should be remitted to CLA (mailing information on page 4). Additional details regarding District Fees can be found on page 3.

We understand this is a lot of information. As always, if there are any questions, please contact District Management. Homeowners are also encouraged to attend District Board meetings (March 5th, June 4th, September 10th and December 3rd) at 17685 W 83rd Drive in Arvada. Meetings are held at 2pm. Please come tell us how we can better serve you!

DISTRICT SERVICES SPOTLIGHT: LOCAL PAR OFFICERS

The Board has been working with the local PAR Officers for the District, Deputy Brad Herman and Deputy Aaron Kilbon are the primary contacts for the area. It has been requested that residents keep their vehicles and homes locked when not in use as well as ensuring to keep porch lights on at night.

Both Officers are very helpful and have asked that residents contact the non-emergency number (303-271-0211) with any questions or concerns.



DOG WASTE PICKUP

Dog waste in communities is a common issue. It is requested that all homeowners take responsibility for their pets and be sure to pick up after them as necessary within the common areas. All residents share the common spaces and it is requested that waste be addressed at the time of the occurrence. If you find yourself without a bag, please know there are dog waste stations at various locations throughout the Community. Please utilize a bag! That is what they are for.

Recently gone to a dog station and found it out of bags? Please let the District Manager know and they will make sure bags are restocked and available for anyone in need. We thank you for your attention in this matter as we all want to live in a dog waste free community.



New District Website!

Are you looking for District documents? Upcoming Meeting Dates? Community happenings? The Hawthorn Metropolitan District has a new website!

All of your questions can be answered at www.hawthornmetrodistrict.org. If you are looking for something and don't find it, please contact management.

Update on District 2018 Fees

The Hawthorn Metropolitan District Fees for 2018 have increased and are now \$480 per home per year. There are many factors that have led to the increase, including the following two major items:

The first being, for the 2015 and 2016 tax years, Lennar successfully petitioned the County to reduce their property tax burden to the District by approximately \$70,000. With property taxes being the main funding mechanism for the District,

the successful petitions left the District with a Budget shortfall.

Secondly, the underdrain issue from the fall of 2017 led to many unexpected, and unbudgeted, legal and special meeting expenses.

While the District was lucky enough to have a year-end Developer contribution of \$15,000 in order to allow trash service to continue without interruption, the Community is still in tight financial

constraints. The Budget and Fee Resolution can be found on the District website on the Documents tab.

Due to the transition in management, the Board is aware there was a delay in the first quarter billing. With the delay, there will be no late fees charged for the first quarter. Please contact the CLA Billing Department with any questions.

Join us at the Quarterly District Board Meetings and Other Events!

District Board meetings are held on the first Monday of March, June, September (this is Labor Day, the meeting will be held on September 10th) and December. Meetings are held at 2:00pm at the Leyden Rock Metropolitan District Clubhouse (17685 West 83rd Drive, Arvada). The Board looks forward to seeing you there!

The Social Committee will be hosting the Annual Easter Egg Hunt on Saturday March 31st. More details to follow, check the mailboxes for additional information.

Before each Board meeting, Krystal and Carly invite you to join them for coffee at 6102 Eldora Street the last Wednesday of each month, except March due to Spring Break. They will be available to answer any questions and discuss District happenings.



Neighborhood News You Can Use

8390 E Crescent Parkway, Suite 500
Greenwood Village CO 80111
303-779-5710

Interested in receiving updates via email? Please contact the District Management Team or submit a request online via the District Website's Contact tab. Send in your name, address and email with a request to be added to the Email Distribution List and we will add you to the list!

Interested in electronic statements? Or checking your Account online? Go to <https://billingservices.cliftonlarsonallen.com/ubs43/> to register!

The more communications that can be sent electronically, the less money that is spent on paper and postage as well as the lower carbon footprint! The information also arrives to you faster!

Hawthorn Metropolitan District Quarterly Update
www.HawthornMetroDistrict.com

The District and 2017 Bond Refinancing

by Krystal Bigley

A special metro district, like Hawthorn, is an area of land often developed privately. This development responsibility includes public infrastructure like landscaping, roads, sidewalks, and the stuff underground. Developers prepare lots for sale for a builder. The builder could be commercial, homes, or a combination. And the build and subsequent sales process begins. The County essentially steps aside, but approves and inspects along the way. This is common in CO and we can look to many neighborhoods in the last 20-25 years that sit within special metro districts.

This development process takes money, lots of money needs investors, investors expect returns, bonds are taken out to develop land, and the developer can submit receipts for expenses incurred outside bond amounts. The district is paying for all development. Mill Levy's are established so the end buyer can pay it back through taxation at a reasonable rate.

When Hawthorn originally was financed, there was dirt and no

guarantee the proposed community would sell out. So the interest rate on the bonds were higher. Since mid-2017, Table Rock Ridge was sold out and Hawthorn's credit rating reached the maximum score and could refinance.

At the 9/11/17 meeting the Board approved exploring reducing Hawthorn's interest rate on the bonds and wrapping those receipts for expenses to repay to the developer into a new bond without raising the mill levy on homeowners at Table Rock Ridge. Achieving that meant that ALL debts would be repaid with the bonds. If the Board had not done so, Table Rock Ridge would have still needed to repay all receipts for expenses in about 2044 and the amounts, as you can see from financials, were a lot of money and had not all been presented for repayment as development had recently finalized.

The Board, also, wanted to ensure all receipts presented for repayment by the developer were legitimate, reasonable and paid by them. An independent firm was hired

to audit the developer books for this purpose. These expenses were found to be legitimate, reasonable and paid already. However, there was an excess of receipt amounts outside the bond limits. This meant either Table Rock Ridge would still have debt to repay to the developer after bonds were paid or the Board could ask developer could walk away from those debts, which was \$3.5M. The Board requested the Developer write those expenses off, so Hawthorn can be debt free at the end of the bond terms. The Developer agreed and the Board moved forward with the refinancing of bonds for the District. When those bonds are paid, Hawthorn will be debt free. All of this is in the Minutes from the 12/4/17 Board Meeting.

The Disclosure to Purchasers is the legal document presented to me at closing, among all other closing documents and I think important for all Table Rock Ridge, it is on www.hawthornmetrodistrict.org on the Documents page.