

Hawthorn Metropolitan District No. 2
C/o Stillwater Community Management
5690 Webster St., Ste 100
Arvada, CO 80002

Dear Resident:

The Board of Directors of the Hawthorn Metropolitan District No. 2 cordially invites you to attend a community meeting Wednesday, July 26 at the Leyden Rock Clubhouse located at 17685 W. 83rd Drive, Arvada, CO 80007 from 6:30 p.m. – 8 p.m. Much is happening in our community and we would like to get to know you and bring you up to date on several community matters. Refreshments will be served.

One issue of concern regards the central underdrain system within the community. This system was designed and constructed by the developer within the public streets to provide a way for ground water that gathers around home foundations to be transported away and conveyed to a point downstream of the community.

Some home owners have raised concerns regarding chronic excess water accumulating on their lots and their sump pumps have been running continuously. As a result of this circumstance, the developer has recently conducted some testing of the central system. That investigation has exposed a partial clog in the streets in the southwest portion of the community. Once discovered, action was taken by the developer to clear the lines and insure that the system will function properly going forward. The cause of the clog appears to be a broken cleanout in the system that occurred during construction of the streets and once repaired, allows for the system to function properly. The developer has represented that all portions of the central system have been checked with a camera to insure that it all functions as intended.

Eventually, in accordance with Jefferson County requirements and District policies, the developer will make a request to the District to convey the central underdrain system to the District for perpetual ownership, operation, and maintenance. Prior to conveying the central system, the District and the developer will be required to follow certain requirements and testing to ensure the system is functioning properly. Once accepted by the District, the District will conduct periodic investigations using a camera to insure that the system is always functioning properly.

Though the developer believes with the recent repairs to the central system that those of you that have experienced excess moisture around your homes will see some benefit, please understand that the underdrain systems located on your lot were required to be installed properly by Lennar and are ultimately the responsibility of individual lot owners, not the District. In the event of improper installation, your sump pumps and surface drainage issues may continue. You will need to contact Lennar directly should you continue to have concerns regarding the use of your sump pump and moisture on your lot. The District, as a political subdivision of the State, is prohibited from expending public funds on improvements located on private property that benefit individual lots.

Jefferson County Planning and Zoning has been contacted by many residents regarding sump pump discharge to the surface and water accumulation. The District is in receipt of a letter dated June 29, 2017 from Jefferson County Planning and Zoning expressing concerns relating to the underdrain system. Please know that the District has been in communication with Jefferson County representatives and advised them of the measures that are being taken by the developer and will keep them apprised of the matter moving forward. In the meantime, Jefferson County has indicated that residents are permitted to discharge the subsurface groundwater into rights-of-way where necessary as an interim/temporary measure until such time the ongoing investigations of the subsurface groundwater collection system are completed and permanent fixes are implemented, with one caveat; subsurface groundwater flows shall be redirected from the rights-of-way during winter-time conditions to minimize icing.

The Board also understands that there has been some frustration with the community management. A number of procedures have been changed as well as the person in charge of the community on behalf of SCM. Bri Yonkers will be taking over from Melissa Sykes and she will be introduced at the meeting on the 26th. Please direct all future correspondence to Bri Yonkers, phone (303) 872-9224, ext. 107, or email bri.yonkers@scmcolorado.com.

Lastly, the Board would like to put together an Advisory Committee to get the community members more involved in the management of the District. The details of the Committee will be discussed at the community meeting and those that have an interest should consider applying.

Sincerely,
HAWTHORN METROPOLITAN DISTRICT NO. 2
BOARD OF DIRECTORS

Christopher Elliott
Corey Elliott
Matthew Cavanaugh
Krystal Bigley
Carly Fenton