

First Quarter 2022

Community Manager

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Hawthorn

Metropolitan District No. 2

New Management Selected

The Board of Directors is pleased to announce the selection of MSI as our new Management Company starting January 6, 2022. The Board made its selection after careful analysis of the Metropolitan District's needs. Management of Hawthorn is essential to the success of our community and the Board is excited to have a dedicated, high-quality, and experienced team in MSI.

Our Community Manager for Hawthorn Metropolitan District No. 2 is Raven Whitaker. Please call your Community Manager if you have any questions or concerns at (720) 974-4153.

If your email was provided by the previous management company, we will send out an email invitation to the site once it is live. In the email, you will receive your username and a temporary password for the new site. If your email was not provided by the previous management company, please follow the instructions outlined on the next page.

Who Do We Call?

Please contact your Community Manager Raven Whitaker with any questions or issues at (720) 974-4153. After business hours, contact MSI at (303) 420-4433. This number serves as an emergency line after hours. Calls are monitored continuously and any emergencies will be promptly addressed.

Normal MSI business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.

(Exceptions are New Year's Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, the day after Thanksgiving, and Christmas.)

2022 Meeting Schedule

Monday, March 7, 2022 (2 pm)

Monday, June 6, 2022 (2 pm)

Monday, September 12, 2022 (6 pm)

Monday, December 5, 2022 (2 pm)

Zoom links can be located on uploaded draft agendas for the foreseeable future due to the continued pandemic. Agendas are uploaded in draft with meeting packets two days before the Board meeting at:

<https://www.hawthornmetrodistrict.org/>



Interactive District Website Coming

There will also be an app. You will have the opportunity to share information, view news and announcements, and access community documents and forms. We're excited to offer community services online to help you become more connected to your community. The website address will continue to be:

www.HawthornMetroDistrict.org

MSI is diligently working to integrate the website as soon as possible. If your email was provided by the previous management company, we will send out an email invitation to the site once it is live. In the email, you will receive your username and a temporary password for the new site.

If your email was not provided by the previous management company, please follow the instructions below to create a username and password for the website once it is live. You can then take advantage of this valuable amenity by following the instructions below.

- Go to www.HawthornMetroDistrict.org
- Click on Login and then Need to Register.
- Select "I am an owner". Enter your account number as shown on the first page of this mailing. Then enter your First and Last name as they appear on the deed for your home. Confirm your address with the site. You will then need to accept the terms of use and enter your email address. The system will then send you and invitation to the email address that you entered. The email will come from www.HawthornMetroDistrict.org. If you are not able to complete these steps for any reason the site will prompt you to enter your contact information and your information will be

forwarded to Nabr Network Support for assistance.

Email/Text/Push Notifications: Would you like to receive emails, a text, or push notifications through the app from the community? When your account is created, you can go to the My Account area of the site. Under the Settings tab please indicate how you would like to receive correspondence from Hawthorn.

District Documents: Hawthorn's rules, financial statements, policies, minutes, and other required disclosures will be available in the Resources tab. You can access important Hawthorn information at your convenience.

Metropolitan District News: Stay up to date with important community news. Announcements will be located right on the home page when you log in.

Events: Would you like to know what day trash is picked up or when the next Board of Directors Meeting will take place? When the site is live, please take a look at the event calendar.

Online Architectural Portal

MSI is excited to offer our new Architectural Portal on your Community's website!

Once your community's website is live, Homeowners can use the Architectural Portal to:

- Submit Design Review Requests online.
- Send notes to your Community Manager.
- Track the details and status of your applications.
- View any letters or documents attached to your applications.

Instructions for the Architectural Portal can be found on the Architectural Control page on your community's website. If you have any questions with the Architectural Portal, please contact MSI Web Support at Web@msiho.com or at (720) 974-4186.



No More Hawthorn Dues

On 12/6/2021, the Board voted to eliminate the 2022 annual dues of \$468 per household in Hawthorn. All community services (landscaping, snow removal, trash, etc.) will be paid for with collected property taxes. To cover the difference, the mill levy will increase by four mills in 2022, roughly \$280 in property tax increases if your home is valued at \$1M. This is a savings to homeowners and a reduction of funds available to the District, but the Board knows this will benefit Hawthorn.

Protect The Hogback

A citizen group, Protect The Hogback, has made Hawthorn aware of Denver Brick's proposal to expand its current Acme Mine located west of 93 and south of 56th. The Board will invite PTH to the March 2022 meeting to learn more. In the meantime, visit <https://www.protectthehogback.com/> for information about the proposal and what PTH is doing to stop the expansion.

Holiday Lights & Stock Show

Outdoor holiday lights can remain up through the National Western Stock Show (January 8-28, 2022). For more information about the Stock Show, visit: <https://nationalwestern.com/>

MSI Inspections

As everyone knows, Hawthorn is a Covenant-controlled community. If everyone adheres to the Covenants, our community will remain a beautiful area and property values will be maintained as well. Weekly, the Community Manager from MSI checks the area for possible Covenant violations. When a violation is noted, it is monitored closely. If it is not remedied within a short period of time, a letter is sent requesting the Homeowner to comply. Many times a violation occurs because a Homeowner is unaware of what the Covenants state. At MSI, the Community Manager will assist Homeowners with questions and concerns about violations, should a Homeowner receive one.