



January 2022 Edition

District Management

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Management Company

8354 Northfield Blvd, Suite 3700

Denver, CO 80238

www.wolfersbergerllc.com

District Website

www.lewispointemd.com

Board of Directors

Peter Adler, President

Amy Jones, Treasurer

Tony Garcia, Secretary

Robert Maples, Director

Shane Sena, Director

2nd Year of Fee/Tax Decreases For Lewis Pointe Residents

In 2022, Lewis Pointe homeowners will experience another decrease in costs to fund the Lewis Pointe Metro District—larger than the cost decrease that occurred in 2021. On April 6, 2021, the District refinanced its debt and lowered the annual interest rate on \$9.15 million in debt to 4%. (The annual effective interest rates on debt issued by the District when Lennar controlled the Board ranged between 6% and 38%.)

On average, homeowners will experience a 24% drop in property taxes paid to the Lewis Pointe Metro District in 2022 compared to 2021. The average decrease in fees and taxes paid to the District over the past two years is 28%.

It is also worth noting that the 2022 property taxes are sufficient to not only fund the District’s annual operations but also allows the District to contribute over \$40,000/year to its capital project fund (which funds major repairs and replacements of monument signs and perimeter fences throughout the neighborhood.)

	2020	2021	2022	3-Year Change
Property Taxes	\$ 3,027	\$ 3,541	\$ 2,682	(\$ 345)
Quarterly Fees	\$ 660	\$ 0	\$ 0	(\$ 660)
Total Paid to District	\$ 3,687	\$ 3,541	\$ 2,682	(\$ 1,005)

The amounts in the above chart are based on fees and taxes paid to the District for a home with an assessed value in the middle of the range of home values in the 373-home neighborhood. The range of home values in Lewis Pointe are approximately + / - 18% from the average-valued house.

2022 Board Election

The terms of two board members—Director Peter Adler and Director Shane Sena—will expire on May 3, 2022. On that date an election will be held to elect two candidates to fill the two expiring director terms on the District’s 5-member Board and serve for 3-years on the Board. **(Continued on Page 3)**

Neighborhood Fast Facts

Total homes in the neighborhood.....	373
Total homes sold in 2021	20
Total rental homes as of Dec. 31st.....	2 (or 0.5%)
Average assessed home value for 2021.....	\$559,671
Average assessed home values for 2022.....	\$582,581

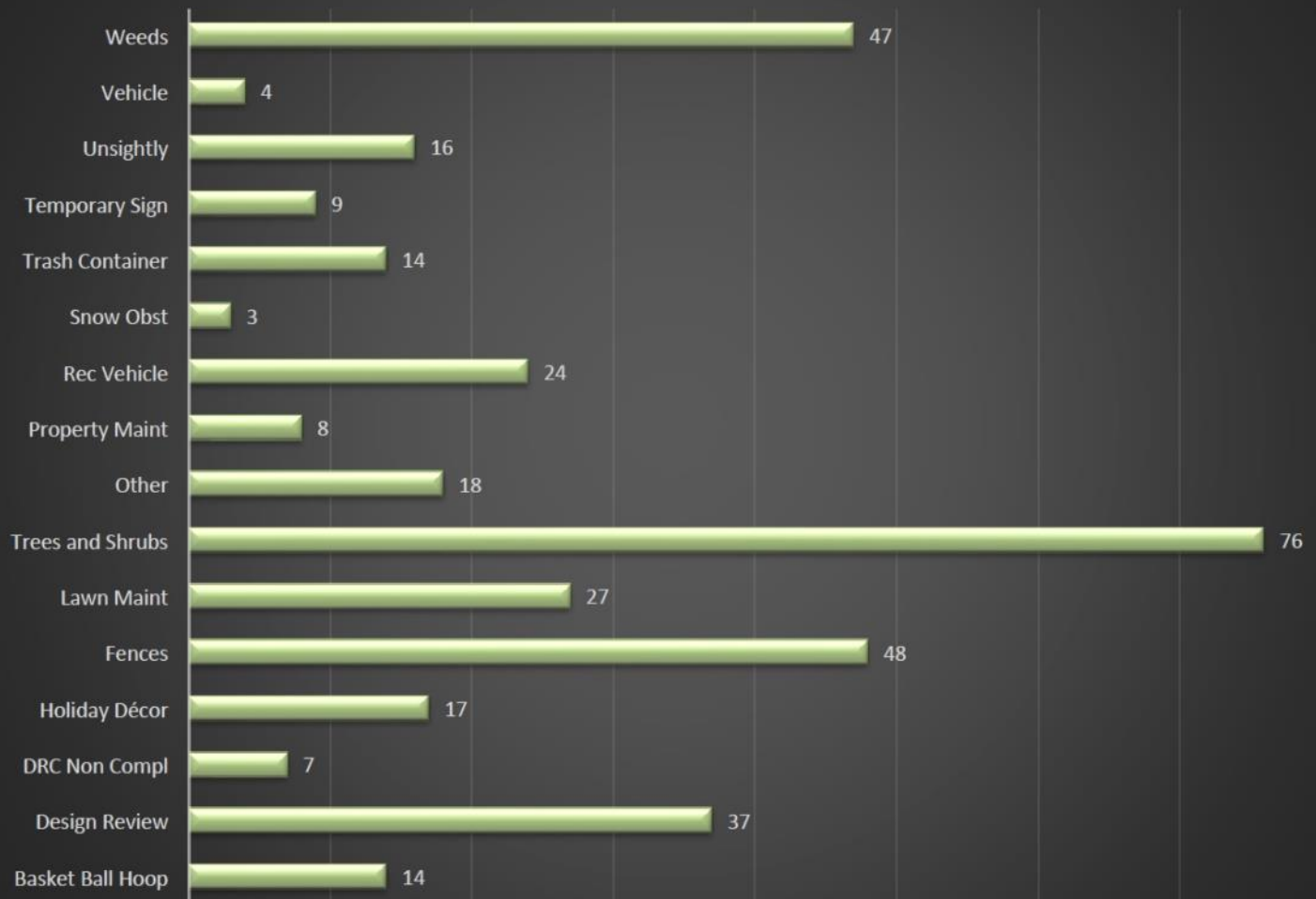
2022 Metro District Board Meeting Schedule

February 08, 2022 (Tuesday)	August 09, 2022 (Tuesday)
May 10, 2022 (Tuesday)	November 08, 2022 (Tuesday)

All meetings start at 5:30pm and are open to the public. All meetings will be held at the **Trail Winds Recreation Center at 13495 Holly St E Thornton, CO 80602**. The Board's meeting schedule is also posted on the home page of the District's website at www.lewispointemd.com.

Summary of Property Violation Notices Issued in 2021

Types of Violations



2022 Board Election (continued from page 1)

Property owners and residents who are interested and legally qualified to run for election to serve on the District's board must download a self-nomination form from the District's website (www.lewispointemd.com) and submit the completed form to either District Manager (Jen Brink or Charles Wolfersberger) by no later than Friday February 25th at 5:00pm MST. Self-nomination forms may also be picked up from the District's office during normal business hours (8:30am to 5pm Monday through Friday) at 8354 Northfield Blvd, Building G Suite 3700 Denver, CO 80238.

A self-nomination and acceptance form that is not sufficient may be amended once at any time prior to 3:00pm on Friday February 25th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday February 28th.

NOTICE IS GIVEN pursuant to Section 113.5-1002 C.R.S. that applications for an absentee voter's ballot may be received by the District's Manager by mail or email no later than 5:00pm MST on Tuesday April 26th.

Duties and Responsibilities of Metro District Board Members

Directors who serve on the Metro District board perform various duties and responsibilities. The primary responsibility of board members is to attend the quarterly board meetings and review and direct the financial and operational performance of the District. In addition to attending quarterly meetings, board members are responsible for the following:

- Working with the Design Review Committee to monitor and update the Design Guidelines for the neighborhood
- Monitoring and modifying the Board's covenant enforcement policies
- Monitoring the enforcement activities conducted by the District's enforcement contractor
- Hearing homeowner appeals regarding design request forms rejected by the Design Review Committee
- Identifying, planning and budgeting projects to maintain and improve the open spaces around the neighborhood.
- Supporting and sponsoring neighborhood-wide recreation activities and other events to promote community unity
- Establishing the District's annual operating budget and property tax rate
- Hiring landscape contractors and monitoring the performance of such contractors

Neighborhood Snow Plow Services

Lewis Pointe Metro District is responsible for removing snow from the sidewalks (marked in **ORANGE** below) when snowfall is greater than 2 inches. The City of Thornton is responsible for plowing snow on the sidewalks in the City park and the streets. Typically, the City of Thornton only clears snow on those streets on the Adams 12 school bus route.



District Email Distribution List

As part of our effort to improve communications between homeowners and the Metro District, we are encouraging residents to contact us and provide us with their email address. We will be periodically sending out email blasts in the future with reminders regarding upcoming metro district board meetings and neighborhood social events.

Currently, approximately 71% of the neighborhood has joined the email distribution list. Our goal is to expand the list to cover over 90% of the neighborhood.

If you want to be added to the email list, please contact Jen Brink at jbrink@wolfersbergerLLC.com.



Colorado State Law: You **must stop** your vehicle at least **20 feet** before reaching a school bus that is stopped with its red lights flashing whether it is on your side of the road, the opposite side of the road, or at an intersection you are approaching. You **must remain stopped** until the flashing red lights are no longer operating.

Watch carefully for children near the school bus and children crossing the roadway before proceeding.