



January 2023 Edition

District Management

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Management Company

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District Website

www.lewispointemd.com

Board of Directors

Amy Jones, President

Chris Deines, Treasurer

Tony Garcia, Secretary

Robert Maples, Asst. Secretary

Erika Christopher, Asst. Secretary

2022 Year In Review

Since November 2019, the District’s Board has been controlled by the homeowners and the District’s financial and operational condition has steadily improved each year. Directors with conflicts of interest stopped serving on the Board since November 2019. And, the District’s bond debt was refinanced to significantly lower interest rates in 2021 greatly improving the financial health of the District.

2022 Financial Results

Operational expenditures for 2022 totaled approximately \$381,500, which was \$46,400 below budgeted expenditures. However, operational costs for 2022 was expectedly higher than 2021 operational expenditures (by approximately \$36,300). The increase in operational costs in 2022 compared to 2021 was primarily due to (1) \$24,000 in water costs due to higher water usage for landscaping and higher water rates, (2) \$6,200 in sprinkler repair costs and (3) additional snow storms in 2022 compared to 2021 causing snow removal costs to be \$6,100 higher in 2022.

The Board transferred \$105,000 to the District’s long-term capital project funds in 2022. Funds in this account will be used for future major repairs and replacements of (1) perimeter fence lines around the community, (2) entrance monument signs, (3) community mailboxes and (4) landscaping in the open spaces around Lewis Pointe neighborhood.

2023 Budget

In November 2022, the Board adopted the District’s 2023 budget which reflects a 5.8% increase in property tax dollars paid by homeowners to the District in 2023 compared to 2022. However, 2023 property taxes paid to the District will still be approximately 19% lower than property taxes paid to the District in 2021. The largest sources of inflation pressure on the District in 2023 is expected to come from (1) increases in water rates (the largest expense line item for the District), (2) increases in trash pick-up service fees and (3) increases in landscape service rates. The 2023 budget also reflects contributing \$40,000 to the District’s long-term capital project fund.

The 2023 budget is a break-even budget—meaning expenses are equal to revenue.

2023 Board Election

The terms of three board members—Director Amy Jones, Director Tony Garcia and Director Robert Maples will expire on May 2, 2023. On that date an election will be held to elect three candidates to fill the three expiring director terms on the District’s 5-member Board and serve for 4-years on the Board. (Continued on Page 3)

Neighborhood Fast Facts

Total homes in the neighborhood.....	373
Total homes sold in 2022	11
Total rental homes as of Dec. 31st.....	2 (or 0.5%)
Average assessed home value for 2022.....	\$605,980
Average assessed home values for 2023.....	\$589,830

2023 Metro District Board Meeting Schedule

February 07, 2023 (Tuesday)	September 12, 2023 (Tuesday)
May 09 2023 (Tuesday)	November 14, 2023 (Tuesday)
July 11, 2023 (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.

Community Volunteer Opportunities

We are in need of folks to help support our neighborhood!

The Social Committee coordinates and implements social activities for the Lewis Pointe neighborhood. This includes the events listed on Page 3 of this newsletter. Please contact LewisPointeSocial@gmail.com or attend our next Committee meeting on March 6, 2023 at Old Chicago in Thornton. Social time will run from 5:30-6:00pm. The planning meeting will start at 6:00pm.

The Design Review Committee reviews all proposed home exterior projects submitted by Lewi Pointe homeowners and determines if the proposed projects comply with the requirements and guidelines listed in the Lewis Pointe Design Guidelines. Most Committee review work is done via email and the time commitment is minimal. This Committee needs volunteers! If you are interested in serving on this Committee, please contact Susie Ellis at CCompliance@comcast.net.

District Board Members responsibilities are outlined on page 4 of this newsletter. Please contact Jennifer Brink for a self-nomination form if you are interested in serving on the District's Board of Directors. The self-nomination form must be submitted by no later than 5pm on Friday February 24th.

Please report landscaping issues in the open spaces around Lewis Pointe when you see them! Many of our neighbors walk along the sidewalks and paths or they have fences that back up to District-maintained property. If you see an issue with a fence, or a sprinkler head, or anything else, please report it to Jennifer Brink (jbrink@wolfersbergerLLC.com) immediately so that the District can address these issues quickly.

2023 Community Event Dates

- *Easter Egg Hunt* (Lewis Pointe Park): April 8th at 9:00am
- *Community Garage Sale*: June 2nd and 3rd , advertised times will be 8-2pm but people can do times outside of that if they want.
- *4th of July Bike Parade*: Saturday, July 1st. Exact time and route will be announced in the near future
- *Annual Block Party*: (Lewis Pointe Park) July 22nd from 4:00-8:00pm
- *Movie Nights at the Park*: (Lewis Pointe Park): Schedule announced in the near future, but once in June, July and August



Neighborhood Event Sponsorship Opportunities

Your business can sponsor our Social Events!

The District's Social Committee is always taking donations and are open to doing more with our business owners in the neighborhood! This could be partnering with us and providing doughnuts, or coffee, or raffle prizes, etc.

Additionally, we offer the following sponsorship packages:

- ♦ **\$1,000**: You may place a banner at all of the events. Your logo will be included on all Social Committee flyers.
- ♦ **\$500**: You may place a banner at the neighborhood-wide block party, one movie night and one other neighborhood event of your choosing.
- ♦ **\$250**: You may place a banner at the neighborhood-wide block party and one movie night

2023 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 24th 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 24th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday February 27th.

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 25th.

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.

NOTE: The Board is aware of recent deficient service regarding the District's snow plow contractor and is working diligently to address these issues to ensure snow is plowed off of the sidewalks in the open spaces and around community mailboxes in a timely and thorough manner.

