



February 2024 Edition

District Management

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Management Company

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District Website

www.lewispointemd.com

Board of Directors

Pete Adler, President

Chris Deines, Treasurer

Robert Maples, Secretary

Amy Jones, Director

Daniel Laing, Director

2023 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.

2023 Financial Results

2024 budgeted operating expenditures totals \$505,700 – an increase of \$103,300 compared to estimated total expenditures for 2023. \$48,700 the increase is due to unusually low irrigation bills for 2023 due to the rainy weather (which is not anticipated to repeat in 2024) compared to the 2024 budget for irrigation of \$118,000 (which is still lower than the \$129,892 irrigation expense for 2022). Also, the Board did not fund any major landscape projects in 2023 but is budgeting \$30,000 in landscape improvement projects for 2024.

The 2024 budget is a break-even budget – meaning revenues equal expenses.

Approximately \$307,000 of the balance in the operating fund will be transferred to the Capital Project Fund in 2024. The District manager recommended consolidating the “excess” cash balance in the District’s Capital Project Fund. The remaining \$33,000 contribution to the Capital Project Fund in 2024 is the “regular” annual Capital Project Fund contribution.

2024 Metro District Board Meeting Schedule

February 13, 2024 (Tuesday)	September 03, 2024 (Tuesday)
May 21, 2024 (Tuesday)	October 01, 2023 (Tuesday)
July 09, 2024 (Tuesday)	November 12, 2024 (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 Lewis 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.

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.



2024 Community Event Dates

- *Easter Egg Hunt* (Lewis Pointe Park): March 23rd at 9:00am
- *Community Garage Sale*: June 7th and 8th , advertised times will be 8-2pm but people can do times outside of that if they want.
- *Annual Block Party*: (Lewis Pointe Park) July 13th time TBA



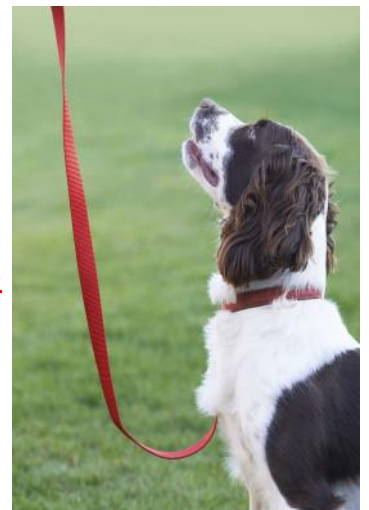
Thornton Dog leash Ordinance

Thornton animal control ordinances apply to all open spaces--including the park and playground area -- maintained and operated by the District. City of Thornton's' Animal Control Division is responsible for enforcing the City's animal control ordinances.

Per section Article II Section 46-33 of the City's ordinances all pets must be under the control of the owner at all times.

This section does not apply to dogs running off leash within the physical confines of an area designated by the City as an off-leash dog park site.

[Please contact City of Thornton's Animal Control Department directly regarding any questions or concerns about City animal control ordinances and related enforcement actions.](#)



Covenant Enforcement



Living in a covenant-controlled community offers many benefits, but it also comes with certain responsibilities, particularly when it comes to making changes to your property.

Before embarking on any project, whether it's a minor repair or a major renovation, it's essential to seek approval from the Metro District. This process ensures that your proposed changes align with the community's design standards and regulations. Failure to obtain approval can result in costly consequences, including having to redo the work, remove the improvement, or facing fines.

To avoid unnecessary expenses and headaches, it's crucial to ensure that your project complies with the MD guidelines before commencing any work. This includes submitting a completed form with all necessary details, such as a site plan with dimensions and setbacks, the type of materials to be used (supported by examples or photos), paint color samples, landscape layouts, and brochures for items like sheds and playsets to ccompliance@comcast.net . The forms can be found on the community website at <https://lewispointemd.com/>

While the MD's approval process may seem like an unnecessary additional step, it ultimately serves to maintain the integrity and aesthetics of our community. The Committee encourages improvements and repairs but needs to ensure they meet our collective standards.

Thank you for your cooperation in keeping our community beautiful and harmonious.

Landscape



The Board recently hired a new Landscaping company, First Class Sprinkler and Landscape. We are excited for the spring and summer as he works on making our community a beautiful place to live.

Friendly Reminder



Please remember to clean up after your dog!

Please do not speed through the neighborhood!

