



**April 2024 Edition**

**District Management**

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**Management Company**

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**District Website**

[www.lewispointemd.com](http://www.lewispointemd.com)

**Board of Directors**

Pete Adler, President

Chris Deines, Treasurer

Robert Maples, Secretary

Amy Jones, Director

Daniel Laing, Director

**Can “Good news” and “property taxes”  
be used in the same sentence?**

YES! 2024 will be the third year in a row that the Lewis Point Metro District is decreasing the mill levy as home values in Lewis Point continue to rise—which will ensure the dollars you pay to the District remain the same in 2024 as in 2022. With the recent significant increases in assessed home values, many neighborhoods are seeing increases in property taxes in 2024 of over 20%. The flat tax structure for Lewis Pointe Metro District will continue to help combat the rising cost of owning a home and help Lewis Pointe homeowners build equity more quickly in their homes.

**2023 Financial Results**

The homeowners on your District board were able to maintain spending below budget for the 5th year in a row. Regardless of the District’s flat-tax structure, the Board cannot prevent property taxes from increasing on homeowners unless the Board carefully manages the costs of the District. In 2023, the Board was comfortably able to manage the District’s costs within budget.

The 2024 budget is a break-even budget – meaning revenues equal expenses. The District continues to build up a cash reserve at the rate of \$33,000/year to fund major repairs and replacements of the District’s major assets including perimeter fence lines, monument signs and open space landscaping.

The District Board appreciates your support and looks forward to another financially successful year for the District in 2024!

## 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](http://www.lewispointemd.com). If online it will be posted on website prior to the meeting.

## 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 Amy Jones [amykjones@outlook.com](mailto:amykjones@outlook.com) if you are interested in being involved in the activities for the community.

**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](mailto: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](mailto:jbrink@wolfersbergerLLC.com)) immediately so that the District can address these issues quickly.



## 2024 Community Event Dates

- *Community Garage Sale:* June 7th and 8th, advertised times will be 8-2pm but people can do times outside of that if they want.

The following events are tentative based on getting neighborhood volunteers.

- 4th of July parade: (Meet at Lewis Pointe Park), time TBD
- *Annual Block Party:* (Lewis Pointe Park) July 13th, time TBD
- Movie Nights at the park, dates and times TBD

\*Email [amykjones@outlook.com](mailto:amykjones@outlook.com) to volunteer



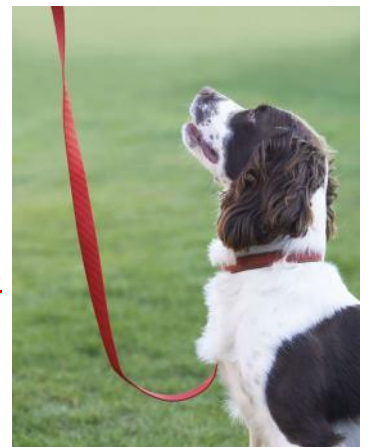
## Thornton Dog leash Ordinance

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](mailto: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 spring and summer as they work hard at making our community a beautiful place to live.



Neighborly Fence Staining LLC will continue staining fences throughout the community this spring and summer.

We are excited and looking forward to getting electrical to the corner of 144th and Fairfax to enjoy more Christmas lights this year.

# Friendly Reminders



Please  
remember  
to clean up  
after your  
dog!

Please drive safe and do not speed  
through the neighborhood!

