



PrairieStar Metropolitan District Newsletter

Newsletter Date
Volume 2, Issue 1

TRASH HOLIDAYS

Observed Holidays for United Waste Systems are listed below. The trash pick-up will be delayed one day due to these holiday, so you can put your cans out on Wednesday for these weeks!



Memorial Day
May 28th

Labor Day
September 3rd

Christmas Day
December 25th

If you have questions about the trash service, please contact the trash company; their information is below.

United Waste Systems

970-532-0803

Unitedwastesystems@gmail.com

YOUR COMMUNITY LIAISONS

Your Community Liaisons are homeowners in the community who are here to assist in communications between residents and the Board of Directors. Please see your Liaisons for any questions or concerns you may have!
The liaisons are:



Josh Schoettle at 857 Ranchhand Drive,
Jpschoettle@gmail.com

Kristyn Degi at 2910 Big Thunder Road, Kristyn.degi@gmail.com

COMMUNITY GARAGE SALE

The first annual PrairieStar Community Garage sale weekend will be June 8th, 9th, and 10th. If you're planning a garage sale for this spring/summer, consider having it this weekend for increased traffic and free advertising!



Participation is 100% optional. If you are planning on participating let us know so we have a rough idea of how many houses will be having sales for advertising purposes.

LITTLE FREE LIBRARY

A Little Free Library has been installed on the southwest corner of the park. Stop by and take whatever book catches your fancy. When you are done with a book, return it for your neighbors to enjoy!



NEW COMMUNITY MANAGER & INSPECTION DATES

The District is pleased to announce Ms. Peggy Ripko as your new Community Manager. Should you have any questions or concerns regarding covenant control or architectural submittals, you may contact Peggy at pripko@sdmsi.com or 303-987-0835.



Peggy will be performing inspections on May 1, May 23, June 12 & June 26th to ensure that everyone is in compliance with the rules, as well as to confirm landscape installation!

NEIGHBORHOOD UPDATE

Infrastructure construction activity has kicked into high gear for the Developer on additional lots in Filing 4. This area is 26 acres located south of PrairieStar Drive and will have 3 different home types. Richfield Homes will continue their home sales program in Filing 4. Additionally there will be attached and detached townhomes built in Filing 4. The attached townhomes will

be more townhome traditional, including paired homes with carriage units. The cottage single family homes will be built on 26 foot wide lots; will be 2-story, and range in size from 900 - 1200 square feet.

The highlight of Filing 4 will be the addition of a new park. The park will be finished in a traditional park fashion including the addition of a tennis court, basketball court, and two pickle ball courts, which will provide active use for the older kids and adults.



WELCOME TO LGI AND MISSION HOMES

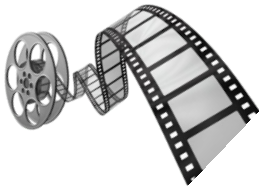
During the first quarter of 2018, construction activity with LGI was brisk, successfully building over 30 houses to keep up with the sales demand generated. We welcome LGI and wish them success on the 48 lots that they are building in PrairieStar. More information can be found at www.LGIHomes.com

New home builder, Mission Homes, LLC is commencing construction in Filing 4. Please welcome David Gregg and his local staff. Information about the product being built by Mission Homes can be obtained at the website, www.MissionHomesCo.com.

Welcome

HOMEOWNER ORGANIZED SUMMER ACTIVITIES

The activities listed here, as well as the Community Garage Sale, have been organized by homeowners in the neighborhood! If you would like to help or need more information, please contact Kristyn or Josh, your Community Liaisons. See page 1 for contact information.



Movie Nights

Starting around 8:30 in the park

June 1– How to Train your Dragon

June 15– Coco

June 29– Princess Bride

July 20– Jumanji (2017 version)

August 3– Moana

Volleyball

Drop-in play on Wednesday nights, starting at around 6-ish.

June 6–August 15 at the park!



Block Party

August 18th at 4pm. More info to follow as we get closer!

PRIVATE POOL & CLUBHOUSE– “THE CLUB”

Construction is underway on the Pool & Clubhouse. This amenity is a private venture by the Developer, not the Metro District. The Club will be optional to all homeowners, and will be available by purchasing annual seasonal memberships, as you choose each year. Please direct inquiries to the neighborhood liaisons, or the Developer at 303-443-3939. Updates about “The Club” can also be found on the website, www.PrairieStarColorado.com.



FENCE REQUIREMENTS

Please remember that if you decide to install fencing around your home it must meet the standards set out in the Rules and Design Guidelines, page 5 number VII Exhibit A. The end of this document also contains pictures of the fencing standards.

If your current fencing ***does not meet these guidelines, it must be corrected as soon as possible.*** Some issues that have been noticed on existing fences include:

- No caps and rails
- Not stained or sealed
- Broken slats
- Leaning posts

Homeowners who do not have the proper fencing installed, or are not maintaining their fence, will receive a notification from the District.

It is the goal of the District, its Board of Directors and management team to ensure the high standards and theme of the community are maintained. Thank you for working with us to achieve this!

* Please see the article later in this newsletter that addresses non-conforming fences already installed.



Landscape & Fence Information at the end of the newsletter!

LANDSCAPE & FENCE INSTALLATION

We know that moving into a new house comes with a lot of exciting moments - decorating your new space, buying new furniture or making the old furniture fit in your new space. You may be painting the walls exciting colors or reveling in cooking in your new kitchen. We hope that you are all enjoying the adventure that buying a new house brings!

One large part of the adventure is the installation of your landscaping and optional fencing; deciding how you want to use your yard and designing your landscaping around that. This is a big decision and we want you to love your yard once it is done! As a reminder landscaping must be installed within 180 days after you close. If you closed in 2017 after June 30 then you have until July 1, 2018 to install all of your landscaping. This includes not only the back yard but the side yard as well!

The landscaping requirements are included in the Rules & Design Guidelines which you received in your Welcome packet that was mailed after you closed. If you cannot locate your copy, it is on the District's website. Just go to www.sdmsi.com; click on "Districts We Serve" and scroll to "PrairieStar Metropolitan Districts 1-3". And remember- backyards do need to be approved prior to installation.

Also we would like to remind you that if you choose to install a fence, it must be in compliance with the fence specifications listed in the Rules & Design Guidelines, and they do need to be treated with clear waterproof stain or natural stain. There are three styles of fences to choose from.

If the fences are not installed correctly or if the landscaping is not installed by the deadline the District will reach out to those homeowners to remind them. If that contact does not work, the District has no choice but to move forward with the enforcement process, which can include fines. We know that for some, the deadline and restrictions can be cumbersome and annoying and we have tried to make the processes as easy as possible for the homeowners while still following the rules of the community. That being said, everyone in the community purchased their homes with the understanding that there would be standards, and it is the District's duty to uphold those standards.

If you have any questions, please do not hesitate to call Peggy at 303-987-0835 or e-mail her at pripko@sdmsi.com.

Side and Corner Yard Landscaping

It is important that side yard areas and corner lot areas (where applicable) be fully landscaped/hardscaped up to backyard fencing and side gate fencing (e.g. rocks added to dirt areas near side gates, etc.) and be completed within the same deadlines as your backyard landscaping. Additionally, ongoing maintenance by homeowners should be performed for these areas.

Below are two examples of side yard landscaping at fence lines; one which has been completed and one that has not. Please be sure yours meets the “complete” standard.



Incomplete

Dirt at side of garage/
house where rocks end.



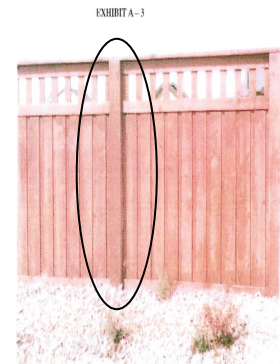
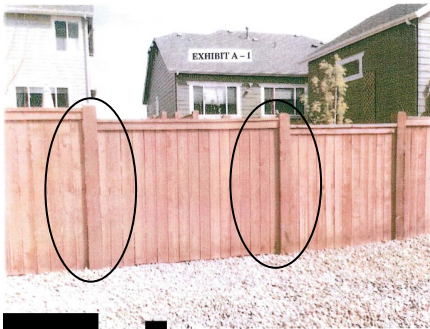
Complete

Rocks and landscaping
filled-in at side of house all
the way to fence.

Approved Rear & Side Yard Fencing Specifications

From Section VII of the Rules & Design Guidelines

1. Minimum height: 48”
2. Maximum height: 6’0”
3. Post sizes permitted are: 4x4, 4x6 or 6x6
4. Wing fencing is fencing between two houses as seen from the street. The minimum setback for wing fencing from front of house to back, shall be 6’0”.
5. One 3’0” gate to open space is permitted.
6. Gate feature permitted to 8’0” height by 4’0” width.
7. Fencing on lot adjacent to a lot must be on your own property, unless there is an agreement with adjoining property owner.
8. Finished side of fence should face the street (or away from your house).
9. Only natural wood, vertical privacy fencing with top and bottom rail **per preapproved fencing “EXHIBIT A” examples 1, 2 or 3**, with sealer treatment permitted, or wrought iron, example 4, for fences adjacent to open space only. **“EXHIBIT A” must be followed.**
10. Fences must be treated with clear waterproof stain or natural stain.
11. Any new materials added to existing, need to be stained to match existing.
12. No chain link, steel, wire mesh or vinyl fencing.



The reveal between posts must be installed with 6” vertical privacy fence panels. Flat fences do not meet guidelines. Posts must be visible from the finished side.

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FENCING

Per the Design Guidelines, fences should be constructed so the fence face is offset from the posts, exposing the posts so as to provide a “reveal”. Over the course of the last year, several houses have installed fencing which does not meet the required standard of exposed posts.

Starting immediately, PrairieStar's Covenant Control will enforce the “reveal” on all new fencing installed as demonstrated in the included photos. The Metro District and Developer will work with home owners of existing incorrect fencing to allow the fencing to be brought into conformance upon repair or replacement down the road. Be assured PrairieStar is committed to ensure and to maintain the high standard and the theme of the community. Thank you for working with us to achieve this and to keep PrairieStar a place everyone wants to live.

Understanding PrairieStar's Metropolitan District

WHAT IS A METROPOLITAN ("METRO") DISTRICT?

Providing Public Improvements and Services to Residents

A Metro District is a layer of government providing an efficient and effective way to fund and acquire public improvements; provide amenities and maintain common areas for the community. Taxes are levied by the District and paid for through your property taxes. In the case of PrairieStar, the Metro District replaces the HOA model.

A Metro District is not in the business of making a profit. Specific statutes govern the expenditures and revenues. A state-obligated budget, audit and other financial filing and reporting requirements provide regulatory oversight of all operations and provide governmental immunity against certain legal actions.



CALCULATING YOUR METRO DISTRICT TAXES:

By way of example, if your home has a market value of \$400,000, the taxable value is calculated as follows:

$$\$400,000 \text{ (Market Value)} \times 7.2\% \text{ (Assessed Ratio)} = \$28,800 \text{ (Taxable Value)}$$

The Metro District taxes are based on a 49.749 (current) mill levy as follows:

$$\$28,800 \text{ (Taxable Value)} \times .049749 \text{ (District Mill Levy)} = \$1,432.77 \text{ (Metro District Taxes)}$$

PRAIRIESTAR'S OPERATING AND DEBT BUDGET:

Out of the District's total 49.749 mill levy, 11.055 mills is certified for the operating budget and the remaining 38.694 mills is certified to service the bonds issued for the acquisition and installation of public improvements.

\$1,432.77 (Metro District Taxes)

\$1,114.39 (Public Improvements/Bonds)

\$318.38 (PrairieStar Operating Budget)

This portion of the Metro District taxes provides services to residents, functioning much like an HOA

See what the operating budget covers

PrairieStar
Metro District

HOMEOWNER BENEFITS

Additional Amenities = Value

Enhanced public amenities beyond town standards (e.g. parks, trails, landscaping, open space, etc.), creates value for the homeowner's residence. For example, PrairieStar's park and medians on Cooperland Boulevard are above town standards to provide an upgraded feel in the neighborhood, creating value for the community as a whole.

No Homeowner's Association Dues

The Metro District funds and governs operations and maintenance expenses thereby eliminating the need for an HOA and it's annual dues (except for attached unit development at PrairieStar.)

Tax Deductible

The District taxes are also tax-deductible, where HOA dues are not - providing an additional economic benefit.

Able to Address Community Needs

Because of its local nature, a Metro District is able to operate through its Board of Directors, the same as an HOA would be able to respond to community needs. A Metro District also has the capacity to raise money through a bondable Metro District mill levy for capital improvement projects the District may desire.



Understanding PrairieStar's Metropolitan District - continued

THE PRAIRIESTAR OPERATING BUDGET PROVIDES FUNDING FOR:

Administration of the District. This includes PrairieStar Metropolitan District meetings open to the public and attended by members of the community, the District's legal counsel and management of the District. It also includes necessary filings with the State of Colorado, maintaining and managing audits, insurance policies for the District, and general Administration.

Accounting for the District. This includes monthly payment of expenses, balancing of checking accounts, providing backup to the outside 3rd party engineer reviewing and approving Metropolitan District expenditures, annual, year-end accounting and balancing. This also includes oversight and collection of the property tax distributed to the Metropolitan District by the County Treasurer's Office.

Legal. This includes issues that require legal representation for the District, such as statute changes and compliance, zoning issues, covenant control, and/or general operation. The annual budget for Legal has been approximately \$10,000 per year for the District.

Audit. This annual operations and debt audit is a state-obligated requirement.

Covenant Control. This is a large item of the expenditure and includes the items currently contracted for with the District such as physical inspections, attendance of meetings, enforcement of the CC & R's and miscellaneous updates and changes to the Design Guidelines and response to neighborhood concerns as necessary.

Utilities. This includes the payment of water and electric for the parks, medians and monuments, as well as any additional irrigation within the native areas.

Common Area and Open Space Maintenance. This includes snow removal on the sidewalks and within the parks, the maintenance of parks (park structures and landscaping), trees along community streets, as well as the maintenance and weed removal of landscaped medians. Entry areas and signage are also included in the maintenance.

General Maintenance of Water Systems. This includes maintenance and supervision of the entire drainage system throughout the public areas of PrairieStar to ensure everything is operating correctly, covering storm sewer cleanout, maintenance of storm sewer gutters and inlets of public streets, water flow to detention ponds, swales, as well as drainage under 287 into the pond on the south side of 287.



HOW IS THE METRO DISTRICT GOVERNED?

PrairieStar's Metro District is governed by a five member Board of Directors, who are elected by the registered electors within the District to staggered four-year terms. Anyone who is registered to vote and resides within the District or who owns taxable property within the District is eligible to serve on the Board of Directors. Eligibility is only for the Districts that serve the property.

