



ESTANCIA METROPOLITAN DISTRICT

<https://estanciametrodistrict.com/>

Community Newsletter February 2024

The Board of Directors of the Estancia Metropolitan District intend to provide periodic updates to the residents and property owners of the Estancia community via a Community Newsletter. For additional information, please contact the District's Manager, Ashley Frisbie, at afrisbie@wbapc.com or (303) 858-1800.

License Plate Recognition Cameras: To enhance community security, the District Board recently approved the installation of two (2) license plate recognition cameras (Flock Safety). The cameras have been installed near the entrance to the community, capturing license plate information as vehicles enter and exit. License plate data is used as a tool to assist law enforcement and will generally only be utilized if there has been a reported crime event. Alternative security options were investigated, including the installation of a private security gate; however, the City of Centennial will not allow privatized gates on public streets that are owned and maintained by the city. Please contact management for the District with any questions.

Bond Refinance: Thank you to those who were able to attend the Community Meeting in October and those who provided feedback on the District's bond refinancing options. The District's bonds were refinanced on December 21, 2023, in the amount of \$6,234,000, which avoided a significant hike in property taxes for 2024.

Updated Community Design Standards: There have been some recent changes to the Community Design Standards, which include, but are not limited to, updates and/or changes to the following items: design review fees; artificial turf; drought-tolerant landscaping; pools; commercial and non-commercial signs; sport courts; and vegetable gardens. The Community Design Standards and the Application for Improvements/Modifications are available on the District's website at: <https://estanciametrodistrict.com/>.

Design Review: All exterior improvements, structures, appurtenance, and accessory buildings must be submitted for approval by the District prior to installation. This includes, but is not limited to, landscaping, new paint colors, new installation/additions to fences, decks, sidewalks, driveways, pools, basketball hoops, swing sets, etc.

Residential Landscaping: As a friendly reminder, each homeowner is responsible for maintaining all landscaping on their property in a neat and attractive condition, including periodic pruning, removal of weeds and debris, and replacement of landscaping. If you are looking for a landscape maintenance company to help with the regular maintenance of your yard area, a few options are included below. Please note that these are not District endorsed contractors; rather the District is providing contact information for local companies as a helpful resource.

Evolution Lawn Care – <https://evolutionlawns.com/>

Urban Habitat – <https://urbanhabitat.net/>

Lawn Love – <https://lawnlove.com/>

Easy Green Landscaping – <https://www.easygreenlandscaping.net/>

For new properties, please remember that all initial landscaping must be installed within one year of issuance of the Certificate of Occupancy. All landscaping plans must be submitted for approval by the District prior to installation.

Septic System Inspection & Pumping Services: High Plains Sanitation Services currently provides routine septic system inspection and pumping services for the community. Please contact management for the District with any questions about service to your property.

Operations Fee: The District currently imposes a semi-annual Operations Fee, due on January 1 and July 1 of each year. If you have not made payment on the January 1, 2024 fee, your account is considered past-due. To request a copy of your billing statement or to inquire about payment of a past-due fee, please contact management for the District.

Board Meetings: Regular board meetings in 2024 are scheduled for July 24 and October 9, both at 1:00 p.m., via teleconference. The District's Annual Town Hall Meeting is scheduled for October 9, 2024 at 12:30 p.m., via teleconference. Please visit the website or contact management to confirm meeting information.

Board Vacancies: There are currently two (2) vacancies on the Board. Interested parties should contact management for more information.

Connect with us: Please visit our website at: <https://estanciametrodistrict.com/>.

To report a comment or concern, or to request further information, please contact Ashley at afrisbie@wbapc.com or (303) 858-1800.