

LITTLETON VILLAGE METROPOLITAN DISTRICT

NEWSLETTER – WINTER 2017

WHAT HOMEOWNERS SHOULD KNOW ABOUT LITTLETON VILLAGE METROPOLITAN DISTRICT:

- **What is a Metropolitan District?**

A Metropolitan is a unit of local government authorized by Article 1 of Title 32 of the Colorado State Statutes. A Metropolitan District provides public improvements and services to its property owners, residents and the general public. A Metropolitan District is a special district that provides two or more types of improvements or services (including, but not limited to street, water, sewer and park improvements or services) and these improvements and services are paid for by a taxes and fees imposed on those within the District. In the Littleton Village Metropolitan District, this tax is paid by owners of taxable real or personal property within the boundaries of the District.

- **Is Littleton Village Metropolitan District an HOA?**

No, however the Littleton Village Metropolitan District does enforce the Covenants, Conditions and Restrictions and Design Guidelines for the Community. In the past, such covenant enforcement has typically been associated with a Homeowners Association; however, it is becoming more common for a Metropolitan District to take on this enforcement responsibility in residential developments.

LET'S BUILD THE DISTRICT EMAIL LIST

The District would like to build an email addresses directory to distribute the newsletter and any other important information via email. Please submit your email, if you want to be included, to megan.liesmaki@claconnect.com.

COMMUNITY CURB APPEAL CHECKLIST

The curb appeal of the community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the District thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items.

- **Trash.** No garage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Please take your receptacles out the evening prior to trash day and bring in to store the evening of trash day.
- **Landscaping.** Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves and weeds and remove grass clippings.
- **Holiday Decorations.** Please remember that all holiday decorations must be removed within two weeks of the end of the holiday and may not be put up until four weeks before the holiday. We do understand that weather does occasionally make this difficult; however please do keep these time frames in mind and do your best to adhere to these standards.
- **Snow.** Homeowners are responsible for removing snow from the sidewalks adjacent to their homes and their personal walkways and driveways. For some residents there are sidewalks in front and on the side of their home. If you are unsure which sidewalk is your responsibility, please contact management for clarification.
- **Winterization.** Leaf clean up and perennial maintenance is an important part of keeping our Community looking its best. Please be sure these items, as well as sprinkler blow out, are done every fall to ensure your home is ready for winter in Colorado.
- **Pet Waste.** Please clean up after your pet. Pet waste stations have been placed throughout the community to help keep the community clean. We appreciate if everyone can do their part.

ADDITIONAL ITEMS

- **No parking signs.** There are designated no parking areas in the community, these need to be adhere to. There could be very serious consequences with parking in those areas.
- **Speeding.** Please obey the speed limit within the community and remember to always make sure the pedestrians see you before you proceed through intersections or pull out from driveways or parking lots.

- **Leashes for pets.** Please remember the Littleton Village Metro District and City of Littleton's policy regarding leashing of pets – ALL pets must be on a leash at ALL times, unless at a designated off-leash park. The fine for an unleashed pet is determined by the court and can be up to \$999.00.

SAFETY TIPS

- Keep all doors and windows locked(home and car).
- Keep garage doors closed.
- Keep outside lights on at night.
- Be vigilant about watching for cars or trucks that seem to be canvassing the area and report suspicious behavior to police.
- Don't leave a spare key outside where someone can see you retrieve it.
- Get to know your neighbors so you can watch each other's home, pick up mail and newspapers, shovel snow, etc.

BOARD MEETINGS

Meetings are open to the public and typically held on the 4th Tuesday of the month at 10:30 a.m. at White Bear Ankele Tanaka & Waldron, 2154 E Commons Ave #2000, Centennial, CO 80122. Please email me at megan.liesmaki@clacconnect.com if you are interested in attending.

We thank you for your help and cooperation in keeping the community looking sharp!

***2017 Meeting Schedule:**

Tuesday, October 3rd, 2017 at 10:30 a.m.
Offices of White Bear Ankele Tanaka & Waldron
2154 E Commons Ave #2000
Centennial, Co 80122

Tuesday, November 14th, 2017 at 5:30 p.m. – Budget Hearing
YMCA
11 West Dry Creek Court
Littleton, Co 80120

*subject to change per the Board of Director's availability
Please confirm dates/times/locations via the notices posted at:

1. Approximately 100 ft. NE from the NE corner of S. Broadway St. and E. Fremont Pl.
2. The SW corner of the intersection at E. Fremont Ave. and S. Logan St.
3. The NE corner of the intersection at Village Park Dr. and S. Sherman St.