

Erie Highlands Metropolitan District Nos. 1 & 2

April 2025

Dear Residents,

Beginning in 2025, the ownership and operation of community amenities has transitioned to the Erie Highlands Metropolitan District Nos. 1 and 2 (the "Districts"). The Board of Directors for the Districts are elected from the homeowners and residents of the community - your neighbors! The Districts are working hard to assume oversight of the community for 2025. Going forward, the Districts will operate independently from Oakwood Homes and any other future developers as well as the other three districts in the community, Erie Highlands Metropolitan District Nos. 3-5.

District Management

Special District Management Services (SDMS) has been engaged by the Districts to manage and serve the community. Please contact SDMS with any questions regarding the operations of the District, including landscaping, the pool and clubhouse, covenant enforcement, or anything else.

The SDMS team committed to serving the community are:

Co-District Managers - David Solin, Diana Garcia

Mr. Solin and Ms. Garcia are jointly responsible for the operations of the Districts. They can both be reached at 303-987-0835 or via email at: dsolin@sdmsi.com and dgarcia@sdmsi.com.

Community Manager - Travis Hunsaker

Mr. Hunsaker is responsible for covenant enforcement, architectural review, and clubhouse rentals. He can be reached at 303-987-0835 or via email at thunsaker@sdmsi.com. You may meet with Travis in-person at the clubhouse twice each month on the 1st and 3rd Thursdays between 10am-1pm. He will be happy to answer covenant questions, help complete architectural review forms or address any other concerns about the community.

Community Updates

Pool Information

Summer is fast-approaching and it will soon be pool season! The clubhouse and pool are now owned and operated by the Districts. The pool is scheduled to open on May 23, 2025. Details regarding pool hours and access will be posted on the Districts' website (eriehighlands1-2.colorado.gov) as soon as available. *Pool operations and costs will be addressed at the next Board meeting scheduled for May 7th at 6:00 via Zoom.*

Access Cards - Updates Required!

Clubhouse and pool access is provided through access cards that should have been provided to you by the title company when you purchased your home. Use of access cards ensures that only residents and invited guests are using the clubhouse and pool, and following the posted rules for the safety and convenience of residents and their guests.

Access cards will need to be reactivated for the 2025 pool season. At the time of reactivation of the access cards, each user of the pool will need to complete a new form agreeing to follow the pool rules and waiver. The details on how to get your card reactivated will be posted on the District's website and sent out to the e-mail distribution list once finalized.

If your access cards have become lost, damaged, or no longer works, it will need to be replaced. The cost for a new card is \$50.

Covenant Enforcement

Erie Highlands is a beautiful neighborhood, and we all want to keep it looking special for years to come. The Districts have rules and covenants to help ensure that standards for the community are met by all residents and property owners. The Community Manager conducts regular inspections and lets homeowners know if there is something that needs to be corrected or updated. If you receive a warning or violation notice and have any questions, please reach out to Travis or meet with him at the clubhouse when he is onsite. Communication is key, and we find that most issues are easily resolved. The Districts want to work with you to resolve any issues.

Erie Highlands Metropolitan District Nos. 1 and 2 - Updates

Future Board Meeting Dates

Board meetings for the Districts are scheduled for the first Wednesday of each month at 6:00 p.m. and are held by Zoom for your convenience. Meeting agendas will be posted on the website, eriehighlands1-2.colorado.gov, approximately one week (but no less than 24-hours) prior to meetings. Meetings are open to the public. For those who would like, email updates will be sent out after the meetings. Please email Travis if you would like to be on the update list.

Communication via Email list & website

The Boards strive to provide timely, accurate community information. The primary methods for communication are:

- Via the Districts' website at eriehighlands1-2.colorado.gov.
- Via the Email Distribution List. To be added to the list, please send your contact information including email address to: thunsaker@sdmsi.com.
- In-person during the Community Manager's site hours at the clubhouse twice each month on the 1st and 3rd Thursdays between 10am-1pm.

Independent Ownership of Community Amenities and Separation from Oakwood Homes

Reaching the agreement needed for the Districts to take over ownership and operation of community amenities was a long process that took two years to complete. In addition to obtaining ownership of community amenities, the agreement terms included the following:

- The independent operation of the Districts from District Nos. 3-5 and Oakwood Homes and any future developers.
- The Districts will own and operate the pool and clubhouse; community landscaping and stormwater facilities primarily serving the Districts.
- Payment from Oakwood of \$352,367 to assist with pool and clubhouse repairs and deferred landscape maintenance.
- Release of any amounts owed by the Districts to Oakwood or District Nos. 3-5.
- The Districts agreed to seek authorization from Town of Erie to impose a Service and Facility Fee for 2025 through 2029 to backfill any maintenance and operations shortfalls until development is complete.

Service and Facility Fee - 2025-2029

On April 8, 2025, following a public hearing in front of the Town of Erie, the Town authorized the Districts to adopt a Service and Facility Fee on all homes in the Districts for a period of up to 5-years (2025-2029) and in an amount not to exceed \$636 in any year. The Boards have not set the Service and Facility Fee for 2025 and will do so as part of the budget discussion during the May and June Board meetings.

2025 Operating Budget.

The Boards have drafted a joint budget for anticipated 2025 and 2026 operations and maintenance costs for the community pool, clubhouse, landscaping, storm drainage, snow removal and other services. Since the Districts are taking over services for the first time in 2025 (which were previously provided by District No. 4), the condition of Districts' property and the historical cost of operations and maintenance are not clear. The Boards intend to address the draft 2025 and 2026 Joint Operations Budget at the May and June Board meetings prior to adopting the Budget and setting the Service and Facility Fee.

In Closing

We are excited to continue working together to ensure Erie Highlands Metropolitan District Nos. 1 and 2 remain vibrant and well-maintained community for all residents. The Districts are committed to transparent communication and are here to assist with any questions or concerns you may have. As always, your feedback is valuable, and we encourage you to stay engaged by attending board meetings, signing up for email updates, and visiting our website for the latest information.

Thank you for your continued support, and we look forward to a great year ahead!

Warm regards,

The Erie Highlands Metropolitan District Team