



Neighborhood Newsletter

January 2023 Edition

District Management

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Management Company

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District Website

www.bncmetro1.org

Board of Directors

Jeff Trzeciak, President

Thomas Kivett, Vice President

Ryan Johnson, Treasurer

Art Tucker, Secretary

2022 Year in Review

In 2022, the BNC Metro District No 1 (aka “the District”) Board continued to build upon the accomplishments made in 2021 of transitioning neighborhood control from the land developer (Catellus) to the homeowners. Although all services provided by the Turnberry Meadows HOA in past years was transitioned over to the homeowner-controlled District in 2021, control of the HOA was not turned over by the Developer to the homeowners until November 2022. This was significant because the HOA held over \$500,000 in cash (funded by the homeowners) in its capital reserves.

Before homeowners were elected to the District Board in May 2020, the Developer transferred over \$3.4 million in cash from the District’s bank accounts to another developer-controlled metro district. The Board was able to prevent the Developer from conducting a similar cash transfer prior to turning over control of the HOA to the homeowners.

The Developer continues to own the storm water detention pond area on the east side of Highway 2 at Turnberry Parkway. However, the District expects the Developer will turn over ownership of this land tract in 2023 after Commerce City completes its inspection and signoff of the construction and grading work performed by the Developer in this detention pond.

The District Board is currently collaborating with the homeowners on the BNC Metro 2 board on addressing the \$3.4 million cash transfer from the District to BNC Metro 3—a Developer –controlled district—which occurred a few weeks before homeowners were elected to the District’s board in May 2020. The cash transfer occurred under a cost share agreement established by the Developer prior to any homeowners serving on any of the BNC Metro tax boards and the Developer is planning to use such cash to construct Revere Street on the south side of 104th Avenue (which is located within BNC Metro District No 3).

[Continued on Page 2]

2023 Board Election

The terms of three board members—Director Trzeciak, Director Kivett and Director Johnson —will expire on May 2, 2023. On that date an election will be held to elect four candidates to fill the vacancy and expiring directors’ terms on the District’s 5-member Board. One director will serve for 2 years and three directors will serve for 4 years on the Board. [Continued on Page 4]

Neighborhood Fast Facts

Total homes in the neighborhood.....	484
Total homes sold in 2022	26
Total rental homes as of Dec. 31st.....	27 (or 5.6%)
Average assessed home value for 2022.....	\$422,949
Average assessed home values for 2023.....	\$411,153

2022 Year in Review (Continued from page 1)

Parks and Open Spaces - Landscape Projects

In April 2022, the District removed the shrubs and bushes in the street medians (but not in the roundabout) at the intersection of Turnberry parkway and Revere Street and paved those medians with paver stones. Parents reported to the District that the bushes and shrubs were blocking drivers' visibility to the frequently used pedestrian crosswalks across these two busy streets.

The District also began maintaining the Troy Street pocket park – a small park previously owned by the Developer but maintained by several homeowners on Troy Street. Many thanks to the parents and kids who mowed and weeded that park every week for several years! The District installed sprinkler controllers and an electric meter at this location to ensure the park was regularly watered.

Also, regarding the community pool, water filtration media and internals were replaced in Fall 2022 to enhance the water quality of the pool going forward.

2023 Projects

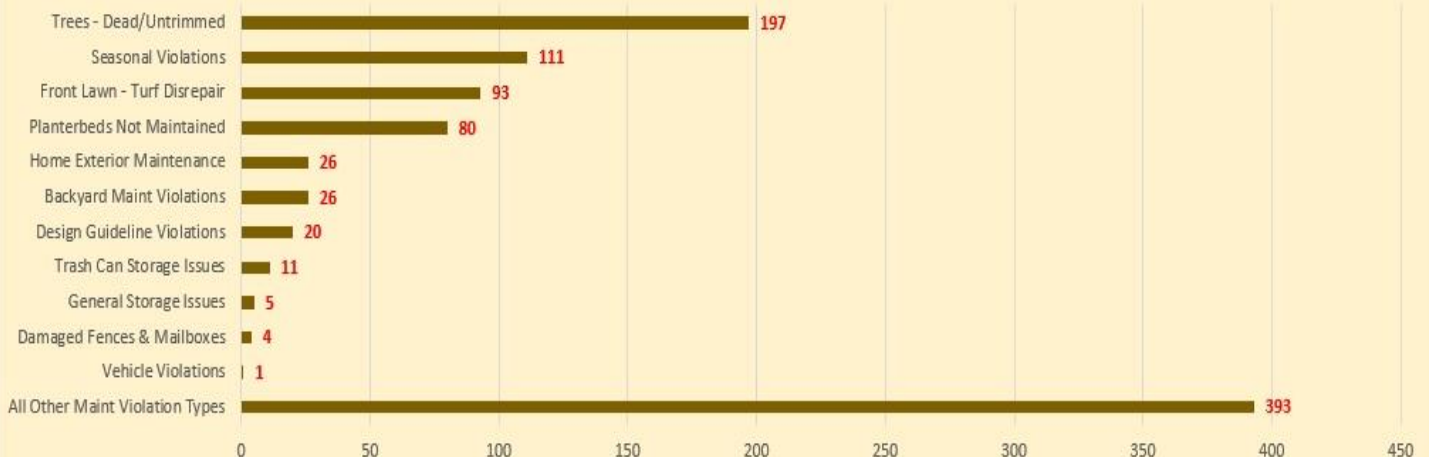
The District Board will continue to work on several projects in 2023 including (1) addressing the storm water drainage problems at the park at 104th Drive and Turnberry Drive, (2) repairing the perimeter wall along Highway 2, (3) repairing the pool building and concrete deck around the pool, (4) polishing and cleaning the pool surfaces and (5) repairing the landscaping in the “pocket” open spaces along Racine Street and Troy Street. [Continued on page 3]

2023 Metro District Board Meeting Schedule

February 01, 2023 (Wednesday)	July 19 2023 (Wednesday) Online
March 15, 2023 (Wednesday)	September 20, 2023 (Wednesday) Online
May 17, 2023 (Wednesday)	November 15, 2023 (Wednesday)

All meetings start at 6:00pm and are open to the public. All meetings will be held at the **Bison Ridge Recreation Center 13905 E 112th Ave Commerce City, Co** except for two meetings that will be online at www.gotomeet.me/wolfersberger The Board's meeting schedule is also posted on the home page of the District's website at www.bncmetro1.org

Summary of Property Maintenance Violations Opened in 2022



2022 Year in Review (Continued from page 2)

2023 Budget

The 2023 budget reflects a 3.3% increase in total property taxes paid by homeowners to the District in 2023. The increase is primarily driven by anticipated cost increases caused by inflation. Although homeowners will be experiencing a cost increase in 2023 compared to 2022, the average cost per household to fund neighborhood operations is still lower than the cost paid by homeowners in 2020 prior to the HOA/District combination.

The Colorado consumer price index has risen approximately 11% in the past 12 months. The general fund reflects 10% to 15% price increases across several expense categories including water, electric, insurance premiums, snow removal and sprinkle repairs.

In the capital project fund, \$200,000 in expenditures is budgeted for major pool repair projects and \$50,000 in expenditures is budgeted for other major capital repair projects. Prior to any capital project spending, there will be approximately \$875,400 in cash in the District's capital project fund (which reflects receiving \$512,000 from the HOA).

	2020	2023	3-Year Change
Property Taxes	\$ 1,940	\$ 2,538	\$ 598
Monthly HOA Fees	\$ 720	\$ 0	(\$ 720)
Total Paid to District	\$ 2,660	\$ 2,538	(\$ 122)

The amounts in the above chart are based on fees and taxes paid to the District for a home with an assessed value in the middle of the range of home values in the 484-home neighborhood. The range of home values in BNC are approximately + / - 15% from the average-valued house.

District Email Distribution List

As part of our effort to improve communications between homeowners and the Metro District, we are encouraging residents to contact us and provide us with their email address. We will be periodically sending out email blasts in the future with reminders regarding upcoming metro district board meetings and neighborhood social events.

Currently, approximately 36% of the neighborhood has joined the email distribution list. Our goal is to expand the list to cover over 90% of the neighborhood.

If you want to be added to the email list, please contact Jen Brink at jbrink@wolfersbergerLLC.com.



2023 Board Election (continued from page 1)

Property owners and residents who are interested and legally qualified to run for election to serve on the District's board must download a self-nomination form from the District's website (www.bncmetro1.org), and submit the completed form to either District Manager (Jen Brink or Charles Wolfersberger) by no later than Friday February 24th at 5:00pm MST. Self-nomination forms may also be picked up from the District's office during normal business hours (8:30am to 5pm Monday through Friday) at 8354 Northfield Blvd, Building G Suite 3700 Denver, CO 80238.

A self-nomination and acceptance form that is not sufficient may be amended at any time prior to 5:00pm on Friday February 24th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday February 27th.

NOTICE IS GIVEN pursuant to Section 113.5-1002 C.R.S. that applications for an absentee voter's ballot may be received by the District's Manager by mail or email no later than 5:00pm MST on Tuesday April 25th.

Duties and Responsibilities of Metro District Board Members

Directors who serve on the Metro District board perform various duties and responsibilities. The primary responsibility of board members is to attend the bi-monthly board meetings and review and direct the financial and operational performance of the District. In addition to attending bi-monthly meetings, board members are responsible for the following:

- Working with the Design Review Committee to monitor and update the Design Guidelines for the neighborhood
- Monitoring and modifying the Board's covenant enforcement policies
- Monitoring the enforcement activities conducted by the District's enforcement contractor
- Hearing homeowner appeals regarding design request forms rejected by the Design Review Committee
- Identifying, planning and budgeting projects to maintain and improve the open spaces around the neighborhood.
- Supporting and sponsoring neighborhood-wide recreation activities and other events to promote community unity
- Establishing the District's annual operating budget and property tax rate
- Hiring all contractors and monitoring the performance of such contractors

