



Neighborhood Newsletter

January 2025 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, Secretary

Art Tucker, Director

Rob Hodnet, Director

2024 Year in Review

For 2024, the District's total operating expenses were below budgeted operating expenses and the District was able to add \$86,800 to the District's Capital Project Fund. The cash balance in the District's Capital Project Fund at the end of 2024 is approximately \$956,200—which is set aside for the purpose of major repairs and replacements of District assets (which includes the community pool, playgrounds, Highway 2 sound wall, playground equipment and entrance monument signs) that have an estimated replacement value of \$3,476,000.

In 2024, the District was able to operate the community pool for 100 days during the Summer season with minimal down time for pool maintenance. 2024 was the second year that Hydro Dynamic served as the District's pool maintenance contractor.

Also in 2024, the owner of 17.7 acres of vacant land (zoned for commercial development) at the southeast corner of Highway 2 and 104th Avenue initiated litigation against the District to exclude its land from the District. The District denied the landowner's request to exclude the land (which has been in the District and paying property taxes for over 20 years) and will be defending its decision in Adams County District Court (no trial date has yet been set).

2025 Budget / Tax Rate

The 2025 budget includes a 7% increase in total property taxes, which is entirely due to the calculated mill levy to fund the repayment of the District's bond debt. However, unlike the taxes for debt service, the District Board has 100% control over the taxes funding the District's operations. Tax revenue to fund operations in 2025 will remain flat at \$519,000 (same amount as for 2024). Landscape maintenance remains the District's largest operating expense at \$263,700 for 2025 and pool operations is the District's second largest expense at \$133,700. Budgeted expenses for 2025 does reflect anticipated cost increases due to inflation of between 3% and 8% for certain expense categories. [Continued on Page 2]

2025 Board Election

The terms of two board members—Director Johnson and Director Tucker —will expire on May 6, 2025. On that date an election will be held to elect two candidates to fill the vacancy and expiring directors' terms on the District's 5-member Board. [Continued on Page 4]

Neighborhood Fast Facts

Total homes in the neighborhood.....484
 Total homes sold in 202421
 Total rental homes as of Dec. 31st.....27 (or 5.6%)
 Average assessed home value for 2023.....\$411,153
 Average assessed home values for 2024.....\$563,600

2024 Year in Review (Continued from page 1)

The District Board along with the BNC Metro 2 board is currently in litigation against BNC Metro District No 3 (controlled by Catellus Corp) regarding a \$3.4 million cash transfer from the District to BNC Metro 3 which occurred a few weeks before homeowners were elected to the District’s board in May 2020. (A similar cash transfer occurred with BNC2 prior to Catellus losing control of the BNC2 board to homeowners.) The cash transfer occurred under a cost share agreement that was ratified by all three districts when all three districts were controlled by Catellus Corp. **The trial for this case has been set for the week of September 22, 2025 in Adams County District Court.** Litigation expenses for 2025 are budgeted at \$135,000.

2024/2025 Projects

The District Board worked on the following three capital improvement projects in 2024: (1) replacing the roof on the pool building with a new roof, (2) staining and repairing district fence lines throughout the community and (6) replacing the pool filter system to improve the pool’s water quality. For 2025, the Board has identified 11 capital improvement projects with a budgeted cost of \$603,500. Those planned 2025 projects are as follows: (1) remodeling the bathrooms at the pool, (2) converting mulch to rockbeds along Revere Street and Turnberry Parkway (less costly long-term to maintain rockbeds), (3) repairs to the sound wall along Highway 2, (4) refurbishing the entrance monument signs, (5) resurfacing the parking lot at the pool, (6) installing new pole lights at the pool and parking lot, (7) replacing the pool furniture, (8) installing a storm water drain at the park located at 104th Drive and Salem Ct, (9) installing pole lights at two playgrounds, (10) adding new wood chips to the two playgrounds, and (11) replacing the pool lights and painting the pool surface.

2025 Metro District Board Meeting Schedule

March 19 2025 (Wednesday)	September 17, 2025 (Wednesday)
May 21, 2025 (Wednesday)	November 12, 2025 (Wednesday)
July 16, 2025 (Wednesday)	

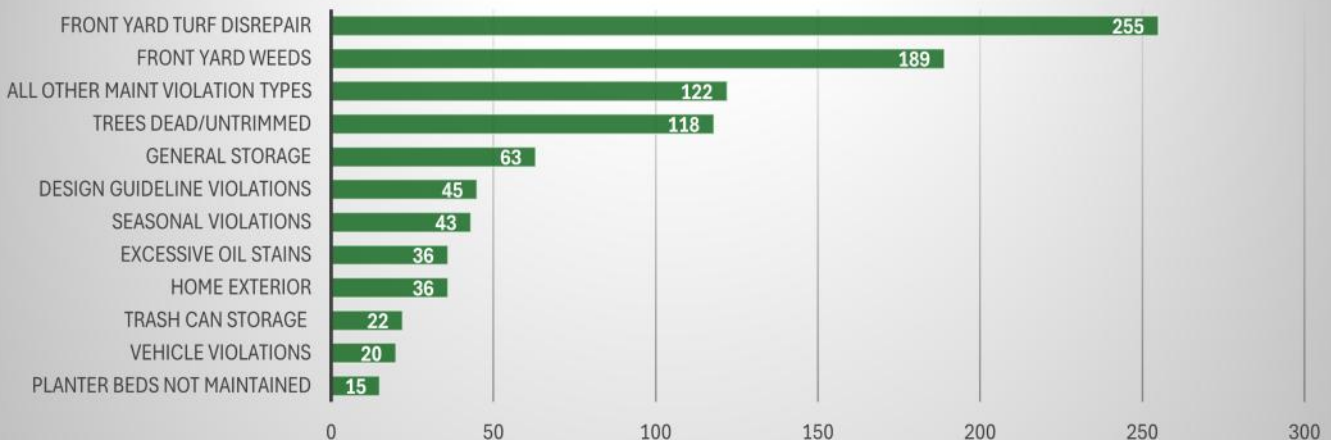
All meetings start at 6:00pm and are open to the public. All meetings will be held at:

Bison Ridge Recreation Center

13905 E 112th Ave Commerce City, Co

The Board’s meeting schedule is also posted on the home page of the District’s website at www.bncmetro1.org

Summary of Maintenance Violations Opened in 2024



FYI Regarding School Buses



Per Colorado State Law, you **must stop** your vehicle at least **20 feet** before reaching a school bus that is stopped with its red lights flashing whether it is on your side of the road, the opposite side of the road, or at an intersection you are approaching. You **must remain stopped** until the flashing red lights are no longer operating.

Watch carefully for children near the school bus and children crossing the roadway before proceeding.

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 77% 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.



2025 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 (Jennifer Brink or Charles Wolfersberger) by no later than Friday February 28th 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 28th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday March 03rd.

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 26th.

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

