



Happy New Year -

As we start a new year, here's an update from the TrailMark Metro District (TMMD):

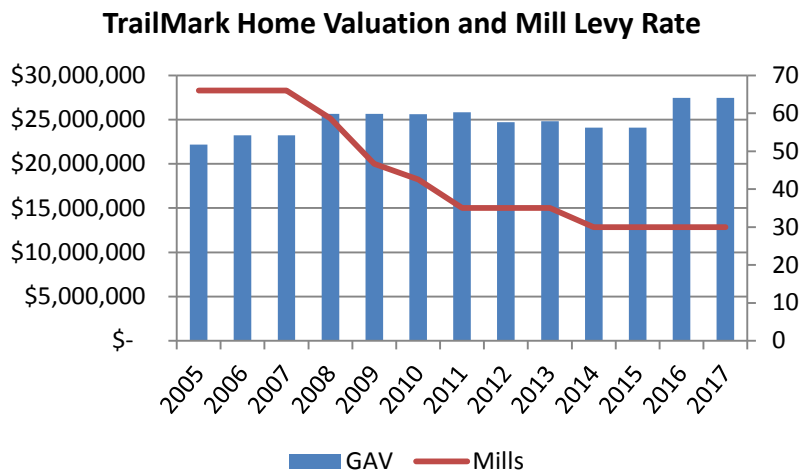
FOR THOSE NEW TO THE NEIGHBORHOOD – What is the TrailMark Metro District?

The TrailMark Metropolitan District (commonly referred to as "TMMD") is a quasi-governmental entity, and is a separate organization from the TrailMark Homeowners Association (HOA), a private organization. While the TMMD and HOA occasionally collaborate on some neighborhood issues, both organizations have their own Board of Directors and completely different purposes. The TMMD sets an annual mill levy for TrailMark property owners. Taxes collected by TMMD are currently used primarily to pay off existing debt (construction bonds which the developer used for the neighborhood's infrastructure), to maintain the health and quality of the neighborhood's ponds, for the annual painting (and the future replacement) of common area fencing, and the TMMD general operating costs.

MILL LEVY (TAXES)

In December, the TMMD certified Tax Levies at 30 mills for 2017. This is the same mill levy that has been in place since 2014.

One mill is equal to 1/1000 of a dollar of the property's assessed value as determined by Jefferson County. The chart below shows the annual mill rate for TMMD and the Average Assessed home value (GAV) since 2005. More information on TMMD Taxes and Mills can be found under the TMMD tab on the TrailMark web page (www.trailmark.org).



BONDS

The 2017 mill levy assessed for the TMMD's Debt Fund (bond repayment) is less than what is necessary to meet TMMD's 2017 bond payments. As in prior years, the TMMD has chosen to under-collect the revenue necessary for bond payments and instead utilize excess cash reserves to supplement the shortage of revenue collected for the Debt Fund in 2017.

The District has two remaining bonds outstanding (Bond Obligation):

Maturity	Principle	Interest	Total
2017	\$695,000	\$52,527	\$747,527
2018	\$715,000	\$26,813	\$741,813

In 2017, the Board authorized an early payoff of the 2017 series bond resulting in a savings of approximately \$22,000 in interest payments that otherwise would have been paid this year.

TMMD BOARD CHANGES

In May 2016, two Director positions were open for election. Two self-nominations were received for the open positions. Lori Tolle and Curt Fankhouser, the two applicants, will continue their service on the Board, both serving four year terms.

In May 2016 the Board appointed Wayne Lupton to fill a Board vacancy following Director Russell's resignation.

PONDS

TrailMark has 1 pond and 3 wetlands for which TMMD is responsible. TMMD contracts a specialist to maintain the quality of the water and health of these water bodies. Maintenance includes things such as algae monitoring and treatment, debris removal from outlet areas and aeration system maintenance.

FENCES

TrailMark's common area fencing is painted annually. The painting is broken into segments: fencing in Filings 1 & 5 painted one year, Filing 2 the next year, Filing 3 the next, Filing 4 the last. TMMD is responsible for the annual fence painting while the HOA is responsible for fence maintenance and repairs; the TMMD and HOA cost-share for both responsibilities. Additionally, it is anticipated that the common area fences will need to be replaced in the future (currently planned in 2022). In order to meet this future expense, the TMMD maintains a reserve fund to ensure the TMMD has the money necessary to cover this future cost. This year, the TMMD and HOA created a joint committee to regularly meet to review cost bids and style considerations for the fence replacement.

UPCOMING MEETINGS

The TMMD meeting calendar for 2017 is noted below. All meetings begin at 6:30pm and are held at the TrailMark Learning Center at 9743 S Carr Way.

- March 21, 2017
- May 16, 2017
- July 18, 2017
- September 19, 2017
- November, 2017 – Budget Hearing, Date TBD

MORE INFORMATION REGARDING THE TMMD CAN BE FOUND UNDER THE TMMD TAB ON THE TRAILMARK WEBSITE @ www.trailmark.org