



Happy New Year -

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

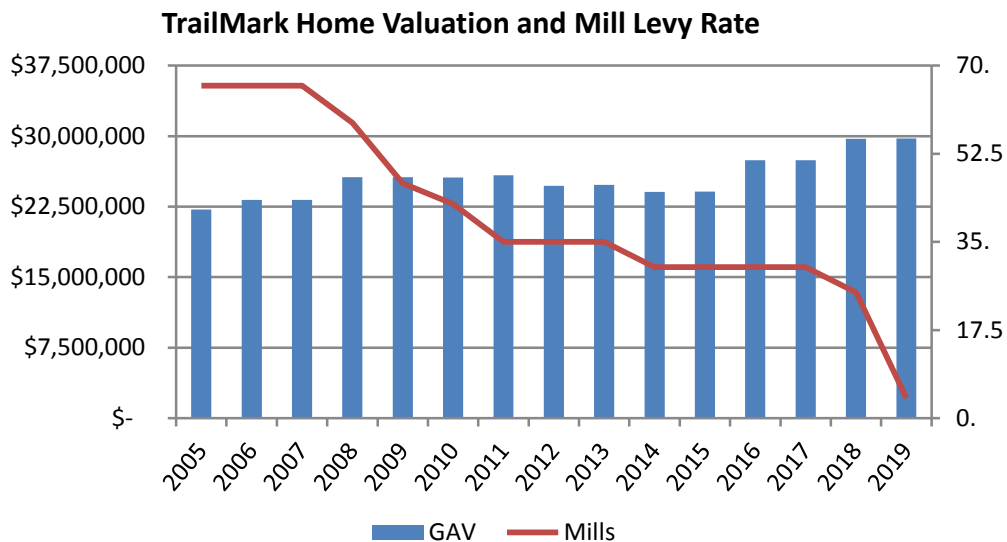
FOR THOSE NEW TO THE NEIGHBORHOOD – What is the TrailMark Metro District?

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. Beginning in 2019, taxes collected by TMMD will primarily be used; to maintain the health and quality of the neighborhood's ponds and reservoirs; for the annual painting of split rail fencing; for the 2019 replacement of the privacy fencing (5' and 6' only - not split rail); for TMMD general operating costs.

MILL LEVY (TAXES)

In December, the TMMD certified a Tax Mill Levy of **4 mills for 2019**, a decrease of 21 mills from 2018.

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

As in prior years, the TMMD choose 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 2018.

On February 12, full payment of the 2018 bond was made. As a result of this early annual bond payment, an interest savings of \$21,525 was realized. **More importantly, this final bond payment officially 'paid off' the \$8,500,000 TrailMark Community Bond Debt!** As many of you know, the bonds were used to finance the infrastructure and public improvements when developing the neighborhood.

TMMD BOARD CHANGES

There will be no Board positions open in 2019.

TMMD Board positions are 4-years with staggered elections every 2 years in even numbered years

- Directors are limited to 2 4-year terms.
- Directors receive \$100 per meeting for which they are in attendance with a not-to-exceed amount of \$1,600 per year
- Directors are covered by POL insurance and governmental immunity per statute

To qualify as a director, a person must be an "eligible elector" defined as a registered voter of Colorado and either:

- a resident of the district for not less than 30 days
- or, the owner (or spouse of the owner) of taxable real or personal property situated in the District
- or, a person obligated to pay taxes under a contract to purchase taxable property

For those interested in serving your community on the Board, please contact the TMMD District Manager, Cathy Noon @ (303) 381-4960 or cnoon@crsofcolorado.com

RESERVOIRS AND PONDS

TrailMark has 2 reservoirs and 2 ponds 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. During 2018, Fairview Reservoirs #1 and #2 each had a compressor replaced. And all of the air diffusers were replaced in FR#2 to improve the water quality.

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, **beginning in 2019** the privacy fencing (5' & 6' only - not 3-rail fence) will be replaced. In order to meet this expense, the TMMD has maintained a reserve fund to ensure the TMMD has the money necessary to cover this cost. During 2018 the TMMD and HOA joint fence committee met regularly; a Request For Proposal was created; the RFP was published and distributed to interested Bidders; Bidder proposal submissions were reviewed and a Bidder was selected to proceed with the fence replacement project. It is anticipated that this project will commence in early in 2019, and when begun will be completed in approximately 120 days.

UPCOMING MEETINGS

The TMMD meeting calendar for 2019 is noted below. All meetings begin at 6:30pm and are held at the TrailMark Learning Center at 9743 S Carr Way.

- January 15, 2019
- March 19, 2019
- May 21, 2019
- July 16, 2019
- September 17, 2019
- November 14, 2019 (Joint Meeting with HOA at the Fire Station)

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