

# MUEGGE FARMS METROPOLITAN DISTRICT NO. 1

c/o Public Alliance, 405 Urban Street, #310, Lakewood, CO 80228

720-213-6621

<https://mueggefarmsmid1.com>

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Subject: Welcome Letter

Dear New Homeowner(s),

We wish to extend a warm welcome to you as members of the new community in Muegge Farms Metropolitan District No. 1. We would like to provide you with important information regarding the metro district.

## **Website:**

You can find information on our website at <https://mueggefarmsmid1.com/>.

## **Monthly Fees Starting November 1st:**

Beginning November 1st, 2023, a monthly operations and maintenance fee of \$40 per home will be in effect. Bills will be mailed by a third-party billing provider. Fees are due on the first of every month. You may pre-pay fees, if desired. Please note that a \$15 late fee will be assessed for payments received after the 15th of the month or payments not made in full. For more information about the collection of delinquent fees and charges, please refer to the Documents section of our website. The monthly fee helps pay for the following operations and maintenance expenses:

- Weekly trash collection
- Biweekly recycling collection
- Administration
- Common area insurance
- Common area maintenance (including future improvements)
- Irrigation of common area

In addition to the monthly operations and maintenance fee, Muegge Farms Metropolitan District No. 1 generates revenue to pay for administrative and certain other operations and maintenance expenses through the imposition of property taxes. Please be aware that the monthly fee is subject to adjustment in future years. Further, please note that the mill levy (property tax) for administrative and operations and maintenance expenses (the "O&M Mill Levy") is imposed on annual basis; the O&M Mill Levy for tax collection year 2023 was 11.059 mills, and the O&M Mill Levy may be adjusted in subsequent years in accordance with the Service Plan.

## **Design Review Process:**

We are committed to preserving the architectural and aesthetic integrity of our community. Any exterior renovations or changes to your property, such as landscaping, paint, or structural alterations, require prior approval from our Design Review Committee.

We have received questions regarding design review and landscaping projects, and Muegge Farms Metropolitan District No. 1 has adopted Design Standards to assist the management team and the Design Review Committee with the implementation of the standards set forth in the Master Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Filing No. 4, and any Supplemental

Declarations. The Design Review Committee will now approve projects that are underway or already completed, provided the project meet the standards set forth in the documents. Visit our Guidelines page to view the Design Standards and review process: <https://mueggefarmsmd1.com/guidelines/>.

***Please fill out an online application for any exterior improvements that are planned or that have been put into place. This includes, but is not limited to: Fences, Backyard Installation, Sheds, and other exterior improvements within your lot.*** The initial design review fee is \$100 and covers a backyard installation and/or multiple items. If you have a single item or two simple improvements, the fee is \$25. Please email questions regarding design review to: [mueggefarmsmd1@publicalliancecellc.com](mailto:mueggefarmsmd1@publicalliancecellc.com)

#### **Trash and Recycling Service:**

One of the benefits included in your monthly fee is trash and recycling service. We have partnered with Maverick Waste Systems to provide collection service throughout the community. ***If you have already signed up with Maverick***, they will seamlessly roll you into our District-wide contract. Maverick has agreed to reimburse Muegge Farms residents for any money paid to them so far, you can expect a refund in the coming month for your cart(s) and service fee.

To start service at your address, please call Maverick Waste Systems at (303) 622-4067. This is also the customer service number for collection issues or to arrange for extra items to be picked up.

Each household is entitled to two 64-gallon containers. You may select either two trash containers or one trash and one recycling container. If you are an existing Maverick customer with one container, you may call to request a second container. Please note that containers remain property of Maverick Waste Systems and, upon selling your home, should be returned or given to the next homeowner. Items for pickup must fit within the containers. New residents may set out extra trash in trash bags and cardboard boxes for recycling (please bind them together) during the first month of occupancy.

#### **Newsletters:**

You may sign up for future email newsletters at <https://mueggefarmsmd1.com/news/>. These will be sent on an infrequent, as-needed basis to keep residents informed.

#### **Annual Town Hall Meeting:**

Starting in 2023, every metropolitan district is required to hold a Town Hall meeting with a structured presentation to residents. We invite you to join us via Zoom or dial-in teleconference on October 19<sup>th</sup>, 2023 at 9:00 a.m. Meeting link: <https://us02web.zoom.us/j/7636703470>. More information is available at: <https://mueggefarmsmd1.com/meetings/>.

#### **Management Contact:**

Public Alliance provides management services for Muegge Farms Metropolitan District No. 1. District Manager: AJ Beckman. Resident Assistance: Arielle Campo, Kate Innes. Please contact us with any questions at (720) 213-6621 or via email: [mueggefarmsmd1@publicalliancecellc.com](mailto:mueggefarmsmd1@publicalliancecellc.com). We look forward to hearing from you and helping you with any issues.

Kind regards,

Kate Innes

Operations Manager