

LITTLETON VILLAGE METROPOLITAN DISTRICT

FALL 2020 NEWSLETTER

Mission: "To preserve a family-oriented and economically vibrant community that encourages citizen involvement, respects diversity, values community character, and enhances the quality of life of Littleton residents and businesses."

BOARD MEMBERS CORNER

From the Board President:

What has been on the Littleton Village Metro District 2 Board agendas:

Over the last year, the Metro District Boards (D1-the Administrative Board; D2-the Residential Board; D3-the Commercial Board) have been working towards separation. At the moment, essentially all budgeting, contracting, and management is structured to happen through D1. Separation will lead to D2 and D3 becoming 'autonomous', and lead to the dissolution of D1. Completion of the separation will lead to D2 then having responsibility and control, rather than performing an advisory function to D1, which until late last year was comprised of developer-appointed non-residents. There are a number of steps remaining (joint operating agreements, identification of common areas and responsibilities, financial separation, etc.), with the plan to effectively separate at the end of 2020. Stay tuned.

With the possibility of separation by the end of the year, the D2 Board has been looking to a Budget for 2021. Up through 2020, the Master Developer (Watt) has provided limited loans to D1 to support operations and maintenance (O&M) for the Districts not covered by current O&M funding. As part of this, the D2 Board has completed a 'landscape walkthrough,' and will be discussing needs, priorities, and potential approaches.

The District Boards have been engaged with the City of Littleton regarding the closure of Hinsdale Avenue west of Logan. There has been discussion as to what party(ies) are legally or 'de facto' responsible for the repairs. The City has the resources to initiate the process of repair, and would like to complete the repairs prior to the worst of winter.

A number of Covenant clarifications, as well as enforcement and process, are being discussed. During the landscape walkthrough, several categories of violations were identified. How to work toward conformance and avoid surprises to property owners is being discussed. Certainly, there is great appreciation of those adhering to the Covenants and Rules and Regulations. The Board is also considering how to address 'questions' versus 'applications for variances' to make it easier to deal with issues.

The Board has also taken a position of support for a sales-tax shareback for a grocery and a liquor store to be constructed in D3, the commercial district. There are a few steps in addition to the shareback that are needed. One of these is with regard to the commercial property valuation standards being used.

My thanks to my fellow D2 Board members—Zach, Holly, Mike, and Chrystia—for their tireless volunteer efforts on your behalf to have Littleton Village become the community to which we aspire. I also want to thank the ACC committee—Mike, Ken, and Tom. Lastly, thanks to the newsletter committee—Mike and Lynn, for their efforts to keep us all informed.

Cheers!

Phil Cernanec, President LVMD D2 Board

ARCHITECTURAL CONTROL COMMITTEE (ACC) CORNER

Architectural Modifications. As a District, we process several Architectural Review Requests each month. From solar panels and storm doors to decks and landscape, the committee provides a detailed review for projects requiring District approval. This all-volunteer committee of homeowners prides itself on timely responses and helpful feedback when possible. The majority of our responses have been within a few days. Once approved you can proceed with your project with the assurance of being in compliance. We even waive the fee for certain projects so there is no reason to avoid this simple process. **We do ask homeowners, especially those in the Townhome and CityScape areas, to please not alter or modify landscapes without ACC approval.** The rules for these areas are clearly defined in the District Architectural Guidelines. These modifications become an issue and expense for the District to maintain, especially when homes are sold and the landscape must be restored. It is important to keep the landscape uniform and maintainable by the district contractor. The Residential Design Review Request Form, Architectural Guidelines and instructions are on the District website: <http://www.littletonvillagemd.com/services.htm>

RESIDENTS CORNER

- **Snow Removal.** With winter right around the corner, please remember to shovel your sidewalks and steps to help keep our neighbors safe. In general, single family homes are responsible for their sidewalks and the landscape contractor takes care of the rest of the community common areas. Please see <http://littletonvillagemd.com/map.htm>.
- **Noise.** We live in a densely populated community, so please be a courteous neighbor by being aware of and addressing habitual dog barking, loud music, party noise, gunning vehicle engines, etc. The neighborly approach would be to confront the offenders privately. If that doesn't work you can report violations to the Littleton police non-emergency number at 303-794-1551.
- **Pet Waste.** Please clean up after your pet. Pet waste stations have been placed throughout the community to help keep the Village clean. In addition, please only allow your pet to urinate in common areas and not on residents' personal property—it has been damaging some owners' grass.
- **Leashes for Pets.** Please remember the City of Littleton's policy regarding leashing of pets – ALL pets must be on a leash at ALL times, unless at a designated off-leash park. The fine for an unleashed pet is determined by the court and can be up to \$999.00. The park and retention ponds are NOT off-leash areas, please use the dog park.
- **Speeding.** Please obey the speed limit of 25 mph within the community.
- **Click & Fix.** To report issues concerning property owned or enforced by the City of Littleton, including weeds over 8 inches, construction trash and noise, clogged inlets, graffiti, street light outages, traffic signal malfunctions, potholes, missing street signs, abandoned vehicles, see <https://www.littletongov.org/city-services/seeclickfix-littleton>

METRO DISTRICT CORNER

- **Wood Burning.** According to the covenants, no outdoor open fires are permitted except in a contained barbeque unit while attended and in use for cooking purposes or an outdoor fire pit powered by natural gas or propane.
- **Trash Cans.** No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Please take your receptacles out the evening prior to trash day and bring in to store the evening of trash day. Please note that this means they CANNOT BE STORED BETWEEN UNITS.
- **No Parking in Alleys.** All alleyways are fire lanes and designated as no parking areas throughout the community - these need to be adhered to. There could be serious consequences by parking in those areas, as emergency vehicles may need access. CARS PARKED IN ALLEYS WILL BE TOWED. If someone is blocking access to your unit or parking illegally in the fire lane you can contact Wyatt directly at 303-777-2448. *Please indicate you are in Littleton Village MD and reference the address: 7377 S. Pennsylvania, which is the District's account address.
- **Board Meetings.** Meetings are open to the public and typically held on the 4th Tuesday of the month. To confirm meeting dates, times and locations, please check the District website: www.littletonvillagemd.com or the bulletin boards within the community. NEXT BOARD MEETING: Tuesday, October 27 at 5:30 p.m.
- **Email List.** The District is building an email directory to distribute the newsletter and any other important information via email. Please submit your email, if you want to be included, to megan.liesmaki@claconnect.com.