

HAPPY HOLIDAYS AND BEST WISHES FOR 2025

END OF YEAR MESSAGE FROM YOUR METRO DISTRICT 2 PRESIDENT

The Littleton Village Metropolitan District No. 2 (“the District”) made significant progress in 2024 by addressing various catch-up tasks, completing projects, and maintaining our community. I’d like to summarize our accomplishments this year and share tentative plans for 2025. As always, we strive to respond to every suggestion and request. Please feel free to contact Public Alliance, our management company, via the contact form on the District’s website at www.littletonvillagemd2.com or by calling 720-213-6621. Public Alliance will forward your message to the appropriate Board Member or contractor.

2024 Accomplishments

Here are some of the key projects and activities we completed in 2024:

- **Roadway Repairs:** The City of Littleton repaired many severely cracked roadways after persistent requests from Board Members and residents to the City Maintenance Department. If you reached out to the City, thank you! Your advocacy made a difference.
- **Community Events:** We hosted four successful events in spring, summer, fall, and early winter. With \$2,000 in grant funding from the City, we offset some costs. These events were well-attended, and we’ve received very positive feedback. Planning for 2025 events will begin at the January Board Meeting, with similar events under consideration.
- **Movie Night Sponsorship:** A private entity and several apartment complexes sponsored a family-oriented movie night, which was very popular. Another movie night is being considered for 2025.
- **Dumpster Days:** We held one dumpster day in 2024 and plan to hold two in 2025.
- **Trash Collection:** We switched from Republic to HBS due to service complaints. Although HBS is more expensive, they offer added benefits such as two roll-off dumpster days annually and free collection of bagged waste, branches, and bundled Christmas trees.
- **Renewed Contracts:** Contracts with Public Alliance, attorney Joan Fritsche, our financial manager, and the landscaping and snow removal company BrightView were renewed for 2025.
- **Resident Survey:** We distributed a survey to gather feedback on social activities and plans for facility expansions, especially in the park. If you haven’t responded yet, please do so. The survey is posted on the website, and results will be discussed in January.
- **Playground Expansion:** We contracted Norris Design to prepare permits and bid documents for a playground expansion. The 5,000-square-foot addition will feature equipment for children aged 5–12, including an infant swing and a relocated ADA ramp. This expansion is crucial to accommodate increased use from the new AMLI complex.
- **Fence Installation:** A fence was added to an area along E. Dry Creek Road to discourage foot traffic.
- **Landscaping Improvements:**
 - Mulch was refreshed, two trees were added, and four pinyon pines were planted along E. Dry Creek Road.
 - 12 stumps were removed, 23 trees were planted, and two replacements were provided by BrightView.

- Many trees were trimmed to prevent storm damage, while 25 bushes and tall grasses were replaced.
- Slug control was conducted to prevent Japanese beetles.
- 20 stressed trees were rehabilitated with micronutrient injections; success will be assessed in spring.
- **Irrigation Upgrades:** Eight new controllers were installed, enabling remote adjustments to conserve water during rain. Previously, adjustments required physical access.
- **Infrastructure Repairs:** We completed crack sealing, sidewalk and driveway repairs, and stabilized steps at the southern park entrance.

Dog Park Expansion

AMLI has employed Norris Design to permit and prepare construction documents for expanding the dog park to the east of the existing park. The expansion will create a small-dog area and address sinkhole issues by relocating entrances to the south side. AMLI is required by the City Planning Commission to complete the expansion before residents move into the new facility. We anticipate the project's completion in 2025, though timelines depend on AMLI's progress.

Financial Matters

We made significant strides in 2024 to improve the District's financial health:

- **Bond Refinancing:** We refinanced and consolidated bonds at a lower interest rate, reducing property taxes. This complex process required significant time and effort, and we appreciate the hard work of our team, including our attorney Joan Fritsche, accountant Mike Bakarich, and Public Alliance.
- **Debt Resolution:** During refinancing, we discovered an outstanding \$500,000 loan issued by the original developer, Waat, to District 1 (affecting Districts 2 and 3). With accrued interest, the loan had risen to approximately \$800,000. After negotiations, we retired the loan with a one-time payment of \$250,000, avoiding long-term financial obligations. This was achieved without affecting planned activities.
- **District Separation:** We requested District 3 dissolve District 1 to fully sever ties. We also declined to pay invoices from CLA related to District 1.
- **Fee Adjustments:** In January 2024, fees for apartment and condominium complexes were increased to reflect their disproportionate impact on parks and open spaces. No further fee increases are planned for 2025.

Get Involved

Littleton Village thrives because of its residents. Please consider volunteering with the Social Committee, filling open Board positions, or helping in other ways. Your feedback is essential, and we strive to address all issues raised at Board Meetings or with Public Alliance.

The next Board Meeting is scheduled for **January 13, 2025** (time TBD).

Happy Holidays and Best Wishes for 2025! Let's continue making Littleton Village the best place to live in Colorado.

DocuSigned by:
Jim Bowlby
CE78AE3EB2B3498...

Merry Christmas, Jim Bowlby, Board President