

**Conservatory Metropolitan District  
Community Update  
April, 2013**

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*As part of its ongoing effort to keep residents apprised of current matters before the Board of Directors of the Conservatory Metropolitan District, the Board intends to provide periodic updates to the community. The information contained here is only a brief summary, and residents are encouraged to attend Board meetings to learn about matters firsthand. The Board meets regularly at 9:00 a.m. on the third Monday of every other month (odd numbered months) at the Conservatory Clubhouse, 2665 S. Jebel Way. Minutes of recent meetings are posted to the District's website. For additional information please contact the District Manager at (303) 987-0835 or visit our website at [www.yourcmd.org](http://www.yourcmd.org).*

**Stone Wall Repairs:** The reconstruction phase of the decorative stone walls in the District is complete. This involved removing and replacing all of the top caps on the 356 piers and 1,400 feet of decorative stone fence and replacing stones that had fallen from the faces of the piers and walls. A substantial concern was landscape damage that would be incurred in moving nearly 1,000,000 lbs of concrete across the finished landscape to the repair sites. One option was to bid the project specifying the landscape would be returned to the original condition. The second bid option was for the District to pay for unavoidable damage to the landscape once it was known. Bids for the first option were about \$100,000 higher than bids for the second option, and the District's Board accepted a bid for the second option.

Damages were mitigated by doing the construction when the sprinkler system was shut down for the season, the ground was frozen (most of the time), and using vehicles with very low air pressure tires to minimize turf compaction. The District authorized the contractor to drive over juniper bushes and cut limbs as necessary. It is estimated we will have less than \$10,000 in landscape damages, but this will be finalized once the sprinkler system is turned on.

Contractor costs for these repairs are about \$300,000. No tax dollars were used in this reconstruction with all costs being paid from the proceeds of litigation against the original builder. Work left to be done includes picking up construction debris, establishing a mowing edge to avoid dislocating stones on the bottom edge of the wall and painting the timbers in the 14 District Monuments throughout the project.

**Metal Fencing:** The District's Board is in the process of researching options for refurbishing or replacing the metal fencing throughout the District. Once reliable cost information is known, the extent and timing of the work can be determined. The District's Board expects to initiate work on the project this fall.

**Tree Replacements:** Over the past two years the District has replaced over 120 dead or dying trees along Conservatory Parkway and Jericho Way. This spring the District's Landscaping Committee is planning to remove and replace approximately 50 additional trees along the northern portions of Conservatory Parkway. The Landscaping Committee will work with the District's tree replacement contractor to determine which trees will be replaced.

**Reserve Study:** At its March 18, 2013 meeting, the Board engaged the services of Stephen A. Prokopiak, P.E., to prepare a reserve study. The study will assess the condition of the District's assets and determine appropriate financial reserves to meet current and future maintenance and repair needs. Mr. Prokopiak has extensive experience in preparing reserve studies for homeowners associations. This will be an important financial tool that the District will rely on in making its budgetary decisions each year.