

**Conservatory Metropolitan District
Community Update
September 2019**

As part of its ongoing effort to keep residents apprised of current matters before the Board of Directors of the Conservatory Metropolitan District (the "District"), the Board intends to provide periodic updates to the community. The information contained herein is only a brief summary, and residents are encouraged to attend Board meetings to learn about matters firsthand. With the exception of January and special meetings, the Board meets regularly at 9:00 a.m. on the third Monday of every other month (odd numbered months). 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.

Board Meeting and Posting Locations: The Board has arranged to hold all District Board Meetings for the remainder of 2019 at the Saddle Rock South Clubhouse, 6800 S. Liverpool Street, Suite A, Aurora, Colorado. The District will be holding the next Regular Meeting on October 21, 2019. The Board invites and encourages all residents/owners to attend.

District Manager: The Board has appointed David Solin, of Special District Management Services Inc., as the new District Manager. Please contact him at (303) 987-0835, or dsolin@sdmsi.com, with any questions, comments or concerns that you may have.

Monument Repair/Renovation: As a result of what is suspected to be minor settling in the underlying soils, the Monument at Conservatory Parkway and South Nepal Way will be undergoing repair and renovation work. We anticipate starting this project the first week in October. The renovation and repair project is not expected to cause any inconvenience to residents.

Mail Kiosks: To preserve the integrity of the concrete for as long as possible, residents are requested to not put any salts, deicers, sand or any other materials on the sidewalks near the mail kiosks. All of these chemicals are highly caustic and damaging to concrete, and may cause premature aging and failure of the kiosk bases. The District contracts with a snow removal service to keep these areas clear of snow and ice, and we want to let them do their job.

Maintenance Reserve Study: We have engaged Association Reserves to update the District's Maintenance Reserve Study to include new assets acquired by the district. The study is scheduled to be discussed during the October 21, 2019 Regular Board Meeting, and the Reserve Study will be posted on the website once approved by the Board.

2020 Budget Hearing: The District is currently finalizing budget items for 2020. The Budget will be presented and discussed during a Public Hearing during the October 21, 2019 Regular Board Meeting. It is expected that the final 2020 Budget will be adopted after the Public Hearing concludes.

Landscape Matters: As we move towards Fall, and plants grow slower, the District will be decreasing irrigation and mowing frequencies.

Reminder to Conservatory Residents: Please send your email addresses to the District Manager at dsolin@sdmsi.com if you are not receiving updates.