

**Conservatory Metropolitan District
Community Update
February 2013**

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.

Wall Repair Project: We are pleased to announce that the project to replace wall and pier caps as well as missing and loose stones on the vertical surfaces of the walls, piers and monuments throughout the District is substantially complete. There is still some replacement work that remains to be done as of the date of this communication, and a few of the piers will need to be leveled; however, we are very near completion.

Metal Fencing: The District is in the process of soliciting bids for repainting/repairing/replacement options for the metal fencing throughout the District. Once we have reliable cost information we can determine the extent and timing of the work to be done.

District Snow Removal: Each year we receive numerous questions about the snow removal responsibly for various sections of the sidewalks in the Conservatory. As you probably know, you are responsible for clearing the snow on the sidewalk in front of your home. Similarly, the District is responsible for snow removal on the sidewalks running through District owned tracts. Other entities responsible for snow removal within the community include the Homeowners' Association for the sidewalks around the clubhouse, and the Aurora Frontier K-8 School for the sidewalks on the school property.

A few of you reported that snow had not been removed from District property following the snow storm on January 15, 2013. Summit Services Inc., the District's snow removal contractor initiates snow removal upon two inches of accumulation. The January storm brought more than two inches to some areas and less to others, presumably due to drifting conditions. This was followed by extremely cold temperatures, which prevented the snow from melting off as quickly as it normally would. Following the receipt your complaints we initiated the snow removal. Although this was somewhat of an unusual storm, we apologize if the delay in our removal efforts caused an inconvenience.

Reserve Study: The Board of Directors is in the process of commissioning a reserve study to assess the condition of the District's assets and to determine appropriate financial reserves to meet current and future maintenance and repair needs. This will be an important financial tool that the District will rely on in making its budgetary decisions each year.

Prairie Dogs: You have most likely noticed the presence of prairie dogs within the District this year as the property damage observed is much greater than in years past. In response to this, the District is researching methods to enhance the control efforts already in place. The District's Board of Directors has included a budget line item specifically for this purpose in 2013. Considerable research has been dedicated to this issue to date and will likely continue into the foreseeable future.

Winter Watering: Due to extremely dry conditions the District will be performing winter watering of trees and shrubs. As home owners you may want to consider watering your own trees and shrubs in order to encourage the general health of your landscaping and prevent disease and insect infestation.