

Conservatory Metropolitan District
Community Update
May 1, 2010

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 each month at the Conservatory Clubhouse, 2665 S. Jebel Way. For additional information please contact the District Manager at (303) 987-0835 or visit our website at www.yourcmd.org.

Stone Monuments and Walls: The District is moving forward with a construction defect lawsuit against the builder of the walls and monuments. You may notice portions of the structures where deconstructive testing is being conducted or has occurred. While this may be unsightly, it is an important part of our information gathering process. The District will repair the affected areas at the appropriate time. Until this claim is resolved, the District is advising all homeowners and their children not to tamper with, or climb or play on the walls or monuments. Should you have any questions concerning this matter please feel free to contact Cass McKenzie with McKenzie, Rhody & Hearn, the law firm retained to handle the District's claim. Cass can be reached at (303) 561-4740.

Flower Beds: The flower beds are scheduled for planting in mid May. The District's Board has worked with the landscaping contractor to select a plant mix comprised of one third perennials and two thirds annuals at all locations. The plant selection was targeted to minimize maintenance cost, and maintain the vibrant colors of annuals while increasing the number of plants that will survive year after year.

Tract U, Turf Replacement: The District is planting Blue Gramma, a native grass requiring 90% less water, in tract U, generally located at South Conservatory Parkway and East Vassar Avenue. In order to prepare the ground in tract U for the native grass seed, the existing turf will be eradicated. You may notice dead turf in this area while this process is underway. We expect to plant the new seed in early June.

Informational Meetings: Laverne Palmer, one of the District's directors, is hosting quarterly informational meetings to educate residents about the Conservatory Metropolitan District. Her first meeting was held on March 15th. Three residents were in attendance. You are invited to attend the next quarterly informational meeting scheduled for June 15, 2010 at 7:00 p.m. at the Conservatory Clubhouse located at 2665 South Jebel Way. Please RSVP to Laverne's email address: lpalmer@yourcmd.org.

Holiday Lighting Committee Volunteers Wanted: The District is planning to put up Holiday Lights at selected locations this winter. If you are interested in serving on a committee to plan and oversee this process please contact Director Palmer: lpalmer@yourcmd.org.

Trees on Tract JJ: You may have noticed the stumps of three trees on tract JJ located off of South Conservatory Parkway between East Dartmouth Drive and East Columbia Place. While most of the common areas along Conservatory Parkway are owned and maintained by the District, this one is not. The tract is owned by DR Horton and will be conveyed to the City at some point. We have been in contact with both parties about the status of the trees, and we will update you when information is provided to us.

Tract NN Trail Surface: The District has experienced erosion problems with the natural trail surface on the path from East Dartmouth Drive to East Doane Drive. This spring the District will replace the surface of the sloped portion of the path with a "stabilized" material. The trail surface will be the same material as the other natural surface trails but the gravel will contain a binding agent to help resist erosion.