

**Conservatory Metropolitan District**  
**Community Update**  
**September 2, 2011**

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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 each month 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 Walls, Monuments and Fences:** We are pleased to announce that a preliminary settlement between the District and the DR Horton has been reached. The District's Board of Directors would like to sincerely thank all residents that volunteered and were willing to set aside time to take part in the scheduled trial.

**Trees and Shrubs:** Summit Services, the District's landscaping contractor, will be pruning dead branches from the District's trees in the green belt areas as well as shrubs in the planted landscaping beds this month.

**2012 District Taxes:** The District collects all of its revenue through property taxes. Each year the District certifies its mill levy to the County, which, in turn, collects the District's taxes along with the taxes imposed by other local taxing entities. The mill levy is a tax levied upon the assessed value of all properties within the District as established by the County Assessor. Each mill is equal to one tenth of one cent. Each year the County Assessor provides the District with a valuation report which reflects the total assessed valuation for all properties within the District. This year's preliminary valuation is approximately 7% lower than the prior year. This reduction in the overall valuation directly affects the tax revenue to the District; however, despite this decrease, the District does NOT anticipate increasing its mill levy for the 2012 budget year. The District is scheduled to adopt its 2012 budget at its regular meeting on October 17, 2011 at 9:00 a.m. at the Conservatory Clubhouse.

**Landscaping Irrigation on District Tracts:** The District is continuing with improvements to the irrigation system over the summer months. Summit Services is analyzing the irrigation system and will continue to make replacements and adjustments one zone at a time. They have replaced numerous sprinkler heads to optimize the irrigation coverage and water use in specific areas. Efficient operation of the irrigation system is an ongoing priority as water bills account for almost twenty-five percent of the District's operating budget.

**Tracts NN, VV and WW:** The District has experienced erosion problems with the natural trail surface paths in Tracts NN, VV and WW. Last month the District replaced the surface of the sloped portion of the paths in all of the above referenced tracts with a "stabilized" material. The trail surface is the same as the other natural surface trails but the gravel contains a binding agent to help resist erosion. In Tract NN the District added cobble stone beds with drainage improvements on both sides of the trail to help move water away from the natural surface. The District has engaged an engineer to evaluate the ponding conditions present at the bottom of the sloped portion of the path in Tract NN and will review a drainage plan at its September Board meeting. In addition to all of this, the District approved extensive work on the irrigation system covering Tract NN to maximize the efficiency.

**Appearance of Turf on District Tracts:** With the very warm temperatures and the District's ongoing efforts to minimize water consumption you have probably noticed that the appearance of the turf is not as vibrant as it was earlier in the year. Rest assured the health of the turf is being maintained and the vibrant color will return when cooler temperatures return.