

Conservatory Metropolitan District
Community Update
March 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 see testing on these structures in the coming months. Until this claim is resolved, the District is advising all homeowners and their children not to 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.

Landscaping: In the next few weeks the Board of Directors will be reviewing proposed plant selections for the flower beds at the various monuments throughout the District. The Board will consider selections that combine annuals and perennials in an effort to maximize the use of budgeted expenditures as well as the impact and vitality of the flowers.

Water Consumption Management: Irrigation of the common area landscaping is the District's single greatest annual expense. In an effort to control and minimize this cost, the District will utilize sophisticated controllers that irrigate based on local weather conditions. Also, the Board is planning to introduce Blue Gramma, a native grass requiring less water, in tract U to observe the appearance and water requirements. As you may know, the District is required to conform to the landscaping plan approved by the City of Aurora. The District has received permission to plant the grass in Tract U and plans to move forward on this test project this spring.

Informational Meetings: Laverne Palmer, one of the District's newest Directors, will be hosting quarterly informational meetings to educate residents about the Conservatory Metropolitan District. If you are interested in learning more about the purpose for and obligations of the District you are invited to attend the first quarterly informational meeting scheduled for March 15, 2010 at 7:00 p.m. at the Conservatory Clubhouse located at 2665 S. Jebel Way. Please RSVP to Laverne's email address: lpalmer@yourcmd.org.

Notice of Board Meetings and Agendas: The Board meeting agendas will be posted at the bulletin board at the Clubhouse approximately one week prior to the upcoming meeting. The agenda also will be posted to the District's website at www.yourcmd.org.

Operations and Maintenance Fee: After careful consideration and analysis and several informational meetings the Board of Directors determined to collect its operation and maintenance revenue through taxes rather than fees. The amounts paid by individual residents will vary according to the valuation of their property. As a result, effective January 1, 2010, the District is no longer imposing the quarterly operations and maintenance fee and residents will not receive a quarterly invoice in the mail. This tax based collection structure does not relieve residents of delinquent fees and fines incurred prior to 2010, and those balances remain due and owing. The District will proceed to collect those amounts as outlined in its collections resolution.