

**LET'S TALK ABOUT THE PARK MEADOWS METROPOLITAN  
DISTRICT ELECTION ON MAY 3, 1994**

Well, we've all received the flyer from the "SLATE OF THREE". But, they have the same old problem - they can't get their facts right. **THEIR NEGATIVE CAMPAIGN MUST BE ANSWERED CANDIDLY & HONESTLY.**

The undersigned, residents of Lone Tree, members of the Lone Tree Homeowners Association (LTHA), past/present members of the LTHA Executive Board and "volunteers" for various projects, believe we have to speak out. **Until last fall** Lone Tree was a community that didn't always agree on everything, but we always worked together for the best interest of the community and **WE ALL TOLD THE TRUTH!**

**This "slate of three" are running on innuendo's, half-truths, misinformation** and very conveniently neglected to mention that **they are opposed to the mall in general and the interchange.**

***These two items (a quality mall and the interchange) represent the best opportunities available to have significant commercial development in Douglas County before your taxes listed below get more out of hand.***

**The "slate of three" are: Stephen Donohue; Thomas Glibota; & Marty Langion.** Individually their qualifications for director positions are so weak that they want you to vote for them collectively so that they can try to implement an agenda that will cause **for you HIGHER TAXES AND/OR LOWER SERVICES.** They want you to believe that the present Park Meadows Board is "incompetent and corrupt"- **WHICH IS NOT THE TRUTH AT ALL.** This is probably a classic case of the wolves yelling wolf. Nobody is perfect and this includes the "slate of three".

**The other, and much better, candidates,** for the three Park Meadows Board Positions, who are running from informed positions on the issues affecting Park Meadows and Douglas County, have histories of positive active involvement in our community, possess the necessary qualifications and experience, and are running campaigns based on **TRUTH** are: **MARK McMANIS; THOMAS MONSON; ROGER PRUSSE; & THOMAS BRADBURY.**

**Let's talk about assessed value and taxes:** We aren't just talking about Park Meadows here - this affects ALL of Douglas County residents - including those within Park Meadows Metro District. Currently the tax bill for residents within our area has the listed mill levy items:

Douglas County	01.8774%	(18.774 mills)	Commercial Property
Law Enforcement	00.4500%	( 4.500 mills)	assessed value factor is 29.00%
School	05.5867%	(55.867 mills)	i.e. they pay approximately
Southgate Water	00.5690%	( 5.690 mills)	3.7 cents in tax yearly
Southgate Sanit	00.1138%	( 1.138 mills)	for each \$1.00 of assessed value
Urban Drainage	00.0696%	( 0.696 mills)	Residential Property
S Sub Park & RE	00.7734%	( 7.734 mills)	assessed value factor is 12.86%
Castlewood Fire	00.7999%	( 7.999 mills)	i.e. you pay approximately
Park Meadows ME	02.1500%	(21.500 mills)	1.6 cents in tax yearly
Douglas Pub Lib	00.2767%	( 2.767 mills)	for each \$1.00 of assessed value
Urban Drn & Flo	00.0084%	( 0.084 mills)	
DC Soil Conservation			
Totals:	12.6749%	(126.749 mills)	Typical Home pays tax of \$22.84/mill

**Residential Property requires a lot more of the above services than commercial property does.**

**Commercial Property, especially a quality mall, is a concentration of very large assessed value.**

Without significant commercial development occurring within Douglas County you can expect all of the above listed taxes to rise. Think about it, the commercial area along County Line Road is the **BREAD BASKET OF DOUGLAS COUNTY.** This area is zoned commercial, the Hahn site is zoned for a mall (currently planned to be anchored by Nordstroms & Dillards) - we have no doubt that a mall will be built - but when and what type? Do we want anchor stores that might be found in Aurora or Northglenn - or do we want "high end stores" more on the level of Cherry Creek Shopping Center? The present board has always viewed this area as being a prime location for a high quality mall. This type facility would generate far more taxes for our Park Meadows Metro District and Douglas County than a variety of strip malls around the area. You see, a lot of this choice is ours, but we have to make the right decisions and have the right board members to represent us. The right commercial development will do the most to help reduce the taxes in Park Meadows and all of Douglas County.

This "Slate of Three" doesn't want the mall or interchange - they don't want significant commercial development in the area; even when their "No commercial growth ideas" means higher taxes and/or lower services as to schools, police and fire protection, and other services identified above.

### Let's talk about services for Quality of Life in Douglas County

We're all concerned about our schools and the lack of space as well as the lack of funds, we want good police protection, quality streets to travel over, adequate fire protection. Without an adequate commercial base you are going to be paying more and more to maintain these services - or those services are going to drop. Either way, the end result of lack of commercial development will hit you right in the pocket! Adversely affecting your property values because of unreasonably high taxes but also because of lack of adequate services. **DOUGLAS COUNTY MUST HAVE AN ADEQUATE COMMERCIAL TAX BASE AS WELL AS PARK MEADOWS METRO DISTRICT.**

### Let's talk about TRUTH!!!!

This "Slate of Three" would have you to believe that Lone Tree has the highest taxes of all the surrounding areas. They'd also like you to think that they're going to do a better job of representing your best interests and have told you that the present board hasn't looked after your interests.

**Consider this:** The Highlands Ranch Metro District is requesting a mill levy increase May 3 of 3.00 mills. Their current mill levy is 25.25 mills - the rise of the 3.00 mills (if approved) will raise it to 28.25. **HOWEVER, PLEASE NOTE - THE CURRENT MILL LEVY IN HIGHLANDS RANCH IS HIGHER THAN THE 21.5 IN PARK MEADOWS!**

How could this mistake have been made - it was stated last fall by one of the "Slate of Three" that he researched the entire area. He said he also researched Acres Green and McArthur Ranch - He should have compared apples and apples - Acres Green has no special district taxes and McArthur Ranch has a tiny Rec District that collects very little money. Park Meadows Metro District is a road district and a one of significant size - put in place incidently by developers, not the present board members.

**Debt Reduction:** Since residents have been in control of the Park Meadows Metro Board the debt has gone from a high in 1985 of \$12,415,000 to a low of \$4,560,000 in 1993. The assessed value went from a high of \$33,657,857 in 1989 to a low of \$19,960,160 in 1992 (Please see Park Meadows Newsletter of March 1994 - Page 4). **Yet the Park Meadows Board members managed to reduce the total debt by nearly \$8 million.** How? A Letter of Credit had been put in place by developers when the district was formed. **OUR PARK MEADOWS BOARD** refused to set a mill levy high enough to cover the debt - this could only be done because the Letter of Credit was sitting there - the developers threatened to sue - the Park Meadows Board stood by their position and the Bank of Montreal called the Letter of Credit for \$8.5 million - your total debt dropped to about 1/3 of what it was.. Do you think that if active, involved residents from Lone Tree hadn't been willing to spend their time serving on this board that the developers would have allowed this to happen? Do you think that they'd have allowed their own Letter of Credit to be called?

Now let's think about this - Your debt dropped from \$12,415,000 to \$4,560,000 due to the strong leadership of your Park Meadows Board. They also refinanced the current debt last year to take advantage of lower interest rates. This substantially reduced the District's total obligation of debt and interest over the long term. For 1994 the 21.5 mill levy is made up of 12.673 mills for general service and 8.867 mills for debt service. The debt service portion would have been required, under law, to be much higher if the original \$8.5 million debt and its ballooning note had not been eliminated and if last years restructuring had not been done. The current debt also starts ballooning in 1995 - added assessed value is the best solution for holding the mill levy down in light of all the other services needing assessed value to keep their mill levy's down. **DO YOU THINK THEY, YOUR PRESENT PARK MEADOWS BOARD, HAVE REPRESENTED YOUR BEST INTERESTS? That isn't what the "slate of three" wants you to believe!**

### Let's talk about this "Slate of Three" running as a team to unseat a majority on the Park Meadows Board:

Two of these candidates have lived in Lone Tree for a number of years. They had shown no interest in the Park Meadows Metro Board prior to the bond issue last fall. Thomas Glibota lives in the Taos Townhome Project and has stated that "he opposes the mall under any circumstances" because he doesn't want increased traffic on Yosemite near

# BOARD OF DIRECTORS

	<u>Years of Service</u>	<u>Term Ends</u>
Lee Van Ramshorst President 790-4661	10	May 1996
Thomas Monson Secretary 799-4034	5	May 1994
Thomas Bradbury Treasurer 303-822-5335	11	May 1994
Roger Prusse V.P./Asst. Secretary 790-8289	6	May 1994
Thomas Wood V.P./Asst. Secretary 790-1630	7	May 1996

Board members are elected for four year terms. They come from regular walks of life.

The present board brings decision making and managerial skills from their regular jobs. Lee Van Ramshorst is Senior Vice President - Plains Petroleum Company; Tom Monson is Vice President of Kemper Securities; Tom Bradbury is the owner of Bradbury Land and Cattle Company; Roger Prusse is the President of Prusse and Company; and Tom Wood is a Broker Associate with Moore and Company.

## DISTRICT CONSULTANTS

District Manager - R. S. Wells Corp. 779-4525  
Legal Counsel - Robert J. Flynn Esq.  
Special Counsel - Gary White Esq.  
Accountant - Van Schooneveld and Company  
Engineering - Felsburg Holt & Ullevig

## BOARD OF DIRECTOR MEETINGS

The directors hold regular meetings on the fourth Monday of each month at 4:00 p.m. and, as needed, special meetings. Each director is entitled to one vote on all questions before the Board when a quorum (3) is present. Meetings are held at the offices of R. S. Wells Corp. at 6200

Syracuse Way, Suite 150, Greenwood Village, Colorado. The next regular meeting will be held March 28, 1994, at 4:00 p.m.

## BOARD VACANCIES

Vacancies on the Board are filled by appointment of the remaining directors with the appointee serving until the next regular election.

## DIRECTORS/CONSULTANTS

Consultants are paid based on time spent on behalf of the District. This can include regular meetings, special meetings, time spent with constituents, etc. Directors often attend special meetings with various groups or to work on special projects, such as this newsletter, for which they receive no compensation. Naturally, due to activities within the district, some portions of the year require more volunteer time than others. Directors may receive compensation to serve the District in an amount not to exceed \$50.00 per meeting and a maximum of \$950.00 per year. Prior to 1990 the directors received no compensation for regular or special meetings. In actuality the positions are virtually uncompensated for the amount of hours and dedication necessary to be effective.

## PURPOSE OF DISTRICT

The Park Meadows Metropolitan District is a quasi-municipal corporation and a political subdivision of the State of Colorado. **The District was organized for the purpose of providing street improvements and traffic safety protection facilities for the inhabitants of the District within the District Boundaries.** In 1982, the District Court of Douglas County entered an order and decree organizing the District. Organization of the District was proceeded by the filing of a petition for organization, and county approval of a Service Plan consisting of a financial plan, including proposed funding and a preliminary engineering survey detailing the proposed improvements. Following formal approval, an election was held and the district formed.

his home. WHY IS HE RUNNING FOR THIS BOARD - TO REPRESENT EVERYONE'S OVERALL BEST INTERESTS OR **HIS?** Signs have been on the mall site for years, Yosemite is obviously designed as a major arterial - what was he thinking of when he bought his home there. Perhaps a significant judgement error on his part, but now he expects the rest of us to pay for his mistake by having higher taxes so he doesn't have additional traffic. Fortunately for the residents of Taos, and all of us, the mall and all residential areas in Park Meadows are physically separated by C-470. In addition the half diamond interchange will keep a lot of commercial traffic out of any of our residential areas. Mr. Glibota's stance will only cause all of us to experience **HIGHER TAXES AND /OR POORER SERVICES AND LOWER PROPERTY VALUES.** Stephen Donohue is responsible for the faulty numbers - you know, highest taxes in the entire area - more than Highlands Ranch! Even though he lived in the area long enough to do so, **he was not registered to vote in the bond election last fall that he had so much to say about.** The third of this "Slate of Three", Marty Langion, moved to the area last summer, and in Jan. 1994 was appointed as Park Meadows observer to report to the Lone Tree Homeowners Assoc.(LTHA). She hasn't attended a LTHA meeting since being appointed.

**The "slate of three" promise to reduce your debt - the present board did reduce your debt by over \$8 million.** This "Slate of Three" also promises no closed meetings with developers - they won't see any of the developers plans either until its coming out of the ground. Developers don't lay their plans on the table at public meetings for all their competition to see. The present Park Meadows Board allows anyone with proposed plans to meet privately with them - they then make all their decisions in a public meeting - as required by law. This "slate of three" would hold meetings at night - they'd also pay your district's legal counsel, manager, accounting firm, etc. travel time and lose the infrastructure of files, etc. at the Manager's Facilities. The Lone Tree Homeowners Association has night meetings too - ALWAYS! Their Annual meeting was April 6, 1994, and as always Park Meadows Metro District gave an annual presentation. Do you know how many interested residents attended this meeting? There were less than ten guests not including board members and candidates to the LTHA Executive Board. **AND, NOT ONE OF THESE "SLATE OF THREE" WERE IN ATTENDANCE.**

**DO YOU REALLY WANT PARK MEADOWS DIRECTORS, LIKE THE "SLATE OF THREE" WHOSE ONLY APPARENT "BUSINESS" METHODOLOGY IS VERBAL COMBAT MISSIONS WHERE THEIR BOMBING AND STRAFING WORDS ARE GOING TO MAKE YOU; YOUR TAXES; YOUR NEEDED SERVICES INCLUDING SCHOOLS, POLICE & FIRE PROTECTION; AND YOUR PROPERTY VALUES THE INNOCENT VICTIMS.**

**Let's talk about their contributions to the Lone Tree Community:**

They said they worked hard against the bond issue and stopped the mill levy increase in Park Meadows.

The residents of the district defeated the bond issue by their votes. This was your right! This "Slate of Three" did not even attend the final Park Meadows Meeting concerning the mill levy increase. Other residents of Lone Tree were present and discussed the matter with the board in a professional manner. Various scenarios were discussed - including the threat of this opposition group of a lawsuit - it was decided that to defend your position in a lawsuit would be expensive and not a good use of funds, even to be proven right and the Park Meadows board would make every effort to survive another year without a mill levy increase. These three were not even in attendance at the meeting but are claiming full credit!

Now what else have they contributed to the neighborhood? They didn't list anything. We are unaware of anything that they could have listed. One has for the first time this year joined the LTHA, although has lived here for a number of years. He hasn't attended any of our LTHA meetings. One attended a couple of meetings but after being appointed to an observer position hasn't returned.

**Now lets talk about this "illegal" mill levy that they charge the board tried to assess:**

The Park Meadows Board felt that they should not continue to take from the reserve fund and with the mall in serious question for at least the short term they deemed it advisable to raise the mill levy. Their legal counsel advised that Amendment #1 did not prevent them from raising the mill levy for current debt - they could not raise it for new debt without approval. At a special board meeting, called by the president to give this issue all the review possible by the board, the mill levy was set to remain at 21.5 mills following the recommendation by Mark McManis, a Lone Tree Homeowner currently running for the board, that the legal uncertainty at the time put at risk in legal defense all that

would be raised by a higher mill levy. There was a similar case in Littleton that had not been resolved at the time of the final meeting - however, since that time the courts have ruled that it was legal. **NOW THAT IS AN IMPORTANT POINT - THE RAISING OF THE PARK MEADOWS MILL LEVY WOULD HAVE BEEN CONSIDERED LEGAL BASED ON THE RULING THAT HAS COME DOWN IN LITTLETON!**

Let's talk about "special counsel"

This "slate of three" would have you believe that the Park Meadows Board has hired special counsel to get around Amendment #1. The Fact is - Special Counsel was hired on a temporary basis to try to find alternative financing for the mall's road related infrastructure - remember that was something that numerous people suggested at the Informational Meetings - we'd like the mall but we don't want to pay for it. They are making every effort to find that alternative financing without district taxpayers having to pay the bill.

Let's talk about everyone being able to contribute - "because they have lived here longer they know better"

Being here longer has nothing to do with knowing better. Being involved in your community has a great deal to do with "knowing better" **AND THIS "SLATE OF THREE" HAS NOT BEEN INVOLVED IN THIS COMMUNITY.** Read over their qualifications for serving on this board. Mother of Three, Lone Tree observer for Park Meadows Board Meetings (and haven't attended since being appointed in January), Environmental Geologist, specializing in clean-up and a Retired Air Force Attorney w/200 combat missions, Boy Scouts . . . . . hey, **WHAT HAVE YOU DONE ON BEHALF OF LONE TREE AND DOUGLAS COUNTY?** and what qualifications do they bring to the particular jobs on this ballot ?

Let's talk about the people who supported this flyer:

We're just plain Lone Tree residents who believe that "TRUTH" is still important. We didn't help defeat the bond issue last fall. We attended the informational meetings. We have been involved over the past twelve years (or less - depending on which of us you're talking about) but various ones of us have been involved in the various issues - getting the first residents elected to the Park Meadows Board in 1984 and then making sure that we got control of that board and kept residents in control. We were here when developers had total control and we know how things were then - **WE KNOW HOW MUCH BETTER THINGS ARE NOW AND HOW MUCH BETTER OFF WE ALL ARE BECAUSE WE MADE SURE WE KEPT INFORMED, ACTIVE, RATIONAL RESIDENTS ON THIS BOARD.** Where were this "slate of three" then - not helping us! We worked with the Park Meadows Board and the developer in Lone Tree to get the district streets accepted (you see the way the developers set it up we were still paying maintenance and repairs on all these streets for years) It isn't that way anymore! The District doesn't pay for new streets "up front" either anymore. If they have the money they reimburse, **AFTER** they have been accepted by Douglas County. A number of streets they never reimbursed for - saved you tax dollars (do you think developers wouldn't have repaid themselves - **YOU BET THEY WOULD HAVE.** But we had residents in place. We've been involved in reviewing Referral Packets from Douglas County concerning new development in the district for years, we negotiated with the Fairways developer to pay for a library in our area (now known as Oakes Mill), he also funded Sweetwater Park and the trail through the Fairways, we negotiated with our developer who initially sold homes in Lone Tree advertising acres and acres of wide open spaces, scenic biking and jogging trails winding through the area - and there were none! We can take credit for the trail through Terra Ridge and the pocket park. We worked with Suzy McDanal and with her help a bridge was installed to allow Taos residents easy access to Cook Creek Park. We've set up special meetings with the Douglas County Planning Dept, Douglas County Commissioners, Douglas County Parks & Recreation District, South Suburban Parks and Rec., the fire department. **Where were this "slate of three"? - not helping us in any way!**

Let's talk about condemning this Park Meadows Board for bringing the bond issue to us last November:

The Park Meadows Metro District Board is required by State law to represent - equally - all taxpayers in the district. The Hahn Company came to them with a plan, asked their assistance - which was included in the service plan by which they operate. The assistance would have required additional debt. They were legally required to come to you for authorization. They did that. In fact they authorized a mail ballot, which they did not have to do, in order to have as many voters as possible cast their votes on this very important issue. How can we now say they did wrong by asking us if we'd approve that bond issue. They never told us that we should vote for it - many people viewed their

presence there as "support of the issue . This may or may not have been the case - **but they never told you how you should vote.** They were present to assure that the Hahn Company presented the facts to you correctly, concerning what Park Meadows had or had not agreed to. (You see, those of us who have been here a long time "accused of thinking we know better because of that fact" do know that in the past there have been developers in Lone Tree who did not present the true facts. We've learned by past mistakes and we encouraged the Park Meadows Board not to let that happen again.

How can we find fault with a board who followed the law and did their job by coming to us with the proposed bond issue. You voted "NO" and that was your right! They have accepted that and gone on with the business at hand which you told them was to find a way to have the mall without you having to pay for it.

The flyer from the "Slate of Three" is severely lacking of accurate facts yet they want to replace the majority of the Park Meadows Board. You will make the final decision. We encourage you to make an informed decision - A vote for the "Slate of Three" is a vote against commercial development and a vote for higher taxes for you and no doubt eventually less services - all of this in turn will equal lower property values. We cannot afford to let this happen. You must consider the facts - not accusations, innuendo;s, half-truths and numbers that don't reflect the facts. We believe the TRUTH must be presented and we have made a sincere effort to present it to you in this flyer. **We'd be happy to talk with you concerning this matter. Please give us a call if we can help.**

Doug Forsstrom  
(799-0915)

Past Lone Tree Homeowners Board

Thomas B. Swain  
(790-1489)

Referral Packet Review Committee  
Park Meadows Board (5/86 - 5/90)

David Prusse  
(790-0814)

Past Lone Tree Homeowners Board

Jim & Diane Riley  
(790-1331)

Past Lone Tree Homeowners Board

Craig Martell  
(799-6154)

Current Lone Tree Homeowners Board

Lloyd Brownlee  
(799-3626)

Current Lone Tree Homeowners  
Board

Stana Herbolich  
(792-2029)

Past Lone Tree Homeowners Board

Sharon Van Ramshorst  
(790-2794)

Past Lone Tree Homeowners Board  
Past County Board of Adjustments

Rick & Patti Schreck  
(790-4111)

Arrowhead Way Buffer Committee

Daryl Osborn  
(799-1540)

Past Lone Tree Homeowners Board

Greg Mandel  
(792-2816)

Past Lone Tree Homeowners Board

Tami Gerrard  
(792-3711)

Past Lone Tree Homeowners Board

Joe Bosco  
(799-8189)

Architectural Advisory Committee

Phil & Linda Buckley  
(792-0337)

Current Lone Tree Homeowners Board

Paid for by: David Prusse; Thomas B. Swain; Doug Forsstrom; Greg Mandel

## PLEASE BE SURE TO CAST AN "INFORMED" VOTE !

(TAKE THIS PAGE INTO THE VOTING BOOTH AND THINK ABOUT WHO INDIVIDUALLY IS BEST QUALIFIED TO REPRESENT YOU AS TO BUSINESS DECISIONS RELATED TO THIS SPECIAL TAX DISTRICT)

THE CANDIDATES ARE (in the order they will appear on the ballot): **\*\*YOU CAN ONLY VOTE FOR THREE (3) \*\***

**THOMAS L. MONSON** - Vice President and Investment Consultant with Kemper Securities Inc. - Incumbent - 5 years on Park Meadows Board - Lone Tree resident for over 9 years - Active, as is his wife, in Lone Tree Homeowners Association - Worked on neighborhood issues such as Oakes Mill Library and Power Line concerns - Three children with two in Eagleridge Elementary School - **STRONGLY SUPPORTS QUALITY COMMERCIAL DEVELOPMENT, PARTICULARLY THE MALL, AS THE BEST MEANS TO HAVE THE NEEDED ASSESSED VALUE FOR ALL THE OVERLAPPING SERVICE DISTRICTS TO REDUCE TAXES - BELIEVES THE YOSEMITE - G-470 INTERCHANGE IS IMPORTANT TO OUR DISTRICT AND THE SURROUNDING AREA.**

**THOMAS H. BRADBURY** - Rancher - Incumbent - 11 years on Park Meadows Board - Owner of a large parcel of undeveloped acreage within Park Meadows Boundaries - From old line family in Douglas County - In favor of quality significant commercial development **FOR THE LARGE CONCENTRATED ASSESSED VALUE IT REPRESENTS RESULTING IN LOWER TAXES AND/OR IMPROVED SERVICES INCLUDING BETTER SCHOOLS - working to find ways to fairly distribute any costs for encouraging commercial development in the spirit of the Park Meadows Voters and Amendment 1.**

**MARK McMANIS** - CPA - Principal and Corporate Finance Advisor for JMW Capital Partners, Inc. - Lone Tree Resident for three years - Attends Park Meadows meetings and Lone Tree Homeowners meetings - Helps his wife on Lone Tree Homeowners Accounting and Tax activities - Wants to ensure communications to and from the Park Meadows Board improve (including continuing with the Park Meadows Newsletter already started) - **IN FAVOR OF QUALITY COMMERCIAL DEVELOPMENT TO INCREASE OUR TAX BASE WHICH WILL SERVE TO REDUCE CURRENT PROPERTY OWNERS' TAXES - NOT IN FAVOR OF TAX INCREASES AND VIEWS THAT AS A LAST RESORT ONLY - WITHOUT THE MALL IT IS LIKELY THAT TAXES WILL INCREASE - WE ALL NEED TO WORK TO GET THE MALL BUILT AND DO ALL WE CAN TO ASSURE IT IS A FIRST CLASS MALL.**

**MARTY LANGION** - Software product manager, mother of three, Lone Tree observer for Park Meadows Board meetings (NOTE: She has not attended a meeting of the Homeowners Association she is suppose to report to since the first month of her appointment in January 1994 and Park Meadows only in January and part of the April meeting - both boards hold regular monthly open meetings and the Homeowners Association has had an annual meeting during that time) - Wants Park Meadows' regular meetings held in the district where they will be **significantly more expensive to conduct (your tax dollars)** so that they are more convenient, when historically very few property owners attend these open to everyone meetings.

**THOMAS GLIBOTA** - Environmental Geologist, specializing in clean-up of contaminated water and soil - Taos Townhomes Resident - Verbally advised local residents that **he is totally against the mall. THIS WILL HAVE THE SAME NEGATIVE IMPACTS OF LESS ASSESSED VALUES; HIGHER TAXES; ETC. AS STATED BELOW FOR MR. DONOHUE.**

**STEPHEN DONOHUE** - Retired Air Force attorney and fighter pilot with 200 combat missions. Volunteer with Habitat for Humanity, the Boy Scouts, and Host for Foreign Exchange Student - Lone Tree Resident - Author of last falls very emotional, anti bonds, anti mall flier - Demonstrated lack of knowledge that Park Meadows is a special tax road district representing all the property owners in the district - **Anti Mall, interchange, or any significant commercial development even though it means MUCH LESS ASSESSED VALUE WHICH WILL CAUSE HIGHER TAXES AND/OR LOWER SERVICES INCLUDING POORER SCHOOLS AND LESS POLICE & FIRE PROTECTION AND LESS OTHER SERVICES NEEDING TAX DOLLARS.**

**ROGER PRUSSE** - Owner of Prusse & Co., a real estate brokage, building and development company - Incumbent - 5 years on Park Meadows Board - Voted against both recent tax increases - Lone Tree Resident for 9 years - Active in Lone Tree Homeowners Association - Past President of two other homeowners associations - Scout Leader and active in Church - Father of five children in Douglas County Schools - **WANTS LOW TAXES AND A QUALITY COMMUNITY - BELIEVES SIGNIFICANT QUALITY COMMERCIAL DEVELOPMENT THAT PAYS ITS WAY WILL REDUCE TAXES FOR ALL CURRENT PROPERTY OWNERS.**

**WHO CAN VOTE ON MAY 3 ?**

The Park Meadows Metropolitan District will be conducting a director's election on May 3, 1994. The polling place for the election is the District Center located at 8527 Lone Tree Parkway, and the polls will be open from 7:00 a.m. to 7:00 p.m. In order to vote at this election, **YOU MUST BE REGISTERED TO VOTE IN THE COUNTY IN WHICH YOU RESIDE**, and be (1) a person who has been a resident of the District for not less than twenty-five (25) days; or (2) who or whose spouse owns taxable real or personal property situated within the boundaries of the Park Meadows Metropolitan District, whether said person resides within the District or not (a person who is obligated to general property taxes under a contract to purchase taxable property shall be considered an owner of taxable real property for the purpose of qualifying as an elector). Each eligible elector shall be required to execute an affidavit as to his or her qualifications for voting before being allowed to vote. **Only individuals can vote at this election.** Ownership of property by corporations or partnerships does not qualify owners to vote as individuals.

Absentee voting is at R. S. Wells Corp. - Please contact Sue Blair at 779-4525

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**VERY CURRENT INFORMATION TO KEEP YOU INFORMED**

After months of intense discussions and negotiations, at the end of years of dedicated efforts, your Park Meadows Board (your elected representatives), through its committee for this project, has successfully concluded the following items (which were unanimously approved at its April 25, 1994 Board Meeting):

- 1.) An intergovernmental agreement with Douglas County that sets out the future direction of the Park Meadows District under the condition that the county attempt to develop a financing mechanism that will fairly distribute the burden for the building of roads and other infrastructure at the mall site. **NO NEW DEBT AND NO NEW TAXES FOR PARK MEADOWS PROPERTY OWNERS.** The mall site remains in the district with its full assessed value available to retire Park Meadows Debt with lower district mill levys.
- 2.) A contractual arrangement for the mall site to pay its share of the half diamond interchange at C-470 and Yosemite; limiting Park Meadows' part to the funds that are already set aside for that interchange; and probably keeping Park Meadows part to half or less than previously contemplated. **NO NEW DEBT AND NO NEW TAXES FOR PARK MEADOWS PROPERTY OWNERS.**
- 3.) Deeding of the road right of ways at the mall site to Douglas County. This puts the option of building roads at that site with Douglas County. **THE PARK MEADOWS DISTRICT WILL NO LONGER BE IN THE BUSINESS OF BUILDING ROADS AT THE MALL SITE.**

**WHAT DOES THIS MEAN ?**

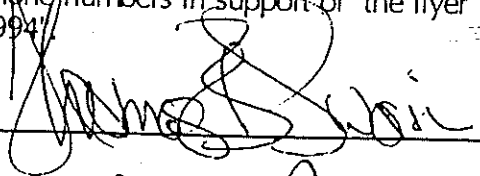
These actions are expected to be the catalyst for the financing and then building of the high quality mall (planned to be anchored by Nordstroms and Dillards) and the half diamond interchange. **THE MALL'S VERY LARGE ASSESSED VALUE MEANS LOWER TAXES AND/OR BETTER SERVICES FOR ALL PROPERTY OWNERS IN THE AREA OF THE AFFECTED TAXING AUTHORITIES; INCLUDING SCHOOLS.**

**SUPPORT YOUR PARK MEADOWS BOARD**  
**AND**  
**THEIR REPRESENTATION OF YOUR OBJECTIVES**  
**OF**  
**LOWER TAXES AND A QUALITY COMMUNITY**

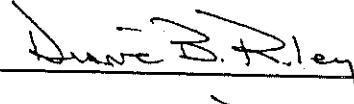
**VOTE MAY 3, 1994**



The undersigned, residents of the Park Meadows Metropolitan District, have authorized the use of their names and phone numbers in support of the flyer "Let's Talk About The Park Meadows Metropolitan District Election on May 3, 1994"



W. David Prusse



Duane B. Riley



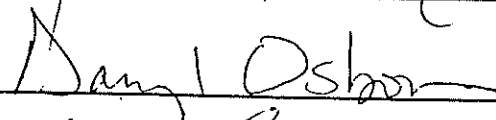
Tamara Gerrard



Sharon L. Ann Remshert



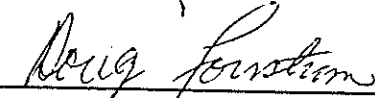
Steve Kurbek



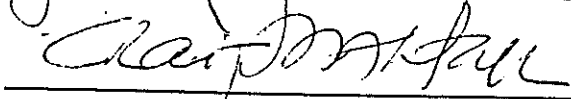
Danl Osborn



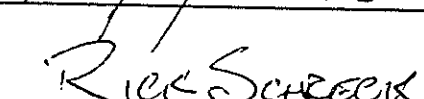
Craig D. Marshall



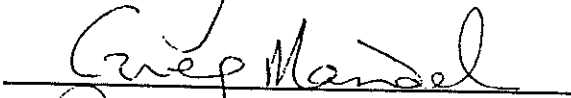
Doug Forstrom



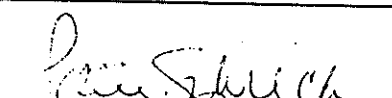
Greg Mandel



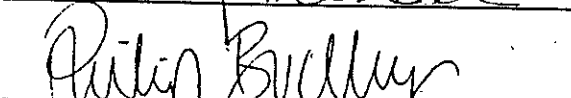
Rick Schreck



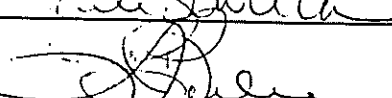
Philip Buckley



Ken Schick



Linda Buckley



[unclear]



[unclear]



[unclear]