

Park Meadows Metropolitan District
6399 S. Fiddler's Green Circle, Suite 102
Greenwood Village, CO 80111-4974
303-779-4525
303-773-2050 (FAX)

INFORMATION UPDATE

March 21, 2002

Dear Residents and Property Owners:

The purpose of this newsletter is to provide information to property owners and residents within the Park Meadows Metropolitan District regarding recent and future planned activities by the District which may affect you and your property.

Amended District Service Plan

You may have received a notice within the past month from the District regarding our request to Douglas County to amend our Service Plan. The Service Plan for the District is comparable to a charter or a constitution for a government. It provides a description of the services which the District may provide and the method under which they may be financed and the estimated cost to the property owners within the District. The District was originally formed in 1982 with a very specific Service Plan that fit the needs of a near-rural district 20 years ago, but times have changed. The old Service Plan did not specifically authorize the District to participate in other street improvement projects such as the additional lane on Yosemite under C470 (last year's major project). The old Service plan also did not specifically identify some of the District's most important current functions: maintaining landscaped medians and rights-of-way on Lincoln, Yosemite, and other major streets in the District.

As a result, the District decided to amend and update its Service Plan. The amended plan was submitted to Douglas County for approval on January 9. It was unanimously recommended for approval by the Douglas County Planning Commission on January 28 and was unanimously approved by the Douglas County Commissioners on March 13.

The District can now again participate in a variety of street and intersection improvements in a continuing effort to alleviate traffic congestion for District residents. One feature of the amended Service Plan is a proposal to finance new street improvements without raising District taxes.

2002 Budget Adoption

In November, the District Board approved the 2002 District budget, which is effective from January 1 to December 31 of 2002. The budget provides for the same level of property taxes (6.387 mills) as in the prior year. The District will continue to provide

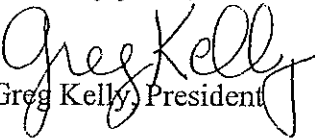
District Bond Election on May 7, 2002

The Board has also called an election on May 7, 2002, seeking approval to issue \$6,000,000 in bonds. These funds will permit the District to continue its efforts to improve traffic movement and reduce traffic congestion within the District. The issuance of the bonds will not increase the District's current mill levy of 6.387 mills. The District estimates that these bonds can be repaid over the next 10 to 15 years.

You will be receiving additional information about this bond issue prior to the May 7 election. The election will be held at the Lone Tree Civic Center on Tuesday, May 7 from 7:00 a.m. to 7:00 p.m. We urge all residents to be informed and vote in this election.

Should you have any questions about the contents of this Update, please don't hesitate to contact Mr. Bob Blodgett, Manager, R. S. Wells L.L.C., at the District office, 6399 S. Fiddler's Green Circle, Suite 102, Greenwood Village, Colorado. Telephone number: 303-779-4525; fax number: 303-773-2050. Thank you.

Sincerely yours,


Greg Kelly, President

On Behalf Of Your Board of Directors

Bob Isaacson	Treasurer
Roger P. Pearson	Secretary
Doug MacGregor	Asst. Secretary/Treasurer
Tom Banks	Asst. Secretary/Treasurer

TO ALL REGISTERED VOTERS

NOTICE OF ELECTION ON A REFERRED MEASURE

**PARK MEADOWS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

Election Date:	May 7, 2002
Election Hours:	7:00 A.M. to 7:00 P.M.
Local Election Office Address and Telephone Number:	Sue Blair, Election Official C/o R. S. Wells, L.L.C. 6399 S. Fiddler's Green Circle Suite 102 Greenwood Village, CO 80111 (303) 779-4525

Ballot Title and Text:

Ballot Issue A (Street Improvements):

SHALL PARK MEADOWS METROPOLITAN DISTRICT DEBT BE INCREASED \$6,000,000.00, WITH A REPAYMENT COST OF \$10,500,000.00; AND SHALL PARK MEADOWS METROPOLITAN DISTRICT TAXES BE INCREASED \$2,000,000.00 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING THE COSTS OF PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, TRAFFIC AND SAFETY CONTROLS AND DEVICES AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 7.50% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF , PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

District Estimates of Maximum Dollar Amount of Tax Increase and of District Fiscal Year Spending Without The Increase For First Full Fiscal Year of Proposed Tax Increase:

Estimated Maximum Dollar Amount of Tax Increase For 2003:	\$2,000,000
Estimated 2002 Fiscal Year Spending Without Proposed Tax Increase (assumes no other tax increases are approved):	\$1,870,600

Information On Current District Bonded Debt:

Principal Balance of Total Current District Bonded Debt:	\$3,705,000
Maximum Annual District Repayment Cost of Current Debt:	\$1,075,542
Total District Repayment Cost of Current Debt:	\$4,124,678

QUESTION 1: STREET IMPROVEMENTS

SHALL PARK MEADOWS METROPOLITAN DISTRICT DEBT BE INCREASED \$6,000,000.00, WITH A REPAYMENT COST OF \$10,500,000.00; AND SHALL PARK MEADOWS METROPOLITAN DISTRICT TAXES BE INCREASED \$2,000,000.00 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT: SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING THE COSTS OF PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, TRAFFIC AND SAFETY CONTROLS AND DEVICES AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES, SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 7.50% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF , PREMIUM IF ANY, AND INTEREST ON THE DISTRICT'S DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES: _____

NO: _____