

PARK MEADOWS METROPOLITAN DISTRICT NEWSLETTER

("FACTS" ABOUT YOUR SPECIAL TAX DISTRICT)

Volume ONE

March 1994

INTRODUCTION

This is the first issue of a periodic newsletter for your Park Meadows Metropolitan District. We your elected board members, and our consultants, highly encourage you to read this and future issues as the best method (short of attending all our meetings - which you are welcome to do) to be informed as to the activities and decisions of this special tax district.



The newsletter is called "Park Meadows Metropolitan District Newsletter and subtitled "Facts" About Your Special Tax District". It will be limited to concerns of all the property owners in the district and will be a Statement of Facts.

Why a newsletter? The various boards have over the years, periodically discussed publishing a newsletter. Historically, it found limited interest by the small, but growing number of property owners. What interest existed was covered by open meetings of the district and by board members and the district consultants responding to requests for presentations at homeowners meetings or individual inquiries. We have given an update on Park Meadows to the Lone Tree Homeowners Association at their annual meeting in April for the past nine years. This was during a time when one of the major activities of the board was to do whatever it could to strengthen the financial condition of the district for the long term. Remember, many special tax districts became big financial liabilities in the recent past. Your board is, and has been for a long time, very

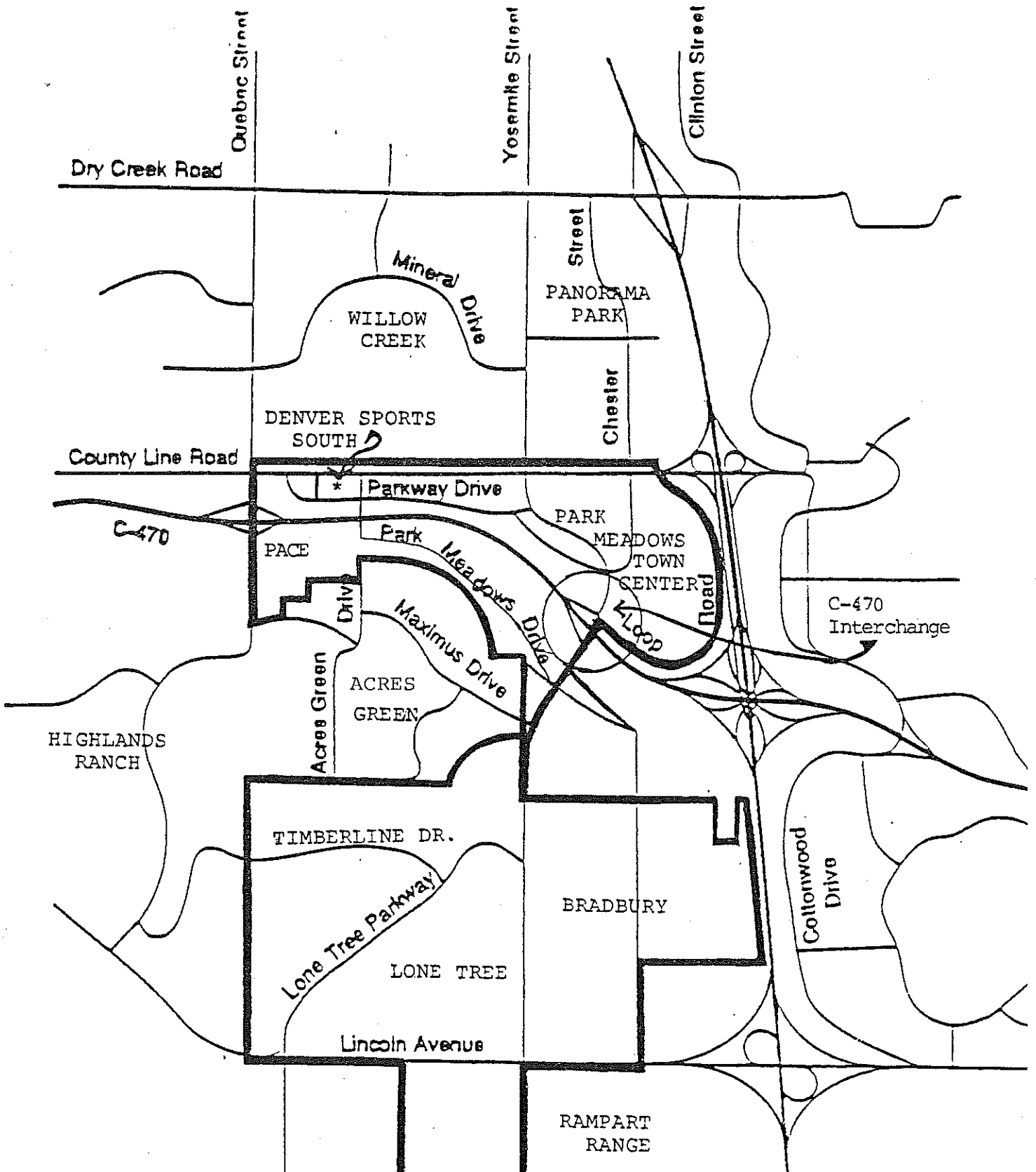
conservative, but realistic. A newsletter costs money. Recently, generally due to the bond election last November and the fact that the district has grown to consist of a larger group of property owners, the board has again reviewed the newsletter issue and determined that the expense is justified in order to provide the facts to more property owners than can be accomplished in meetings and individually.

A single issue of the newsletter cannot cover every activity and its associated history in depth. Therefore each issue will give a snapshot of most activities and also focus more in depth on one or more particular issues of the district. Each newsletter will try to accomplish these objectives.

- ✓ Inform each of you, as property owners in the district, of the status (at the time of publication) of current items.
- ✓ Establish a historical perspective on matters of the district.
- ✓ Educate as to Park Meadows Metropolitan District and its relationship to other activities in the world in which your property exists, i.e. other local districts, counties, the State of Colorado, etc.

We, the Board of Directors, and our consultants, welcome your input. It is your district, and as representatives of all taxpayers within the district, we continue to strive to do what is best for all the property owners overall.

PARK MEADOWS METROPOLITAN DISTRICT



CURRENT EVENTS

o In November 1993, a special election question was defeated by a vote of 541 to 256 for consideration of additional bond debt in the amount of \$12 million for the purpose of paying the cost of construction, installing, improving, completing, or providing street and roadway improvements and facilities within the District. The Board's publically stated policy was not to incur any of this new debt authorization unless agreements could be reached with developers, and others, that would reasonably assure that repayment would occur without additional mill levy burden on property owners.

o The Board reviewed a request from PACE Warehouse Developments for participation in a traffic signal at the intersection of Quebec and Park Meadows Drive within the District. The Boards' position was that we felt this expense should be shared by others who also contribute to the need for this signalization and upon Highlands Ranch agreeing to pay 50% of the signal, the District approved participation in the amount of \$50,000. We refused the request by PACE that we contribute \$100,000 for required landscaping on their site, in part because this is not within the allowed activities within our service plan.

o Because of continued increases in expenditures for the District Center located at the corner of Park Meadows Drive and Sweetwater Road, the Board of Directors considered offers to sell the center and the associated parking lot. Numerous offers in excess of the asking price were made to the District. Meanwhile Douglas County exercised its right to buy the parking lot. This made all offers at the time null and void. Following residential input expressing a desire to retain the center, the Board reconsidered its decision to sell the center and will concentrate on efforts to make it self sufficient.

o The Districts ongoing efforts to construct an interchange at Yosemite Street and C-470 continue. The Colorado Department of Transportation has been approached to participate in sharing the costs of additional lanes.

o The Board of Directors held one regular meeting and one special meeting (called by your president) to review and approve the 1994 District budget. The District mill levy will remain at 21.50 mills, the same as it was during 1991 and 1992.

o During the January meeting the Board of Directors approved the granting of an easement to the Southgate Water and Sanitation District over a portion of District property known as Chester Street. The overall project is an extension of a water line along South Yosemite Street to just south of the intersection of Chester Street and County Line Road; and on south crossing under C-470.

o The Board of Directors reviewed and offered support of a rezoning proposal for Heritage Hills. This 414 acre parcel is currently zoned light industrial and commercial. A request has been submitted to Douglas County for a Planned Development zoning to include residential, commercial, and office/light industrial.

Although these items are a highlight of recent board agendas, a complete documentation is included within the minutes of each meeting and are available for review at the office of R.S. Wells Corp. located at 6200 South Syracuse Way, Suite 150, Greenwood Village, Colorado.

HISTORY OF DISTRICT

Park Meadows Metropolitan District encompasses approximately three square miles in unincorporated Douglas County in the southeastern portion of the Denver metropolitan area (please see map on last page). The District consists of approximately 1,863 acres, of which 802 acres encompass the Lone Tree Planned Development, a planned residential community with ancillary commercial development. An additional 434 acres are included in two planned, yet primarily undeveloped commercial/retail developments, the 257 acre Parkway Plaza and 177 acre Park Meadows Town Center.

The primary developed area within the District consists of the residential development and associated support services occurring within Lone Tree.

HISTORY OF ASSESSED VALUATION

Levy Year	Assessed Valuation	% Change	New Construction	Year End Debt
1983	\$ 2,479,920			\$ 8,540,000
1984	\$ 6,664,590	62.79		\$ 8,540,000
1985	\$ 8,414,952	20.80		\$12,415,000 (1)
1986	\$11,119,350	24.32		\$12,415,000
1987	\$28,529,021	61.02		\$12,410,000
1988	\$29,011,292	1.69	\$ 1,849,252	\$12,405,000
1989	\$33,657,857	16.02	\$ 753,296	\$12,350,000
1990	\$28,711,470 *	(14.70)	\$ 486,380	\$ 3,980,000 (2)
1991	\$21,556,520 *	(24.92)	\$ 572,730	\$ 3,975,000
1992	\$19,960,160 *	(7.41)	\$ 1,224,910	\$ 3,950,000
1993	\$23,574,030	15.33	(NA)	\$ 4,560,000 (3)

* These drops in assessed valuation were due in part to property owners, primarily within the commercial areas of the district, protesting their property taxes and successfully petitioning the county/state for reduction. The large drop in 1991 was in part due to the Lone Tree Country Club being purchased by South Suburban Parks and Recreation District. South Suburban does not pay property taxes.

(1) Debt restructured to increase time until larger payments start on balloon note.

(2) The trustee for the Series 1983 Bonds made a draw on a Letter of Credit from the Bank of Montreal which secured the bonds. The draw was induced by determined district board members who refused to certify an excessive mill levy for payment of debt service by the district.

(3) Debt restructured to take advantage of lower interest rates. Total obligation of debt and interest substantially reduced for the long term.

Future issues of "Facts" will deal with how the mill levy is set, how taxes are calculated and what funds are used for. We suggest you might consider saving each issue so that you will be able to refer back in the event future issues raise questions that a previous issue might have covered.

CANDIDATES FOR DIRECTORS' ELECTION TO BE HELD MAY 3, 1994

THOMAS H BRADBURY
STEPHEN DONOHUE
THOMAS GLIBOTA
MARTY LANGION
MARK McMANIS
THOMAS L MONSON
ROGER PRUSSE