



# The Metro



A community newsletter paid for and managed by GVR Metropolitan District

April/May 2009

## FIRST ISSUE OF "THE METRO"

By: Earleen Brown, President of the GVR Metro District

Welcome to The Metro, a new *bi-monthly* newsletter. It is written and coordinated by the GVR Metropolitan District Board and staff to help inform you and keep you up-to-date about what is going on in our District. The recent mailings of the Master HOA have presented some misrepresented information about the District. The GVR Metropolitan District respects the rights of all residents –including its Board members – to differ and express those differences. Within this newsletter you will find facts and opinions. The information provided by members of the GVR Metropolitan Board of Directors are facts. Any expressed opinions are not necessarily the opinions of the GVR Metropolitan District.

If you have feedback about The Metro, or have any general questions about the District, please contact the GVR Metropolitan District Manager, Andrew Pimental, at 303-307-3246 or by e-mail at [manager@gvrmetrodistrict.com](mailto:manager@gvrmetrodistrict.com) AND attend our monthly meetings at 6:30 P.M. on the third Wednesday of each month, at the GVR Metropolitan District Office building (see address above). We hope you find valuable information within! Enjoy!

### Inside this Edition:

**Page 2: Letter to the Editor**

**Page 3: From the President's Desk**

**Page 5: District Manager's Report**

**Page 6: Director's Report**

**Page 8: GIS Management**

**Page 10: Highlights**

## IMPORTANT COMMUNITY UPDATES

Master HOA for Green Valley Ranch, President ,T. J. Stone, is potentially facing at least 4 felony charges filed in Arapahoe County District Court. The theft charges, according to an Amended Information filed by the Attorney General in Case Number 2007CR3194 on March 13, 2009, include three class 3 felonies and one class 4 felony. Each of the class 3 felonies alleges that Mr. Stone "unlawfully, feloniously, and knowingly, took things of value, namely: money, of Standard Insurance Company and John Robert Powers International with the value of fifteen thousand dollars or more; in violation of § 18-4-401 (1),(6),(2)(d), C.R.S." The class 4 felony alleges that Mr. Stone "unlawfully, feloniously, and knowingly, took things of value, namely: money, of Standard Insurance Company and John Robert Powers International with the value of five hundred dollars or more but less than fifteen thousand dollars in violation of § 18-4-401 (1),(6),(2)(c), C.R.S." The case is currently set to proceed to trial on May 18, 2009.

Submitted by: NATHAN, BREMER, DUMM & MYERS, P.C.

## CALENDAR OF EVENTS

**Metro District Board meetings @ ADM...April 15 & May 20 (6:30 P.M.)  
HOA Board meetings@ GVR Rec Center...April 22 & May 27 (6:00 P.M.)**

**For a more detailed calendar, please visit our website:**

**[www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com)**



## LETTER TO THE EDITOR

If you would like to have your voice heard through a letter to the editor, please make sure to provide your message in a brief letter (300 words or less preferably) to the GVR Metropolitan District office at 18650 E. 45<sup>th</sup> Ave. by the end of each month. Your participation in this community is valuable to us and we want your voices heard. The District must use its discretion about what letters are published; no letters will be published without the identification of the author.

### **AN OPEN LETTER TO THE HOA BOARD OF DIRECTORS FROM A CONCERNED RESIDENT OF GREEN VALLEY RANCH**

Submitted by: Eric Gravenson

I have received your March 4<sup>th</sup> skillfully crafted correspondence entitled “Green Valley Ranch HOA Sues Metropolitan District for Budget Funds.” I have also carefully reviewed the pleadings in this case, i.e. the Complaint, Answer, Claims and Counter-claims, and the various correspondences between the parties, etc. Additionally, I have tried to attend many of the public meetings addressing the differences amongst our assorted elected officials on this budget issue.

The one document you have failed to reference, in your campaign to inform your constituents, is arguably the most telling and persuasive memo of all the many pages delineating the various issues in this matter. That document is the *JUDGE'S OPINION* following the presentation of legal arguments to the Court. Was this omission simply a convenient oversight? Exactly how naïve and gullible do you think we are?

Why have you failed to tell the Homeowners how this matter has been resolved by the Court? After all, you sent out a letter *announcing* your suit against the Metro District. You, the HOA Board of Directors, are responsible for spending thousands of hard-earned Homeowner dollars to prosecute and defend this matter. Why would you not want to share your legal glory justifying the expenditure of these public funds?

Maybe the answer is that you have *FAILED* in your attempt to compel the Metro District to approve your budget? The fact is that every material claim you have brought to the Court has been *REJECTED* by the Judge, “Every single claim.” All that Homeowner money spent for NOTHING. You have failed to win even a single legal point.

HOA Board of Directors: HAVE YOU NO SHAME?

Why did you lose? Does your case lack legal merit? Do you have incompetent legal counsel? Do you have failed leadership? Is the Court biased? I'm afraid you beg the question: What precisely do we have to show for the \$150,000 in public funds you have already pissed away in legal fees?

You, HOA Board Members, have a moral and fiduciary responsibility to serve and protect the Homeowners of this community. You have a moral and fiduciary responsibility to be the stewards of our residential investment.

Have you, HOA Board Members; become so completely full of yourselves that you have lost sight of your professional responsibility to exercise restraint? Have you lost all sense of propriety and objectivity?

HOA Board of Directors: HAVE YOU NO SHAME?

How can you continue to pursue a lost cause? How can you continue to waste our treasure and our interests? How can you continue to argue that you are correct in your positions relative to this matter of the HOA budget? The Court disagrees with your arguments. Your case is frivolous. You have lost this battle. It's over. Stop the madness. Get a grip!

This community approved Ballot Issue 5A. You, the HOA Board, encouraged us to vote in favor of this measure in order to eliminate individual residential assessments. You promised us financial relief, elimination of duplicate services, more effective enforcement of covenant controls, tax benefits, etc. You spent \$35,000 of our money to convince us that this was a community benefit. Now, you are considering re-establishing individual assessments?

You created this Frankenstein and, now that the monster is out of your control, you are asking the villagers to help you out. Well, the villagers are carrying torches and pitchforks and they won't tolerate a return to your old tax and spend irresponsibility. Should you attempt to impose a (new) regular or special assessment, your efforts will encounter such fierce resistance that the costs of collection will far exceed any potential revenue you might hope to generate.

Like the rest of us, you need to come to terms with the economic crisis facing this nation. It's time to consider a reduction in spending and to consider scaling back your unrealistic ambitions. It's called “living within your means”. It's what each of us is doing individually to cope with these unwelcome changes in our lives.

HOA Board of Directors: HAVE YOU NO SHAME?

You entered into a binding agreement with the Metro District. You delegated many HOA duties to the District and you agreed the Metro District would have “complete discretion and control” in determining how your budget would be funded. Now, you want to modify the conditions of that agreement because you disagree with the proper application of these mutually approved terms.

HOA Board of Directors: HAVE YOU NO SHAME?

Your March 4<sup>th</sup> letter is, at best, deceptive, disingenuous and dishonest. To announce that you have filed a law suit, and to then *conceal* the decision of the Court relative to that action, is yet another example of duplicity and deceit. This community has lost confidence in you, our HOA Board of Directors.

HOA Board of Directors: HAVE YOU NO SHAME?



## From the President's Desk



### DID THE DEVIL MAKE THEM DO IT?

*By Earleen Brown, President of the GVR Metropolitan District*

The heading of the letter that “The HOA Board of Directors” recently mailed to you probably caught your immediate attention - it was intended to.

It is unbelievable that the “The HOA Board of Directors” would actually boast about such irresponsible expenditure of the community’s tax dollars. Did the Devil make them do it?

Did the Devil force the HOA Board of Directors to conveniently fail to mention that on January 26, 2009, **the court ruled against all of the HOA’s legal attempts to force the District to spend tax dollars to buy everything it asked Santa for (in the 2009 budget)**. The court ruling is posted on the District’s web site: [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com).

In November 2007, through voter approval of Ballot Measure 5A, you entrusted the GVR Metropolitan District Board of Directors to save you money. Some factions within our community have recently asserted that the INTENT of ballot Measure 5A is not being observed by the District. They have told you, repeatedly, that the INTENT of this measure was to fund ALL of the costs of the HOA’s Administration...”

At best, this statement is a fabrication and a clear distortion of the truth. At worst, this statement is patently false and designed to incite the public in order to create dissension and friction within our community. Ballot Measure 5A contains the following language:

The mill levy increase is “...intended to be used in part to OFFSET the expense of maintaining the Master Association of Green Valley Ranch.” Offset, in this context, means to supplement and/to assist the HOA with its normal expenses. The voters never intended the mill levy increase to cover the ENTIRE HOA budget. The HOA has other streams of income to cover other expenses. 5A was intended to help the HOA with additional income, not to be exclusive income.

Ask your HOA Board of Directors and HOA District delegates to be accountable for their decisions and actions. You can call the District office (303-307-3240) to find out the name of your HOA delegate. The names of your HOA directors are:

Trenton J. Stone, President  
Gary Haley, Vice President  
Joanne True, Secretary, Treasurer  
Beverly Cribari, Director  
James Davis, Director  
Marlene Martin, Director

7th Director Position is vacant following the resignation of Olivia Chambers

Members of the District Board of Directors are homeowners just like you, they are elected by you, they have professions or are retired from professions just like you, and their fiduciary responsibility to you is the same as it is to their selves. The names of your District Directors are located on page 11 in this newsletter and also on the website, [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com).

The Devil must have made “The HOA Board of Directors” attempt to hide the fact that previous District board members set and budgeted the very percentages for salary increases and bonuses that “The HOA Board of Directors” complained about in its letter. Please note, this is a performance based system by which no employee has yet to receive such a pay increase or bonus. The Devil must have also made “The HOA Board of Directors” attempt to hide the fact that the previous 2007 District Board determined the salary and benefits for the employee who seems to be referred to in the letter as “One of the District’s employee’s salary and benefits is over \$95,000? Why is the District paying this?” So we ask why is the HOA President, who signed the letter of employment for this individual concerned now, when last year he was excited to finally have someone on board after seventeen months of an executive search and spending \$18,964 to recruit for this position?

*Continued on page 4*



The summary of the results of the so-called performance audit reported to have been conducted by the HOA, was actually conducted by a CPA to whom the HOA paid four thousand dollars to examine a sample size of 92 items? Know that the District merely enforces the rules and regulations, and the schedules the HOA establishes. The HOA's covenant enforcement and review process is detailed and timely; there are variables which are not transparent or accountable in the audit.

The time period of the audit (May 1, - August 31, 2008) was targeted by the HOA and (admittedly) "related to the time period of the new Metro Board and District." The targeted time period included (1) the election of new District Directors on May 6, 2008 (90+ days subsequent to when the new District Directors assumed office on May 21, 2008), (2) the recent hiring of the District Manager, (3) the resignation of multiple HOA staff, and (4) the continuation of the battle previous District Directors waged against new District Directors during the election campaign. Why would someone target a transition period - to further an agenda? In a year-end report given to the HOA in February, the District staff reported a total of 3,768 letters sent out relating to compliance issues regarding covenant protection for the community. We are not sure how that compares with patrol in previous years, but we feel this is a strong commitment to the HOA and the community.

The current District Board of Directors is serious about preserving the fiduciary commitment made to you in 2007, by the previous District and HOA boards and protecting the District's fiduciary responsibility to you now. Those commitments and responsibilities included are to:

**Eliminate duplicate services provided by both the HOA and the Metro District.**

**Eliminate duplicate office space, machinery, supplies and administrative costs.**

**Allow the Metro District to collect taxes to fund the services and related costs.**

**Protect the maximum amount of mills to be assessed by the District.**

I wish to address the information you may have heard about criminal charges against Trenton J. Stone, past president of the GVR Metropolitan District and current president of the GVR HOA. Serious charges (unrelated to Green Valley Ranch) do indeed exist; however, Mr. Stone has not been convicted. Because those charges are related to unauthorized and misdirected payments, the District Board wishes to assure you that immediate action is being taken to initiate a forensic audit of the District's financial accounts and files preceding, during, and following the time when Mr. Stone was a member of the District board.

When you hear or read statements that you know are UNTRUE, please consider the source. Your GVR Metropolitan District is here to represent and protect the interests of the homeowners in GVR. Bottom line, do your homework. Get to know your representatives and what they represent. Don't be fooled - the Devil sometimes appears in sheep's clothing. Beware!



**Reminder: Memorial Day is May 25th. The Metro District office will be closed in observance of this holiday.**

**Have a safe holiday.**

**Please visit our website for more information & updates:**

**[www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com)**

**also our**

**Community Information website:**

**[www.greenvalleyranch.info](http://www.greenvalleyranch.info)**



## *District Manager's Report*

### **Exciting Time for Your Common Areas—Help Us Keep the Ball Rolling...**

By: Andrew Pimental, GVR Metropolitan District Manager



The GVR Metropolitan District has recently completed two large tree planting projects that have brought about some excitement for the community! These new trees will help make the area beautiful, but more importantly, add long range value to this community and increase the ever important Denver canopy. One hundred trees were planted in December along Himalaya and 48<sup>th</sup> Avenue within the GVR Metropolitan District to replace dead trees that have been missing for years. Just in the month of March, another one hundred thirty six trees were planted in the remaining areas of our common areas. This was a great project that allowed us to get caught up in our highly visible areas with regards to our tree lawns (the six to eight foot space between the street and the walking path) and greenbelts. No more reports of dead trees! We have also taken great caution with these plantings to help ensure the long term success and growth of these trees to be enjoyed for years and years to come! The wide variety of specific species of trees planted include: Golden Raintree, Green Mountain Maples, Kentucky Coffeetrees, Little Leaf Lindens, Purple Autumn Ash, Blue Spruce, Austrian Pines, Imperial Honey Locusts, Red Maples, Swamp White Oaks, Radiant Crabapple and Common Hackberry.

The best part about this tree planting program is the fact that it is being funded without spending tax dollars. The Metro District receives lottery proceeds for such items like this in order to enhance and improve our common recreation areas, green belts and walkthroughs. So ultimately, these trees have been provided to the District through these conservation trust funds with no effect on your taxes!!!

Did you know that if you live on a street and have a tree lawn in front of your house and the street tree is dead, dying, needing replacement or altogether not there, that Denver has a great program which assists residents in getting replacement trees? The “Denver Digs Trees” program assists with the financial costs associated with buying trees to replace the ones in front of resident’s homes. Per the City & County of Denver, the homeowner is responsible for planting, watering and maintaining these trees! Don’t miss out on this wonderful Denver program that will help add beauty and value to your property, not to mention to other homes around you as well. Most importantly this helps add to the Denver tree canopy. If you want more information on this program please visit [www.denverdigtrees.com](http://www.denverdigtrees.com).

In these hard economic times where property values are on a decline, it is important that everyone invests in their properties. Investing in the planting of trees and shrubs is a great way to add value, as well as save energy and create additional privacy for you and your family. If you have any questions about the above article or about the trees within our community, please feel free to contact the GVR Metropolitan District office at 303-307-3240.

*“The Metro” will be coordinated as an economical way to communicate with you. In making this a successful process, we prefer that you only request a hard copy to be mailed to you if you do not have access to a computer and/or do not have an email address. We will post the newsletter on our website each month as well as email it to anyone that prefers to receive it electronically.*

*Please call us at 303-307-3240 to set up. After the first three editions, a hard copy will only be mailed to those residents who have requested to receive it.*



## *A Report from a Metro District Board Director*

### **Now... The Rest of the Story!**

*By: Mary Schumer, Metro District Board Secretary*

You are probably aware that there has been a contentious and bitter dispute going on between the Boards of the GVR Metropolitan District (District) and the Master HOA for Green Valley Ranch (HOA). There certainly has been plenty of gossip, two publications and various blogs covering numerous aspects of the dispute. I suspect you are confused by now. What are the facts? Who should I support? What is the real story? The answers to those questions are yours to determine. I can only provide the facts that I know as a member of the Metro District Board of Directors.

#### **How did we get to this point?**

The dispute is about money, your money in fact, and who gets to decide how it is spent. The HOA's March newsletter makes the point that Ballot issue 5A was passed to fund the activities of the HOA and save the homeowners money.

Colorado Statutes require a written agreement between an HOA and a Metro District in order for the Metro District to provide services for the HOA. We do have an agreement that is generally called the Services Agreement. This Agreement was written and approved by the previous Board of Directors of the District and the HOA, when one person was President of both Boards. In addition, the Boards had two other members in common-Joanne True and Marlene Martin. TJ Stone and Marlene Martin were not re-elected to the Metro District Board in May 2008. In May 2008, 4 new members were elected to the Metro District Board; Charles Britton, Earleen Brown, Anthony Nobel and myself. This is where the dispute really begins.

The previous Metro Board transferred all common areas held by the HOA to the District, in order to consolidate all landscaping activities under one Board with the intent of creating some money-saving efficiency. I feel this has worked so far and will continue to work for the community in 2009.

#### **What are the specific areas of dispute?**

The short answer to that question is the Services Agreement and Ballot issue 5A. The Boards do not agree on the meaning of these two documents. The HOA Board has chosen to pursue this discussion through the court system. To date, about \$123,000 of your money has been spent on lawyer's fees. Remember, as a homeowner, it is your money paying for the cost of the lawyers for both sides.

If you are interested in all the specific details of the dispute, I or the District Manager, Andrew Pimental will be happy to share the facts with you. Both the Services Agreement and Ballot issue 5A are posted on the District's website if you would like to read the documents.

#### **Where did a good idea go so wrong?**

The new Metro District Board inherited the Services Agreement, all of the community's common area and the personnel hired by the person who was president of both Boards. The Services Agreement was signed prior to the May election and the District Manager was hired prior to the new Board members assuming their seats on the Board.

With a majority of District Board members being new it is no surprise that some things would change. The new Board has taken a much more conservative stand on spending money, especially as we have all experienced the decline in our economy in the past year. Essentially, that is the source of the dispute between the Boards. The original HOA budget submitted to the District Board for approval in October 2008 would have required raising the mill levy by 6 mills.

The District Board has taken the position that taxes should not be increased, especially at this time. With careful consideration and some cuts in the District's budget, we were able to fund all of the existing activities of the District and the HOA without increasing the mill levy. However, that did mean that we could not fund all of the requests from the HOA Board for new projects and/or increases in line items such as legal expenses, etc. The HOA's requests that we did not fund were mostly new programs. It was then that the lawsuits started! Please see the District website at [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com) to see all court related documents and the judge's ruling on the front page.

#### **What about all the accusations and questions raised in the HOA's March newsletter?**

Now that you have some background, let me address each of the accusations and questions raised briefly.

**Accusation 1:** The Metro District told the HOA to go back to assessments. That is absolutely not true, but it is certainly easier to blame the District Board than for the HOA Board to take responsibility for trying to take more of your money. The Metro District has partially funded, with tax dollars, the functions of the HOA that existed in 2008 and all of the existing community programs such as GVR Days and the HOA newsletter. There is no need for an assessment. One has to wonder how the HOA will use any money raised through a new assessment.

**Accusation 2:** The District did not fund the HOA's entire requested budget. True. For the reasons listed above, funding the HOA's budget would have required a tax increase.

As an example, the HOA proposed a new Safety program. The Program requested \$40,000: \$10,000 to buy a used police car and \$30,000 to pay an off-duty police officer to drive around the community part time. No other detail was given (proposed schedule of service, other logistic and protocols that would be followed, etc.) This did not seem to be a necessary expense since crime has actually dropped in GVR as reported to the community by the Denver Police Dept. representative at the Information Forum held by the HOA last fall.

*Continued on page 7*



Also, Officer Vanita Warren was invited to the public hearing for the 2009 budget and asked about the value of such a program. Her recommendation was that a Neighborhood Watch program was more likely to reduce the kinds of crime (graffiti, thefts and break ins) we are experiencing in GVR and she encouraged the community to use the Denver Police force for the larger crime issues that may arise. The District Board did choose not to fund this program. This \$40,000 was a part of the \$256,000 that the District did not fund.

**Accusation 3:** The District Board created a \$400,000 Reserve and Contingency fund. That is only partly true. Originally, the District Board did create a contingency fund of \$235,005. Any reasonably well managed business has a contingency fund. This is the same as the savings account we all try to have for our personal budget. Unexpected things happen during the year. The additional amount was part of a legal agreement to meet a budget deadline and to move 3.185 mills from the Debt Service Fund (the fund used to pay bond debt) because the mill levy had to be certified with the City by December 15. The mills were moved in case it was decided later that the District should fund more of the HOA's requests. The court decided in January 2009 that the District did not have to fund any of the programs requested by the HOA, so the District transferred those funds into the reserve fund. These reserved funds, if not used in any year for emergencies, will be used in future years towards items decided on by the District Board.

**Accusation 4:** The mythical Kim Tran states that the District Board is spending your money on things other than what voters told them to spend it on. Interesting! The District Board presented the proposed budget to the community on November 19, 2008. About 40 members of the community attended that meeting. Of those present, no one asked the District Board to increase the budget. In fact, the loud and common message was that the District Board should not increase taxes and they should try to reduce the budget if possible. No one, including several HOA delegates present, spoke in favor of the new programs proposed by the HOA Board. So I think we have done as directed by the community.

**Accusation 5:** Mr./Ms. Tran observes that only about 5% of the community voted in the District Board election in May, 2008. In truth, the total number of registered voters that voted in the last election was 15.7%. Everyone has the right to vote and we strongly encourage everyone to vote in future elections.

**Accusation 6:** Page 4 has a short article stating that money was spent on attorney's fees to investigate the possibility of buying the property at Jebel and GVR Blvd; that would include 3 new buildings. If only the HOA would get their facts right!

The facts are that the District Board did direct the District's attorney to investigate the possibility of purchasing this property when the current owner put the property on the market. The Board took this action for four reasons. The first was a concern as to who the potential new owner might be and what way they would use the property. There has been some discontent expressed by several homeowners concerning the storage facility and car wash being built on Tower Rd. and 40th St. The District could not do anything about what is being built on that property because it is privately owned. We hoped to avoid that mistake with the Jebel property. The second reason for looking at the property was a consideration that it might be a good investment for the homeowners. As we all know property values are low now, but I think most of us believe that property values will go back up sooner or later. It is a buyer's market. After all Denver went through a worse property crisis in the 80's and recovered. The third reason was a belief, which has proved to be false, that the Metro District building did not have a permanent certificate of occupancy. Lastly, there is concern that the 4000 Argonne property purchased by the previous Board might be inadequate for a community center due to limited parking. The previous Board also had plans drawn to build a \$400,000, 3-car garage next to the District building, a project that will also be analyzed. The thought was raised that it might be more cost effective to build one building, not three, that could accommodate all of these functions.

Our District Manager took the initiative to contact the City Zoning office and learned that the zoning would not allow the property to be used for a community center, District office and garage, so the matter was dropped as can be seen in the January 21, 2009 Board Meeting minutes.

**Accusation 7:** There has been an on-going claim by previous Metro Board members that the community center was funded through non-tax dollars. That is only true if you do not think that the money collected through your property taxes is non-tax dollars. It is true that the property for the community center was purchased in part with \$800,000+ that resulted from a previous settlement. It is also true that the District received some money from System Development fees (water and sanitation fees for infrastructure), investment income from interest collected on tax dollars, and from the Conservation Trust funds (generally lottery dollars to be used for specific community uses). All other money comes from your taxes. So how did the previous Metro Board accumulate the nearly \$7 million dollars to build the community center and maintenance building? They raised your taxes to create a surplus by using tax dollars first to pay operations and spared these other dollars. According to them, surplus tax dollars are non-tax dollars. They also could have used these non-tax funds in the years they were received to help keep our taxes lower. The previous Metro Board chose to hoard these dollars and keep our taxes high. So you decide. Was the community center fully funded with non-tax dollars?

The HOA had also proposed questions in their newsletter.

**Question 1:** The HOA asked why the District Board will not turn over the reserve and contingency funds to the HOA. The answer is obvious - there is still a need for some funds in case unexpected expenses or an emergency occurs during the year, and the legal expenses still exist. If the funds were given to the HOA, a mill levy increase would have been necessary.

*Continued on the back page (12)*



## GVR Metro District uses GIS to help manage the Common Areas

By Tom Gibbons, GIS Technician

Most of you and your neighbors work hard and do a good job of taking care of your yards, but have you ever wondered who takes care of all the other grassy areas throughout the GVR community that are not owned by individuals?

The five parks in the community - East Ranch Park, West Ranch Park, Marrama Park, and the parks at 41<sup>st</sup> & Ensenada and 42<sup>nd</sup> & Lisbon - are maintained by Denver Parks and Recreation. Do you know who maintains all of those other open spaces throughout the community, the spaces we usually refer to as "Common Areas"?

A Common Area might be very large, like the one running the entire length of Himalaya Road, or very small, like the area surrounding the Carriage Park monument at Malaya Street & Highline Canal. A Common Area might serve a purpose such as the detention pond at 48<sup>th</sup> & Jebel Street or do nothing but improve the view like the strip of land on the east side of Tower Road.

Who takes care of these Common Areas? Who mows and waters the lawns? Who plants and cares for the trees? Who repairs the fences? Who shovels snow off the sidewalks?

It is the responsibility of the GVR Metropolitan District to maintain these areas and it's a big responsibility. The District has over a million square feet of turf that must be watered and mowed; roughly 1700 trees that need to be cared for; over 26,000 linear feet of fence to be painted and repaired; and over 50,000 linear feet of sidewalks to plow in the wintertime. These are just the big jobs. The District is actually responsible for everything that needs to be maintained in the Common Areas.

The GVR Metropolitan District is defined by an area of roughly two (2) square miles bordered to the north by Green Valley Ranch Blvd. (48<sup>th</sup> Avenue); to the south by 38<sup>th</sup> Avenue; to the west by Tower Road; and to the east by Piccadilly Road.

The District employs four (4) full-time landscape maintenance staff who oversee the entire operation and perform much of the actual work themselves. Any of the larger more routine jobs, such as mowing the turf, are contracted with Urban Farmer, Swingle Tree and TruGreen LandCare. The District also employs a full time accountant to oversee the budgetary control of these operations and to look for ways to increase efficiency and reduce expenditures.

The District has developed a sophisticated, computer based GIS (Geographic Information System) to assist both the accountant and the maintenance staff in their work. A GIS can be thought of as a kind of database with a computerized map attached.

The location of everything the District maintains is represented in the GIS. For example, trees and sprinkler heads are represented as points, fences as lines and landscapes as areas. In addition to its location, attribute information about each feature is also maintained. For example, each tree in the GIS has information about its species, age, height and health. Since nearly everything in the District's budget can be associated with a point, a line or an area on the map, a GIS makes it easier to visualize, organize and plan the work that the District needs to do. Here are a few examples of how the District uses its GIS:

- The GIS is used to supply the District's staff and contractors with accurate and up to date maps showing which areas in the District contain turf grass, native grass, natural grass and Xeriscape. Each of these is maintained differently and at a different cost per square foot. The maps help the District manage the costs associated with these areas.

- The GIS is used in numerous ways to assist with the management of the District's trees. Once or twice a year the District replaces the trees that have died. The GIS is used to produce maps for the contractors who do the planting. The maps show where the trees need to be planted and what species is required.

- The GIS helps with management of sidewalk snow removal by producing maps that not only show which sidewalks belong to the District but also which sidewalks need to be plowed first. If sidewalk snow removal priorities change, an update can be made quickly in the GIS and new maps produced.

The District records all reports of graffiti called into the graffiti hot line. This information is then put into the GIS and a map is produced showing where the greatest concentrations of graffiti occur. Graffiti removal volunteers know from the map where the areas of greatest concern are and where they should focus their efforts to recruit volunteers for the "Adopt A Spot" program.

A map is not always the end product of a GIS. More often, the GIS is used to retrieve some piece of information or to answer a question posed to the GIS, like the square footage of a particular irrigation system, or the breakdown by species of all the trees along Green Valley Ranch Blvd. This action is done almost daily by the District's staff.

Today, GIS has become an integral part in the maintenance operations of most city and county governments throughout the country and it has also become an important part of our District. In the future, the District will look for new ways to employ its GIS with the goal of always improving its service to the Green Valley Ranch community.



### **"REMINDER"**

**Please call 303-307-3240 to give us your address if you prefer a hard copy or email [assistant@gvrmetrodistrict.com](mailto:assistant@gvrmetrodistrict.com) with your email address for an electronic version.**



# GVR Metropolitan District

## Exploring To Find In 2009

### An additional option for your children for the Summer Summer Camp June 1st-August 28th



Early registration begins on April 20, 2009. Open registration will be held on Saturday, April 25, 2009 from 8:00 A.M. to 1:00 P.M. at the Administration Building 18650 E. 45th Ave, Denver 80249

Registration fees include: Weekly field trips; two snacks each day; a memorable t-shirt & wristband; a variety of activities; teamwork and leadership skills.

<b><u>Youth Program Registration Fees:</u></b>		<b><u>District**</u></b>	<b><u>Non-District</u></b>
Early:	<i>Received by: 5/1</i>	\$130.00	\$140.00
Regular:	<i>Received by: 5/15</i>	\$140.00	\$150.00
Late:*	<i>Received by: Start</i>	\$150.00	\$160.00
Daily Rate		\$35.00	\$37.00
<b><u>Teen Program Registration Fees:</u></b>			
Early:	<i>Received by: 5/1</i>	\$165.00	\$175.00
Regular:	<i>Received by: 5/15</i>	\$175.00	\$185.00
Late:*	<i>Received by: Start</i>	\$185.00	\$195.00
Daily Rate:		\$45.00	\$47.00

Annual Administration Fee \$25.00

**\*A LATE FEE WILL BE ASSESSED FOR ALL REGISTRATIONS RECEIVED AFTER 5:00 P.M. ON MAY 15, 2009 (A LATE FEE WILL BE ASSESSED FOR ADDITIONAL WEEKS, BASED ON THE LATE POLICY)**

**\*\*DISTRICT FEES APPLY TO TAXPAYERS of THE GVR METROPOLITAN DISTRICT**

**CAMP HOURS: 7:00 A.M. TO 6:00 P.M.  
MONDAY-FRIDAY**

For more information contact La Vetta Murray, Community Program Manager @ 303-307-3243 or stop by the Administration Office at 18650 E. 45th Avenue, Denver 80249, or visit our website at [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com)



## Budget & Financial Report

### Highlights of the GVR Metro District's Budget

*Mary Schumer, GVR Metropolitan District Board Secretary*

Page 5 of the HOA newsletter shares some of the items in the Metro District's 2009 budget. As a member of the Board, let me point out some misleading and inaccurate information in this article.

The first point is that the District Manager and the HOA Manager are paid excessive salaries. Well, if the amounts listed were accurate, I would agree. However, the amounts listed are total compensation, not salary. All of us who work know that our employer pays considerably more than we take home in our pay check. The difference is the amount that our employers pay towards items like Social Security, Medicare, our retirement plan and health care costs. The difference also includes vacation days and sick leave and any other benefits that may be provided. So reduce the numbers printed in the HOA newsletter by about 1/3 and you will get close to actual salaries for those positions

There are two other facts that I would like to share: The District Manager's salary was set by the person who was, at that time, still President of both Boards. He also helped set the salary for the HOA Manager. The District Manager was the supervisor responsible for this hiring and included both board Presidents on the hiring committee for this position. What is very curious about this specific salary is that the President of the HOA originally wanted to pay this individual more, but now thinks the salary is too high. The District studies relative salary survey data on an annual basis and all salaries for the Metro District easily fall within, and even some below, the average of governmental-like organizations. Salary survey information is easily available for anyone wanting to verify this.

The President of the HOA also states that the "HOA budget" in 2008 purchased 2 trucks. The facts are: that tax dollars were used to buy the trucks; the titles are in the Metro District's name; no sales tax was paid for the trucks because the District is tax-exempt; the trucks are licensed to the Metro District; and the insurance for the trucks is paid out of tax dollars. The trucks have been discussed and they were purchased for the District to maintain the common areas that were transferred to them by the HOA. Being that this person coordinated all of this while serving as President of both Boards in January 2008, it is surprising that he is still confused as to the ownership of the trucks.

The statement that the District only wants to pay for 4 newsletters is misleading. As one of the District's attempts to save you money, we proposed moving to an electronic newsletter in 2009. This was discussed with the President of the HOA during the budget negotiation. We estimated the number of people whom we thought would want the newsletter electronically. Based on our estimates, we calculated that the electronic newsletter would save all of us about \$25,000.00 per year.

The last and most dishonest statement made by the President of the HOA is that the District's attorney told the HOA to go back to assessing homeowners to get the rest of the budget. That is completely untrue. When the District Board did not fund all the new programs requested by the HOA, the President of the HOA Board threatened to impose a new assessment. A Board member did ask the attorney if the HOA Board had the right to do that. The attorney did say that the HOA Board did still have the right to impose an assessment for additional expenses that they may have. The attorney certainly did not recommend that action and the Metro District Board has never recommended that action.

Finally, the President of the HOA asked how much money the District Board needs to keep. The question you should be asking is why he believes that, just because the money is in the bank, that it must be spent. The District Board has a very different view of money than the President of the HOA. The majority of the District Board members believe that the community wants the District Board to spend as little of your money as possible, getting the most value for every dollar. If I am wrong about this, please do contact the District Board members or the District Manager. Better yet, come to the Board's monthly meetings and share your vision for our community.



**GVR Metro District is implementing throughout the District new "Green" initiatives which includes efficient "CFL" lighting and installation of a weather station to more efficiently manage irrigation controllers throughout the District.**



**DISTRICT CONTACT INFORMATION:**

GVR Metropolitan District.....303-307-3240  
18650 E. 45th Ave., Denver, CO 80249  
GVR Metro District after hrs. emergency....303-961-3810  
email.....info@gvrmetrodistrict.com  
websites.....www.gvrmetrodistrict.com  
.....www.greenvalleyranch.info

*(The Metro District Office is no longer available  
for Public rental)*

**METRO DISTRICT BOARD MEMBERS:\***

President: Earleen Brown  
Vice President: Michael George  
Secretary: Mary Schumer  
Treasurer: Anthony Noble  
Director: Chuck Britton  
Director: Elana Perry  
Director: Joanne True

***\*To contact the Board,  
please call 303-307-3240  
or email board@gvrmetrodistrict.com***

**NEWSLETTER COORDINATOR:**

Dee Mares.....303-307-3240  
fax.....303-307-3250  
email.....DMares@gvrmetrodistrict.com

**GVR HOMEOWNERS ASSOCIATION:**

Association Management.....303-307-3241  
email.....HOAManager@gvrmetrodistrict.com  
website.....www.gvrhoa.com

**DENVER CONTACTS:**

311 Call Center, *within Denver*.....Dial 311  
311 Call Center, *outside Denver*..... 720-913-1311  
Animal Control..... 303-698-0080  
Councilman Michael Hancock..... 303-331-3872  
DIA Noise “Hotline”..... 303-307-3247  
GVR Graffiti “Hotline”..... 303-307-3247  
Neighborhood Inspection Services.....720-865-3200  
Police: Non-Emergency.....720-913-2000  
Police: Dist. 5 Non-Emergency.....303-376-2300  
City of Denver Street Maintenance/  
Street Snow Removal.....720-865-6855

**SCHOOLS:**

Green Valley Elementary School.....303-307-1659  
Marrama Elementary School.....303-371-3780  
Martin Luther King Jr. Early College.....720-424-0420  
Omar D. Blair Edison Charter School.....303-371-9570  
Florida Pitt Waller K-8 School.....720-424-2840

**COMMUNITY CONTACTS:**

GVR Boy Scouts.....303-375-1762  
GVR Cub Scouts.....303-374-8824  
GVR Girl Scouts.....303-371-2072  
GVR Golf Club.....303-371-3131  
GVR Pool.....303-373-8713  
GVR Rec Center.....303-375-3857  
Oakwood Homes Corporate Office.....303-486-8500

**“REMINDER”**

**Please call us at 303-307-3240 or email  
assistant@gvrmetrodistrict.com to give us your  
address if you want a hard copy, or your email  
address if you prefer an electronic  
version. A hard copy will only be mailed out to  
those residents who request the newsletter in that  
form after the first three editions.**

***Please Note***

Please submit “Letters to the Editor” & articles of interest (300 words or less preferably) to the editor by 5 pm the 1st of the current month. All submissions must be signed and include a daytime phone number in case the editor needs to clarify information. When the letter is printed, names will be withheld upon request. GVR Metropolitan District reserves the right to edit for clarity and/or space.  
Thank you.

***The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors or the publisher. Neither the Board, publisher, nor the authors intend to provide any professional service or opinion through this publication.***

***Advertisements coming soon.***



**Question 2:** The President of the HOA asked why the District will not give the HOA the money they want because the District has \$7 million in the bank. It is true that the District does have about \$7 million in the bank. The real question should be how the District accumulated such a large bank balance? The short story is that this amount is in the bank because you were over taxed during the time of the previous President of the Metro District.

**Question & accusation:** The mysterious Kim Tran asked why we should pay off the bonds and states that the District Board will not admit that we want to do so. All I can say is Kim Tran and anyone else with similar concerns should attend a Metro District meeting. District Board Members have stated publicly that paying off the bonds as soon as possible was a goal. This is a goal for two reasons. There has been a loud and clear message from those who do attend Board meetings and who attended the public budget hearing that they want the bonds paid off. Secondly, as with your mortgage, the longer you are paying back the bank, the more interest you pay. We are not really saving money by not paying off the debt. The concept that future home owners should pay off the bonds is very misleading. The fact is that there is nearly enough money in the Reserve Fund at this time to considerably pay down the bonds. If you add in a small amount of the \$7 million surplus the entire debt could be paid without assessing one more dollar of taxes. Your property tax bill currently includes 30.274 mills that go to the District. Of those 30.274 mills, about 12 mills are for annual debt repayment. This means that your taxes could be reduced by 12 mills next year. So it is your choice. Please do come to the monthly District Board meetings and tell the Board whether you want to pay off the bonds or you would prefer to give more money to the HOA.

### GVR COMMUNITY GARDEN



**Would you like to grow your own vegetables/produce, but feel you don't have enough space in your backyard? The GVR Metro District is considering using the property at 4000 Argonne St. for garden plots.**



**If this idea is to be brought to fruition in time for this summer's growing season, a lot of planning will need to be completed very soon and we will need your help.**

**So, if you are interested in working on the Planning Committee, please let us know as soon as possible.**

**Call 303-307-3240 or email [assistant@gvrmetrodistrict.com](mailto:assistant@gvrmetrodistrict.com) with your contact information.**



**GVR Metropolitan District  
18650 East 45th Avenue  
Denver, CO 80249**