

# CASTLE PINES NORTH



## METROPOLITAN DISTRICT

February 7, 2020

Dear Castle Pines North Metro District (CPNMD) Homeowners, Residents & Customers:

For many of the same reasons that Mayor Tera Radloff and the Castle Pines city council conveyed in their unanimously approved [Resolution 20-04](#) — and for additional reasons that are unique to CPNMD — we respectfully ask that you please review the working draft resolution below (also available in the **RECENT NEWS** section of our website homepage at [cpnmd.org](http://cpnmd.org)) and candidly share with us your insights and perspectives before our next board meeting on Monday, February 24, 2020. To submit your input, simply click on the **EMAIL US** button in the upper right corner of our website homepage at [cpnmd.org](http://cpnmd.org).

### Working Draft Castle Pines North Metro District (CPNMD) Board of Directors Resolution Re: Dissolution of Master Association

- WHEREAS,** the Master Association assesses and collects from each home buyer or home seller within its service area a **\$325 Home Ownership Transfer Fee**; and
- WHEREAS,** the Master Association also typically assesses and collects from each property owner within its service area a **\$40 Annual Fee**; and
- WHEREAS,** in its letter dated June 19, 2019, the Master Association asked CPNMD for ideas on how to spend approximately **\$344,000** in excess revenues that the Master Association had collected over the years from Castle Pines property owners; and
- WHEREAS,** in the context of the decades-long, eye-sore of dilapidated privacy fencing that lies in a state of disrepair in the Royal Hill & KnightsBridge neighborhoods, on the south side of Castle Pines Parkway, between Yorkshire Drive and Shoreham Drive, *over which the Master Association had direct and undisputed jurisdiction*, the answers to the Master Association's question were clear: first, fix the fence; and second, equitably distribute to CPNMD property owners the hundreds-of-thousands of dollars in excess revenues; and
- WHEREAS,** the Master Association steadfastly refused to fix the fence and, in the absence of the Master Association's leadership, CPNMD had no choice but to step in and work directly with property owners to resolve the community's fence-ownership, maintenance, and liability problems (see CPNMD board RESOLUTION #2019-01); and
- WHEREAS,** when the weather is appropriate this spring, CPNMD will uniformly paint the entire length of said privacy fencing and has decided to each fence-adjacent property owner all ownership, maintenance, and replacement responsibilities for each fence segment, thereby eliminating ratepayer-funded, fence-related liabilities; and

**WHEREAS,** Because CPNMD faces inflation-driven, cost-of-service hikes of 3% percent in its water service and 4% in its wastewater service for the duration of 2020 — and recognizing that the City faces tens-of-millions of dollars in unfunded city street repair and resurfacing costs — CPNMD is sensitive to the totality of each constituent’s tax and fee burden; and

**WHEREAS,** CPNMD is concerned that the Master Association’s legal counsel and manager have engineered a cumbersome dissolution process — and more importantly, an unduly complicated and non-transparent neighborhood delegate-voting process devoid of ballot-security, ballot-tracking, and election-auditing mechanisms in which a reasonable person would have confidence — with the desire of obtaining a predetermined outcome that would evade dissolution of the Master Association; and

**WHEREAS,** during the decades that spanned the city’s pre-charter era, the Master Association played a necessary leadership role in the community; however, given the layers of government jurisdictions, oversight, and regulatory environments (e.g., federal, state, county, city, CPNMD, other special districts, and HOAs), the Master Association has run its course.

**NOW THEREFORE BE IT RESOLVED** that the Castle Pines North Metro District Board of Directors hereby respectfully asks the Master Association’s manager, board of directors, legal counsel, and each neighborhood-voting delegate/alternate to:

- 1) quickly and efficiently dissolve the Master Association and equitably distribute to CPNMD property owners the hundreds-of-thousands of dollars in excess revenues that the Master Association has collected over the years from Castle Pines property owners; and
- 2) retain the services of a professional elections firm, a Designated Election Official, or the Douglas County Clerk & Recorder to responsibly and transparently manage every facet of the Master Association’s pending dissolution election and associated voting.

In so doing, we hope that when asked in the future, CPNMD residents and property owners will be more likely to fund the strategic investments in core local infrastructure and services that will keep our property values high and our city among the most desirable places to live in Colorado.

Respectfully submitted...



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