

HORIZON

Metropolitan Districts No. 1-10

August 2022

Welcome

to the first edition of the Horizon Metropolitan Districts No. 1-10 newsletter. Our goal with this newsletter is to inform you about news happening in the Horizon Uptown community and the districts such as construction updates, park expansions, events and reminders.



What is a Metropolitan District?

You may be wondering what a metropolitan district is and what services it provides. Horizon Metropolitan Districts No. 1-10 were authorized by the City of Aurora and they act almost like a small local government for the areas they serve. They provide funding for the construction of public improvements for our community, including building roads, utilities, trails and parks, as well as for maintaining district-owned assets. The districts maintain the alleys and parks, as well as provide residential design review and enforcement to ensure that the community remains up to our high standards, which benefits all of our homeowners who have invested in this community. Also, the districts are responsible for trash collection and recycling pick-up. Districts can also provide programming for the property they own. For more information on metropolitan districts please refer to this helpful website of the Metro District Education Coalition (metrodistricteducation.com). They have a very helpful “Resources” tab that can connect you to the various governmental websites as well.



If you live within the initial phase of the community in a single family detached or duplex, your home lies within Horizon Metropolitan District No. 2. The apartments are within Horizon Metropolitan District No. 3.

The Horizon Uptown master planned community does not have a Homeowners Association (HOA). Instead, rules specific to the community are governed by the metropolitan districts and their board of directors that provides oversight. Metropolitan districts play an important role in communities across Colorado, and our metropolitan districts are committed to:

- Ongoing community improvements to help create lasting value for homeowners.
- Assurance that infrastructure and improvements are up to the highest standards and that homeowner tax dollars are being spent wisely.
- Infrastructure financing needed to create this new community and oversight of maintenance and improvements to open space, parks and other features.

Master Developer

Horizon Uptown is being developed by Lendlease. After purchasing the land and obtaining city approvals for the masterplan, the developer is now engaged in orchestrating the sale of land to homebuilders and developers to bring the plan to reality. Karen Voit and I are the local Lendlease representatives and we look forward to meeting community members at the at the September 10th Park-a-Palooza event (see below).

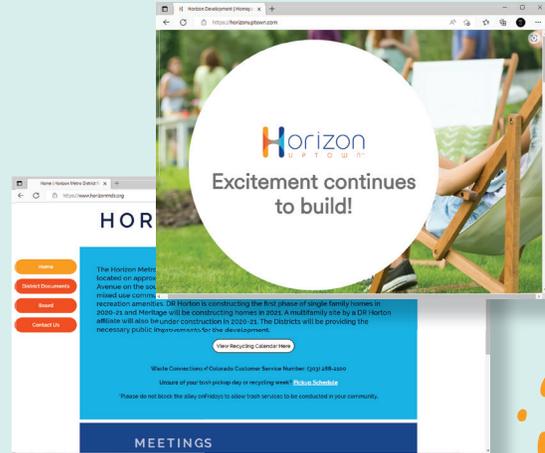
Homebuilders

DR Horton completed their first phase of 146 single-family homes in 2022. DHI Communities is finalizing construction of Ascend at Horizon Uptown, a 246-unit multifamily community and have begun leasing. Meritage Homes has purchased land within the community to the east of the park and they are expected to start pre-selling homes in late 2022. Stay tuned for announcements of future homebuilders in our community.



Websites

There are two websites that you may be interested in that provide information about Horizon Uptown. First, the Horizon Metropolitan Districts website (horizonmds.org) was recently updated and contains a wealth of information about the metropolitan districts -- from formation documents to agendas to minutes from board meetings. There is also a helpful "contact us" tab which has contact information for the districts management company, CLA. Second is the developer's website (horizonuptown.com) which is in the process of being updated and will relaunch late this fall.



Keeping our Community Clean

Resident Peter Navik shared this picture of a group of resident volunteers that came together to pick up litter in our open spaces on April 30th and June 19th. As you can see, they may have had a little fun and the donuts and coffee were an attraction as well. They are planning to continue to do these cleanups so please consider joining in. Peter can be reached at pnavik@outlook.com.

We received some requests for additional doggie doo stations and have installed them. We are working to ensure they are installed in the best locations so you may see some adjustments.

In addition, Lendlease has initiated a quarterly cleanup of the illegal dumping along the perimeter of their land. The authorities have also been alerted to a few particularly egregious dumps of household refuse and Lendlease filed a police report on one. Please do alert the police department if you see or suspect illegal dumping in or around the neighborhood.

Party in the Park

There's nothing quite like a party to wind down the summer, and we're excited to invite you to our inaugural Park-a-Palooza on Saturday, Sept. 10, from 4 - 7 p.m. Lendlease is sponsoring the event which will be held at the community park at N. Rome St. and 7th Ave. and will include live entertainment and locally sourced farm-to-truck food. Please RSVP by Sept. 5 (see QR code below) and you will receive complimentary eats. We will also host an interactive experience to get everyone's input on our future park which we envision will be the heart of our community. We hope you can join us.



We Welcome your Feedback

The Horizon Metropolitan Districts are professionally managed by CLA (Clifton Larson Allen). Please reach out to the managers of the district for questions or comments.

District Manager

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Have a great summer and I look forward to meeting everyone on September 10th!

Warmest regards,

David Crowder

President, Horizon Metropolitan Districts
SVP | Development Director, Horizon Uptown for Lendlease

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We welcome your feedback, questions and suggested topics on future newsletters. Please email us at christina@paperlotmarketing.com to share your email address as we hope to transition to an electronic copy and want to ensure you don't miss any news



Lendlease is the proud sponsor of the inaugural Park-a-Palooza event on September 10th.