



Neighborhood Newsletter

January 2025 Edition

Board of Directors

Jeana Hughes, President
Joe Lanute, Vice President
Jordan Wipf, Treasurer
Brad Kaatz, Secretary

District Website

www.luptonvillagermd.org

District Management

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2024 Year in Review

You live in a Metro District! What is it and what does it do?

The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation, sanitary sewer, storm drainage and other improvements (Public Improvements) inside and outside the District boundaries that benefit the taxpayers and residents of the District. The District was also established to (1) maintain various public parks and open spaces within the District, (2) provide covenant enforcement and architectural review services to the Lupton Village covenant-controlled community and (3) maintain certain public infrastructure serving all District inhabitants including the entrance monument signage and storm water drainage systems. To support these initiatives, a tax is levied on all property within the District. The District Board is publicly elected to oversee the functions of the District. The Board is committed to maintaining high-quality services and amenities while practicing sound financial stewardship.

In 2024, the District Board continued to build upon the successes and accomplishments of 2023. Notable accomplishments in 2024 included the following:

- Replacement of 68 shrubs and trees in the shared open spaces of the community
- Installation of pet waste stations throughout the community
- Installation of cement drain pads on the north east side of the community to increase the water flow to the storm water retention pond
- Assuming from the builder (Baessler Homes) the maintenance responsibilities of the Rollie St and Denver Ave townhomes

2025 Board Election

The terms of three board members—Director Wipf, Director Lanute and one vacancy—will expire on May 6, 2025. On that date an election will be held to elect three candidates to serve 4-year terms on the District’s 5-member Board.

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Neighborhood Fast Facts

Total homes in the neighborhood.....	371
Total homes sold in 2024.....	97
Total rental homes as of Dec. 31st.....	18 (or 5%)
Avg assessed value for 2025—townhomes.....	\$314,800
Avg assessed value for 2025—Single family homes.....	\$400,800

Set up an account through the
FrontSteps Resident Portal at
www.LuptonVillageRMD.org

Resident Sign-in ➔

2025 Metro District Board Meeting Schedule

February 13, 2025 (Thursday)	August 14, 2025 (Thursday) Online meeting
April 10, 2025 (Thursday)	October 23, 2025 (Thursday)
June 12, 2025 (Thursday) Online meeting	October 23, 2025 Annual Town Hall Meeting

All meetings start at 5:30pm and are open to the public. In person meetings will be held at the **Ft. Lupton Library** at 370 S Rollie Ave. Ft. Lupton, CO 80621. Online meetings will be held at meet.goto.com/district_meeting_room_04. The Board's meeting schedule is also posted on the home page of the District's website at www.luptonvillagermd.org

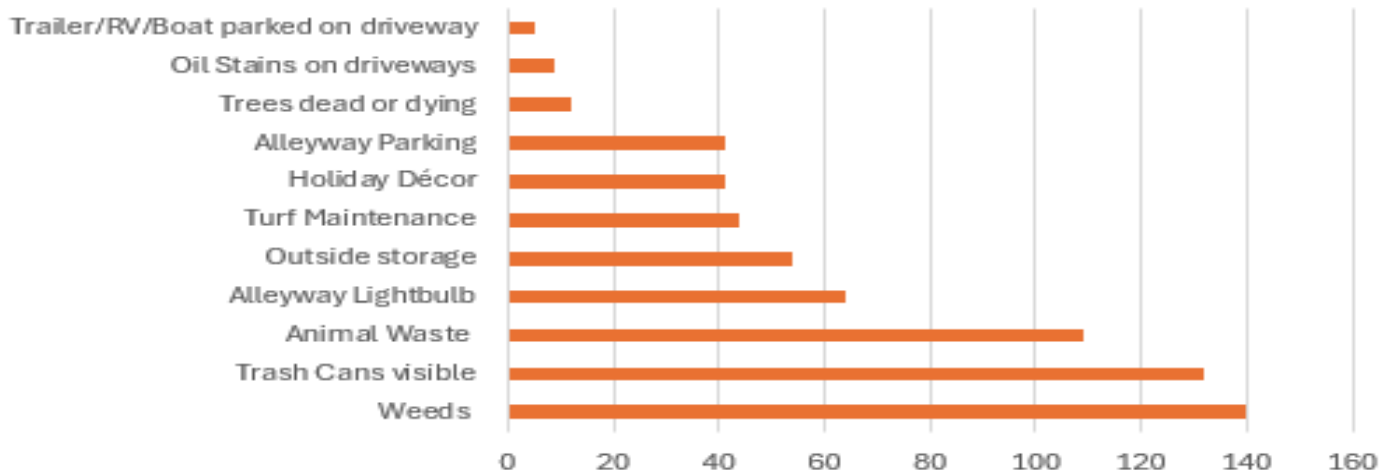
District's Debt - Quick Look

Total outstanding debt as of December 31, 2024.....	\$12,390,159
Year which senior bonds are estimated to be repaid in full [Note B].....	2050
Annual interest rate on District's bank loan.....	4.625%
Earliest date bonds can be refinanced.....	September 2026
Assessed valuation of all land within the District as of Dec. 31, 2024.....	\$6,001,639
Debt to assessed value ratio.....	206% [Note A]

Note A—Districts with debt-to-assessed values below 50% are considered significantly better credit risk to lenders and, consequently, such districts typically enjoy lower interest rates on their debt.

Note B—Assumes property values increase an average of 6% every 2 years

Summary of Property Maintenance Violations in 2024



2025 Board Election (continued from page 1)

Property owners and residents who are interested and legally qualified to run for election to serve on the District's board must download a self-nomination form from the District's website (www.luptonvillagermd.org) and submit the completed form to either District Manager (Jessica Reynolds or Charles Wolfersberger) by no later than Friday February 28th at 5:00pm MST. Self-nomination forms may also be picked up from the District's office during normal business hours (8:30am to 5pm Monday through Friday) at 8354 Northfield Blvd, Building G Suite 3700 Denver, CO 80238.

A self-nomination and acceptance form that is not sufficient may be amended at any time prior to 5:00pm on Friday February 28th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday March 3rd.

NOTICE IS GIVEN pursuant to Section 113.5-1002 C.R.S. that applications for an absentee voter's ballot may be received by the District's Manager by mail or email no later than 5:00pm MST on Tuesday, April 26th .

Duties and Responsibilities of Metro District Board Members

Directors who serve on the Metro District board perform various duties and responsibilities. The primary responsibility of board members is to attend the bi-monthly board meetings and review and direct the financial and operational performance of the District. In addition to attending bi-monthly meetings, board members are responsible for the following:

- Working with the Design Review Committee to monitor and update the Design Guidelines for the neighborhood
- Monitoring and modifying the Board's covenant enforcement policies
- Monitoring the enforcement activities conducted by the District's enforcement contractor
- Hearing homeowner appeals regarding design request forms rejected by the Design Review Committee
- Identifying, planning and budgeting projects to maintain and improve the parks and open spaces around the neighborhood.
- Supporting and sponsoring neighborhood-wide recreation activities and other events to promote community unity
- Establishing the District's annual operating budget and property tax rate
- Hiring contractors and monitoring the performance of such contractors

Neighborhood Snow Plow Services

Lupton Village Residential Metro District is responsible for removing snow (when snowfall is greater than 2 inches) from the sidewalks (marked in **PURPLE** below). The townhomes pay for additional snow removal service (marked in **BLUE** below). Snow removal services do not start until 24 hours after the storm.

