

Resident Newsletter - Summer 2020

Dear Marvella Residents,

The Marvella Metropolitan District Board of Directors is sending this newsletter in an effort to communicate with the community about District news and information. We would like to cultivate a robust email address list, so if you hear of neighbors who did not receive this, please have them send their email address to trina.hartman@CLAconnect.com with “newsletter” in the subject line. Thank you for your assistance!

The Board would like to extend a hearty thanks to the community for patience and understanding regarding the pool closure this summer. This was a very difficult decision with many factors at play, including the costs and benefits of opening. Please know that the Board is comprised solely of Marvella residents - they feel the same pains and benefits of these decisions as the rest of the community. So again, thank you for accommodating this difficult decision.

Who’s who in Marvella:

Marvella Metropolitan District – The Marvella Metropolitan District is the entity that is responsible for a variety of functions within the community, such as open space and landscape maintenance, covenant enforcement and architectural review applications, and pool operations. Additionally, the District receives property taxes assessed to every home for operational and debt payment purposes. The debt affiliated with the Marvella community is attributed to the construction of infrastructure (streets, water and sewer, open space, pool, etc.). There is **NO** Homeowner’s Association in Marvella – only the District.

These five fine people below VOLUNTEER their time to govern the District. Their role is to make policy for the district, and while they may be easily accessible to you, **CLA** is your one stop shop for questions, concerns and other operational issues. Please refer to the bottom of this newsletter for contact information.

<u>Board of Directors</u>	<u>Position</u>	<u>Term Expiration</u>
Tahlia Sayers	President	May 2022
Craig Corliss	Secretary	May 2023
Ian Roth	Treasurer	May 2022
Michael Kark	Asst. Secretary	May 2023
Dennis Squitieri	Asst. Secretary	May 2022

Century Communities – Century Communities is the developer/builder of the Marvella Community. As they have sold the last new home in Marvella, they will be closing out of their role within the community.

City of Centennial – Marvella is within the incorporated City of Centennial. This can be confusing, as the Marvella community borders the City of Greenwood Village on the north. The City of Centennial has a very robust website at www.centennialco.gov.

CLA - The District Board works closely with CliftonLarsonAllen LLP (“CLA”). CLA provides Management Services for the Board, including but not limited to Covenant assistance, Board meeting assistance, etc. You can expect prompt responses when you reach out. We are available and here to help! Contact information for CLA follows at the bottom of this page. The landscaping is currently maintained by *Arrowhead Landscape Services*

Your District Board hard at work....

Many exciting things have been happening! We are proud to inform you all that the sidewalk project along Orchard Road has been completed! Pedestrians now have a safe place to traverse to the signal at Orchard and Quebec.

Also, the District Board is thrilled to report an **exciting** event that took place in July. As you may know, a large percentage of your property taxes paid to the Marvella Metropolitan District are pledged to the repayment of debt that was issued to pay for construction of infrastructure that supports the community. When District debt is initially issued, it is generally at a higher interest rate due to the uncertainty of the project success. Now that Marvella is built out, the District was able to refinance the debt for a **net present value savings of over \$500,000!!** *Finally*, the District Board is working to improve various landscaping elements throughout the community so stay tuned!

Covenants, Rules, Regulations and the Like.... AND who owns WHAT?

Marvella is a small community - with only 72 homes! While this makes for a cozy, close-knit feel, it also tends to highlight covenant violations. As such, please be aware of the easy things that can be done to respect your neighbors and avoid covenant violations. Pull your trash cans in in a timely manner. Promptly remove and replace dead plant materials. Keep your property weed and trash free. In other words... **be a good neighbor.**

Please keep in mind that any modifications to the exterior of your home, landscaping installations, and major replacements need to go through the design review process. Forms and guidelines can be found on the District website: <http://www.marvellamd.com/>

Trees: the Denver metropolitan area experienced some extreme temperature swings this past spring. As such, there has been a high volume of tree deaths. You may have noticed that the District removed a good number of trees on Olive Court; the Board is in the process of replacing them. Please pay close attention to your own trees – it is a covenant violation to have dead trees and plant materials. You will receive a violation if they are not addressed. Please be mindful – your landscaping reflects on the entire neighborhood. Quick tip: please remember to pull your tree stakes after a year – any longer will cause damage and potentially death to the tree.

Parking Restrictions: there are several areas within the community that are signed “No Parking”. This restriction was established as part of the original site improvement plan approval process for the community. The streets that are signed “No Parking” are narrow, and parked cars on the street make emergency access difficult or impossible. These No Parking areas will be monitored by law enforcement and cars may be subject to towing or ticketing.

Sunset Park is owned and maintained by South Suburban Parks and Recreation. Information about this park can be located at <https://www.sspr.org/sunset-park>

Open Spaces – the various open spaces within the Marvella community will ultimately be owned by the Marvella Metropolitan District, upon conveyance from Century Communities. The entryways, at both Orchard and the west entrance, are being maintained by the District.

Streets – the streets are also in varying stages of conveyance between Century, the city of Centennial and Marvella Metropolitan District. Arapahoe County Sheriff is the law enforcement agency.

The Next Regular Board Meeting is scheduled for Monday, November 16, 2020 at 12:00 p.m.

District Management Team can be reached at 303-779-5710 or:

Kim Herman: Kim.Herman@CLAconnect.com

Trina Hartman: Trina.Hartman@CLAconnect.com

Denise Denslow: Denise.Denslow@CLAconnect.com

Denise’s cell is 303-903-9760 – *please feel free to text*