

LITTLETON VILLAGE METROPOLITAN DISTRICT

SUMMER 2020 NEWSLETTER

Mission: "To preserve a family-oriented and economically vibrant community that encourages citizen involvement, respects diversity, values community character, and enhances the quality of life of Littleton residents and businesses."

BOARD MEMBERS CORNER

New Board Member. The Metro District is pleased to announce the appointment of board member Zach Tedeschi. From Zach: "I'm happy to be serving as the newest board member of District 2. I am born and raised in Colorado and have lived in Littleton Village with my wife and 2 dogs for almost 4 years. We most recently welcomed our first son in early June, and look forward to raising our family here and becoming more involved in the community."

Landscaping. The common elements of the District Landscape mostly include the park, greenbelts north of Fremont, Broadway, Dry Creek, medians on Hinsdale & Dry Creek Place, open space in the middle of the Century alley lot homes and all the landscape at the CityScape and Century 2 & 3 story townhomes. There are also various detention and native tracts. These areas have been established and installed over several years at various stages by two different contractors. The parkway and greenbelt areas are the most mature and have the least problems outside of some dead plants and other minor issues. The Richmond CityScape homes came on last and we are aware of some drainage concerns and dead plants. The Century 2 and 3 story townhomes, along with the alley lot homes tract, have more issues. The most obvious problems are dead plants, drainage, compaction, and some wood mulch needing to be replenished. The Board is aware of all these items and have walked the property with our landscape maintenance provider. Over the coming months, the Board will be navigating various challenges including the landscape items. Budgets are closely monitored with the goal of avoiding special assessments. As funds are made available, we will begin putting a plan in place to address the landscape problems, which may be done in phases. **We do ask homeowners, especially those in the Townhome and CityScape areas, to please not alter or modify landscapes without ACC approval.** The rules for these areas are clearly defined in the District Architectural Guidelines. This includes adding borders, planting and other changes, all of which require ACC approval. These modifications become an issue and expense for the District to maintain - especially when homes are sold and the landscape must be restored. It is important to keep the landscape uniform and maintainable by the District contractor.

Architectural Guidelines, Covenants, and Rules. All properties within Littleton Village are subject to the Architectural Guidelines and Covenants of the District. Not the same but similar to a homeowner's association, the District Guidelines and Covenants create rules to which every property in the District are subject to by way of a deed restriction. The rules are managed by the Board of Directors with the assistance of legal counsel and professional management. As with all new Districts, when Littleton Village was being built, the Board positions were held by the developer. As residents have filled positions on the Board, taking over the responsibility, there were numerous decisions and challenges. While there are still transitional challenges today, the Board is aware of the responsibility to assure reasonable adherence to the Architectural Guidelines and Covenants. As enforcement is managed more closely, there may be notices sent to homeowners not in compliance with the Architectural Guidelines and Covenants. This may include items that have previously gone without notice. We encourage all property owners and tenants to be familiar with the District documents, which can be found on the District website: <http://www.littletonvillagemd.com/services.htm>.

ARCHITECTURAL CONTROL COMMITTEE (ACC) CORNER

Architectural Modifications. As a District, we process several Architectural Review Requests each month. From solar panels and storm doors to decks and landscape, the committee provides a detailed review for projects requiring District approval. This all-volunteer committee of homeowners prides itself on timely responses and helpful feedback when possible. The majority of our responses have been within a few days. Once approved you can proceed with your project with the assurance of being in compliance. We even waive the fee for certain projects so there is no reason to avoid this simple process. The Residential Design Review Request Form, Architectural Guidelines and instructions are on the District website: <http://www.littletonvillagemd.com/services.htm>

RESIDENTS CORNER

- **Single Family Homes Landscaping.** Let's keep our community looking attractive! Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Replace dead grass, trees, and shrubs. Keep yards free of leaves and weeds and remove grass clippings. Mow regularly, including strips between roads and sidewalks.
- **Community Gardens.** Garden plots are on a first come, first serve basis. Residents maintain these gardens, so please be respectful and not take things from the gardens unless it is posted as being offered to the community.
- **Noise.** We live in a densely populated community, so please be a courteous neighbor by being aware of and addressing habitual dog barking, loud music, party noise, etc. Construction, mowing, etc. should not be starting before 7:00 a.m. The neighborly approach would be to confront the offenders privately. If that doesn't work you can report violations to the Littleton police non-emergency number at 303-794-1551.
- **Pet Waste.** Please clean up after your pet. Pet waste stations have been placed throughout the community to help keep the Village clean. In addition, please only allow your pet to urinate in common areas and not on residents' personal property—it has been damaging some owners' grass.
- **Leashes for Pets.** Please remember the City of Littleton's policy regarding leashing of pets – ALL pets must be on a leash at ALL times, unless at a designated off-leash park. The fine for an unleashed pet is determined by the court and can be up to \$999.00.
- **Speeding.** Please obey the speed limit of 25 mph within the community. **This time of the year many children are out on their bikes, scooters, and skateboards, so please drive with caution.**
- **Click & Fix.** To report issues concerning property owned or enforced by the City of Littleton, including weeds over 8 inches, construction trash and noise, clogged inlets, graffiti, street light outages, traffic signal malfunctions, potholes, missing street signs, abandoned vehicles, see: <https://www.littletongov.org/city-services/seeclickfix-littleton>

METRO DISTRICT CORNER

- **Landscape Watering.** Please report any sprinkler head repairs or major issues in the common areas to geol.scheirman@claconnect.com.
- **Wood Burning.** According to our covenants, no outdoor open fires are permitted except in a contained barbecue unit while attended and in use for cooking purposes or an outdoor fire pit powered by natural gas or propane. Please be extremely careful with any source of fire, as very hot temperatures and windy conditions create high fire danger.
- **Trash Cans.** No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner. Please take your receptacles out the evening prior to trash day and bring in to store the evening of trash day. Please note that this means they CANNOT BE STORED BETWEEN UNITS.
- **No Parking in Alleys.** All alleyways are fire lanes and designated as no parking areas throughout the community - these need to be adhered to. There could be serious consequences by parking in those areas, as emergency vehicles may need access. CARS PARKED IN ALLEYS WILL BE TOWED. If someone is blocking access to your unit or parking illegally in the fire lane you can contact Wyatt directly at 303-777-2448. *Please indicate you are in Littleton Village MD and reference the address: 7377 S. Pennsylvania, which is the District's account address.
- **Street Repair.** The Metro District is working with the City of Littleton as to the cause of the street and sidewalk settlement north of the Village Park. Please use caution when walking in that area.
- **Street Parking.** At the suggestion by a resident, the Metro District is considering moving the parking on Hinsdale and Dry Creek from the residential side to the medians to increase the parking capacity. This could also help with snow & ice services and create safer exiting of alleys. If you have comments or suggestions, please bring them up during the public comments session of a future Board Meeting.
- **Board Meetings.** Meetings are open to the public and typically held on the 4th Tuesday of the month. To confirm meeting dates, times and locations, please check the District website: www.littletonvillagemd.com or the bulletin boards within the community. NEXT BOARD MEETING: Tuesday, July 28, 2020 at 5:30 p.m.
- **Email List.** The District is building an email directory to distribute the newsletter and any other important information via email. Please submit your email, if you want to be included, to megan.liesmaki@claconnect.com.