



The Highlands Newsletter Fall 2025

Welcome to the inaugural edition of The Highlands, your official newsletter for the Highlands-Mead Metropolitan District. We are pleased to announce the installation of a new [Board of Directors](#), who are all homeowners in our community:

Bryon Fessler, President
Scott Felter, Vice President/Assistant Secretary
Rene Singer, Treasurer
Joshua Crites, Secretary
Janice Bachmann, Assistant Secretary

These dedicated individuals bring a wealth of experience and a shared commitment to serving our district with transparency, accountability, and care. The Board will focus on ensuring fiscal responsibility, maintaining community assets, and fostering open communication with residents.

Our Metro District is built on the foundation of community, neighbors coming together to create a safe, welcoming, and vibrant place to live. From maintaining shared spaces to planning improvements for the future, everything we do is focused on enhancing the quality of life for our residents. We are grateful for the support and involvement of homeowners who take pride in our neighborhood, and we encourage everyone to stay engaged as we continue working toward a stronger, more connected community. We encourage you to attend our [Board meetings](#), either in person or via Zoom, and we look forward to meeting you!

District Reaches Settlement with Developer

Bryon Fessler, President

In December 2019, the District entered into two agreements with the Developer to help cover operating costs and public improvements. Under these agreements, the Developer advanced funds to the District for general operations, landscaping

improvements, and water dedication credits. With interest included, the total amount owed to the Developer grew to **\$1,239,933.29**.

After careful review and negotiation, the Board of Directors, working closely with our legal, accounting, and management teams, reached a settlement with the Developer. Under the settlement, the District will pay **\$456,427.57** and the Developer has agreed to forgive the remaining **\$783,505.72**.

This outcome not only saves the District a substantial amount of money but also fully satisfies our repayment obligations. Importantly, both agreements are now terminated, providing financial clarity and stability moving forward.

District Refinances Debt Homeowners Save in 2026

Rene Singer, Treasurer

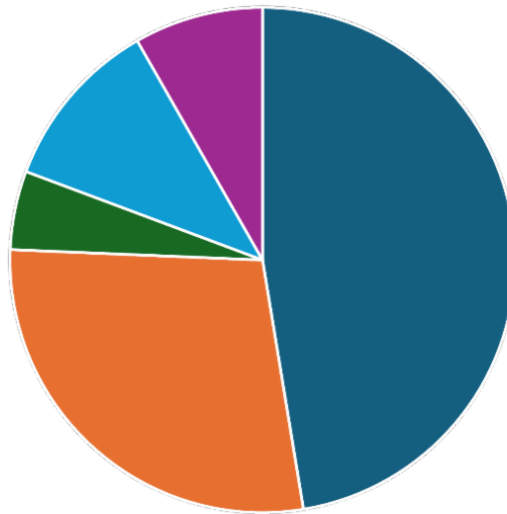
The Highlands-Mead Metropolitan District recently refinanced its outstanding debt from the initial development of the subdivision, a move that brings important financial benefits to the community. By issuing Series 2025 Bonds, the District was able to:

- **Lower Interest Rates:** Refinancing reduced borrowing costs, creating long-term savings.
- **Ease the Property Tax Burden:** Average household savings of \$310 in 2026 compared to 2025.
- **Support Operations:** The refinancing funded \$100,000 in working capital to help cover ongoing operations and maintenance.
- **Resolve Developer Advances:** A portion of outstanding developer advances was repaid, with the remainder written off, further strengthening the District's financial position.
- **Flexibility for the Future:** The new bonds can be refinanced again starting in 2030, offering the potential for even more savings down the road.

This refinancing reflects the Board of Director's commitment to managing resources responsibly while reducing costs for homeowners.

Quarterly Operations Fee Reminder

Highlands-Mead Metro District Operations Fee



■ Administration ■ Landscaping ■ Snow Removal ■ Trash Removal ■ Utilities - Water, Gas & Electric

Rene Singer, Treasurer

Each property in the Highlands-Mead Metropolitan District is assessed a quarterly operations fee of \$350. These fees are essential to keeping our community running smoothly as they fund weekly trash service, biweekly recycling, common area maintenance, insurance, and administrative support. Unfortunately, more than \$30,000 in homeowner payments are currently past due. To be fair to all residents, the Board is required to follow the District's collection and late payment policies. You can review these in our [governing documents](#).

Invoices are mailed quarterly by American Conservation & Billing Solutions (AmCoBi) and include your account number, which you can use to set up [automatic payments](#). Questions should be directed to AmCoBi Customer Service at (877) 410-0167 x2. The due dates are January 1st, April 1st, July 1st and October 1st so please put them in your calendars. Thank you for staying current on your quarterly fees. Your timely payments keep essential services running for the entire community.

Looking Out for Our Neighborhood Together

One of the ways our Board of Directors helps keep our neighborhood a great place to live is by making sure our community guidelines, the [covenants](#), are followed. These rules were created to keep our homes looking nice, our property values strong, and our neighborhood enjoyable for everyone. When we all do our part, it helps maintain the welcoming character that made us want to live here in the first place.

Covenant enforcement isn't about being strict, it's about fairness and community pride. When the Board addresses a concern, it ensures that everyone is treated equally and that no one feels like the rules only apply to them. By working together and respecting the guidelines, we can keep our neighborhood attractive,

safe, and a place we're all proud to call home.

Here is a snapshot of the covenant violations from July and August. As a reminder, homeowners are responsible for maintaining their yards, trash containers may not be placed at the curb before 7 pm the night before pickup and must be removed by 7 pm on collection day and unsightly objects or conditions visible from the street or neighboring lots are not permitted.



Community Garden Cleanup and Volunteer Needed



Our community garden needs a seasonal refresh, and we are asking all gardeners to help keep this shared space beautiful and productive. Please take time to clean up your plots by removing weeds, trash, and plant litter. Compost what you can or dispose of waste properly, and make sure pathways are clear so they remain safe and accessible for everyone.

We are also looking for a volunteer to serve as the community garden manager. This role includes assigning raised planting bins, providing the water access code, and helping organize future cleanups. If you are interested, please contact the [Board of Directors](#).



Staying Connected in Our Community

Bryon Fessler, President

Good communication is essential for a strong and thriving neighborhood. Your Metro District provides three main ways to stay informed about news, events, and maintenance:

- District Website - The [website](#) is our primary means of communication. It includes financial reports, meeting schedules and minutes, announcements, governing documents, contact information, etc.
- Quarterly Newsletter - Delivered to your inbox each season, the newsletter highlights project updates, seasonal reminders, upcoming events, and photos that showcase our neighborhood spirit.
- USPS Cluster Boxes - Future posted notices where we all receive our mail provide timely updates and ensure that important alerts and community notices reach every home.
- Email Updates - Email is used to send important reminders, event invitations, and time sensitive information directly to residents in a quick and convenient way. You can also email the [Board of Directors](#).

We encourage every resident to stay engaged by using these resources. Your involvement helps us make better decisions and strengthens the connections that make our community a great place to live.



Highlands-Mead Metro District | [Website](#)

Public Alliance | 405 Urban Street, Ste 310 | Lakewood, CO 80228 US

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