



The Highlands Newsletter

Spring 2026

A Message from the Board

The Board adopted a new enforcement policy on April 20, 2026 to create a clear, fair, and consistent process for handling covenant violations, something the prior Developer/Builder-controlled Board did not put in place. All violations start with a warning letter and a 15-day opportunity to correct the issue or request a hearing. If the issue is not resolved, a \$75 fine is issued, followed by additional \$150 fines every 15 days for ongoing or repeat violations. This approach provides proper notice and due process while allowing the Board to achieve compliance.

A common question is *why now*, especially for items like a front yard statue, holiday lights left up year-round, basketball hoops not put away, trash cans left out or a birdbath that may have been in place for years. In the past, enforcement was limited and inconsistent, with no ability to move beyond warning letters, so some violations were never formally addressed. Over 300 warning letters have been issued since 2022, often to the same homeowners, without lasting compliance and at a significant cost to all homeowners which is anything but fair.

Covenant enforcement is a legal obligation. As fiduciaries, the Board must enforce the covenants consistently and fairly to protect property values and maintain community standards. We all chose to live in a covenant-controlled community and acknowledged those requirements at closing.

For more information, visit our website and click on [District Documents](#) and then Covenants and Guidelines.



Community Events Committee

The Board is excited to welcome Dana Nemetz as Chair of our newly formed Community Events Committee. Dana brings great energy and organization to creating fun and engaging activities for the neighborhood. Working alongside Board Liaison Rene Singer, she will help coordinate events and opportunities that bring residents together and build a stronger sense of community. If you're

interested in helping plan enjoyable and memorable neighborhood events, please reach out to Dana or Rene to be added to the committee. We welcome and encourage homeowner involvement!

COMMUNITY Potluck

GOOD FOOD • GREAT NEIGHBORS • LOTS OF FUN!

 **MAIN PAVILION**
BY THE PLAYGROUND 

 **MAY 17**

 **5:00 PM**

 **BRING A DISH TO SHARE**
and your favorite
chairs or blankets!



**THE DISTRICT
WILL PROVIDE:** 

-  PAPER PRODUCTS
-  SERVING UTENSILS
-  WATER

WE CAN'T WAIT TO SEE YOU THERE! 

Developer Deficiencies

Bryon Fessler, President

The District continues to work with the Town and the Developer to address incomplete Phase 1 improvements, which are estimated at about \$1.6M. These issues have remained unresolved for two years. The Developer is responsible for completing the work before final acceptance, but due to delays and lack of enforcement, the District has already spent more than \$250K on maintenance and repairs. The District has formally requested that the Town require the Developer to complete all outstanding work within a clear timeline and reimburse the District for costs incurred. The Town has since issued demand letters to the Developer requiring financial assurances and setting deadlines for completing repairs, including landscaping and roadway improvements.

Recent discussions have highlighted ongoing challenges, including expired letters of credit and concerns about financial exposure. The Developer has disputed the Town's actions but has agreed to meet to discuss a path forward. Town officials have acknowledged that this is primarily a matter between the Town and the Developer, though the District remains involved due to the continued delays and impact on the community. The District will continue to advocate for timely completion of the improvements and full reimbursement of expenses, while monitoring progress and pushing for clear communication and accountability.

For more information, visit our website and click on [Developer Deficiencies](#).



Money Matters

Rene Singer, Treasurer

Delivering Measurable Cost Savings

During the first quarter of 2026, Highlands Mead Metropolitan District (HMMD) successfully completed its transition to a new accounting firm, Metro District Accounting Services. This change is expected to reduce the District's annual accounting expenses by more than \$25,000. In addition, the Board renegotiated the Management Services contract, lowering the cost to \$30,000 for 2026, down from nearly \$50,000 in 2025. The Board remains committed to reviewing contracts and expenditures to identify further opportunities for savings while maintaining high-quality services for residents.

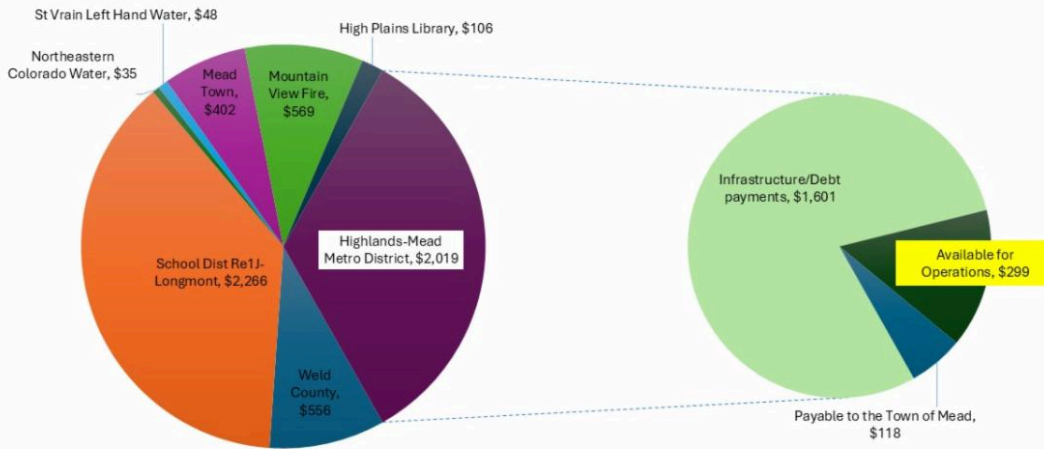
How Your Dollars Are Put to Work

Ever wondered how your property tax dollars are used within the District?

To provide greater transparency, we've created two helpful diagrams:

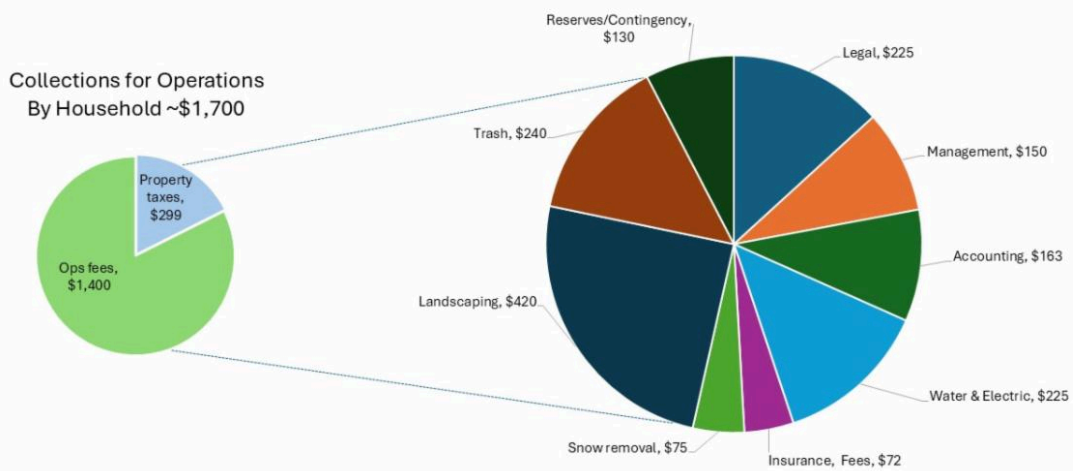
- The first illustrates how a typical property tax bill for an average home in the District is allocated.
- The second shows how combined property tax revenues and operations fees are distributed on a per-household basis.

Property Tax Breakdown Avg Home=\$6,000



Figures shown are approximate and for illustrative purposes only

Operations Expenditures by Household



Figures shown are approximate and for illustrative purposes only

Planning Ahead: Building Our Capital Reserves

As the District continues to grow, so do its long-term responsibilities. Once all development is complete, HMMD will be responsible for maintaining and eventually replacing key community assets, including playground equipment, gazebos, community gardens, parks, the volleyball court, Adams Circle Road, and the box culvert bridge connecting Phase I and Phase II. To prepare for these future costs, the District will begin funding a capital reserves account in 2026. While the initial contribution is modest, it represents an important first step toward long-term financial planning. The account has been established with a starting balance of \$25,000.



2026 Community Goals

The Board recently adopted its 2026 Community Goals, establishing a clear framework to guide the District's priorities and decision-making over the coming year. These goals reflect the Board's commitment to improving communication and transparency, strengthening the District's financial stability, and fostering a stronger sense of community throughout the neighborhood. The adopted goals focus on several key areas important to residents, including consistent covenant enforcement, expanded homeowner communications, increased public engagement opportunities, long-term financial planning, continued efforts to resolve outstanding public improvement deficiencies with the Town and Developer, and community-building events and programs. Together, these objectives are intended to provide greater accountability, improve operations, and enhance the overall quality of life within Highlands-Mead.

For more information, visit our website and click on [District Documents](#) and then Goals.

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

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