

Board of Directors

President

Krystal Bigley

Treasurer

Carly Fenton

Assistant Secretary

Andrea Stewart

Assistant Secretary

Brittany Lutz

Assistant Secretary

Stephen Daniels

Hawthorn

Metropolitan District

Fall/Winter 2022

TABLE ROCK RIDGE

Preparing Yard for Winter

The final mow for the neighborhood common areas and beauty bands have been completed. Ensure your yard receives its final mow, weed removal (though there can be weeds year-round with warmer weather), and blowing out sprinklers to avoid winter damages.

Snow Removal Guidelines/Common Area Triggers

Remember to snow blow/plow your personal sidewalks, including those in front of your home, and driveways. To learn more about common area triggers and sidewalk areas to be plowed, visit the website (<https://www.hawthornmetrodistrict.org/documents>). Note the County is responsible for plowing streets, not Hawthorn Metropolitan District.

Open Space Landscaping Plan

The open spaces managed by the District have had various improvements over the years. This year additional trees were planted, erosion mitigation to the southeast corrected the erosion over the bike path, the native open space pathway behind the playground has removed dead plants/overgrowth/pathway blockades cleared. However, we continue to work with CDOT to correct erosion by HWY 93 and 58th. Additionally, there are increasing numbers of prairie dog communities damaging landscaping, water lines to trees, and hillsides. Seeding guarantees cannot be provided as a result by landscapers. All of these issues can lead to erosion issues and the Board took action in the September meeting held at 6PM via ZOOM. At that meeting, the Board voted to pursue the following:

- a) In the coming weeks the community will see Colorado Animal and Pest Control once a week for the next three weeks, and once a month thereafter. They will be doing a blended approach of removal and mitigation.
- b) In late November, early December, Environmental Landscaping will be seeding the hillside behind Eldora with a spray compound (the hill will be green for much of the winter).
This combination is the best guarantee for seeding success as presented by experts engaged in the communities' landscaping success.
- c) In 2023, berms with vegetation that match existing berms will be added first to the end of the cul-de-sac area by 58th Place.
- d) Predator perches will be added throughout the community.
- e) Prairie dog removal and mitigation will continue along HWY 93 until additional berms can be added in 2024 along 60th and onward until the highway side is fully enhanced.

Berms naturally keep prairie dogs from encroaching within the community.

Community Manager

Mark Becker

(720) 974-4140 direct
mbecker@msiho.com

Mailing Address

MSI, LLC
11002 Benton St.
Westminster, CO
80020-3286
(303) 420-4433
(303) 420-6611 fax
www.msihoa.com

Please mail your payments to:

US Bank
c/o MSI, LLC
PO Box 162
Emerson, NJ 07630
Please include your 14 digit account number on your check.



If there is anything else you want to see in the newsletter please contact us through the website (<https://www.hawthornmetrodistrict.org/contact>) or NABR.

Upcoming Board Meetings

All Board meetings and agenda/minutes can be found at:
<https://www.hawthornmetrodistrict.org/information-to-know>.

The next meetings are as follows:

- Monday, December 5, 2022 at 2PM via ZOOM
- Monday, March 6, 2023 at 2PM via ZOOM
- Monday, June 5, 2023 at 2PM via ZOOM
- Monday, September 11, 2023 at 2PM via ZOOM
- Monday, December 4, 2023 at 2PM via ZOOM

Links to the ZOOM meetings can be located on the Agendas posted 72 hours ahead of the meetings at the link found above.



Dues & Taxes

Dues previously collected at the beginning of each year were eliminated in 2022, those totaled \$468 per household. The elimination of those dues continues in 2023.

District fund collection to pay for services and bonds is through property tax collection only. In 2022, the Board worked to refinance the bonds to a lower interest rate that will positively impact the District starting in 2023. The Board, as a result of refinance, is set to reduce the payable mills by 10 per household. As you know, The District provides public infrastructure for the benefit of property owners within its boundaries. The District previously issued bonds to finance public infrastructure benefiting the District, which were secured by mill levies assessed by the District and collected from property owners as part of homeowners' annual property taxes.

Currently the mill levies for Hawthorn Metropolitan District property owners are 55.663 for debt service and 24.337 for general operating expenses for a total of 80.000 mills.

Again, the District recently refinanced its previously issued bonds. As a result, the debt service mill levy imposed by the District is anticipated to drop from 55.663 to 42.900 (a decrease of 12.763), and the general fund mill levy is anticipated to be increased slightly from 24.337 to 27.100 (an increase of 2.763) to provide additional funding for landscape improvements and other projects currently contemplated by Hawthorn Metropolitan District. In total, these anticipated adjustments will reduce the total mills from 80.000 to 70.000, for a 12.5% net reduction of 10 mills imposed by the District. This change is anticipated to begin in 2022, with collection of the adjusted amounts commencing in 2023.

To determine how this will impact your tax bill, consider the following example formula used to determine the amount of property taxes owed to the District and the examples that follow:

[00.10% of County Assessor Assessed value of home] x Mills = District Property Tax

District Tax before Mill Levy Reduction

Assessed Value	00.10% of Assessed Value	Mills	District Property Tax
\$50,000	50	80	\$4,000
\$60,000	60	80	\$4,800
\$80,000	80	80	\$6,400
\$100,000	100	80	\$8,000

District Tax after Mill Levy Reduction

Assessed Value	00.10% of Assessed Value	Mills	District Property Tax	Savings
\$50,000	50	70	\$3,500	\$500
\$60,000	60	70	\$4,200	\$600
\$80,000	80	70	\$5,600	\$800
\$100,000	100	70	\$7,000	\$1,000

Note that the mill levy reduction of 10 mills discussed above is anticipated, and the actual reduction will be determined when the Board adopts the 2023 budget and certifies the amount of mills to be certified at the December 5th meeting.

Things to do in Golden in the Fall/Winter

For more info check out www.visitgolden.com

- Leaves changing in Golden Gate Canyon State Park
- Candlelight Walk Downtown Golden
- The Polar Express Train - Colorado Railroad Museum
- Holiday Art Market
- Miners Alley Holiday Shows
- Golden's Holiday Parade
- Jingle on the Avenue

Please register on our Nabr website!

1. Navigate to the website: <https://hawthornmetrodistrict.nabrnetwork.com/>
2. Click on “Login” in the top right corner.
3. Press “Need to Register?”
4. You will be navigated to the New User Registration page. Once you are on the page, click on the appropriate button out of the three:
 - I am an owner
 - I am a new owner
 - I am a renter

Once you choose your option, the following will need to happen to submit your registration request:

1. You will enter an account number if you have one.
2. Then, you will need to enter your First and Last Name. This will need to match the one on the deed if you are an owner.
3. If your information matches an existing account, an address might be displayed to you. You can select this address, accept the terms of use, enter your email address, and verify that you are human. Then, the system will send you a Welcome email to the email address you entered.
4. If your information does not match an existing account, you will need to enter your email, property owned since, telephone & mobile (optional), address, city, state, and zip. The request is then sent to Nabr Network Support. Nabr will search for an accompanying account and if not found, they will reach out to the Community Manager, and ask if you are a valid member of the community. If so, they will approve your request and you will receive a Welcome email to the email address you entered.

If you have any questions, or if you need assistance, please contact Nabr Network Support at Support@NabrNetwork.com or (855) 373-5722.

Have a wonderful Fall & Winter!

