

Gardens at North Carefree Metropolitan District Welcome!

Congratulations on your new home!

We are excited to introduce ourselves at **WSDM – District Managers**, your Management representatives for the Gardens at North Carefree Metropolitan District. With over 20 years in service to Metropolitan Districts in the Pikes Peak area, we at WSDM pride ourselves on providing only the highest level of service to the districts we serve. We invite you to visit our website at www.wsdistricts.co to learn about the experience and expertise our staff at **WSDM – District Managers** brings to the table.

Heather Smith will serve as your District Manager and is available to answer any questions you may have!

WSDM – District Managers office:

614 N. Tejon Street
Colorado Springs, CO 80903
Office: (719) 447-1777

Our office is open Monday through Friday from 8:00 am to 5:00 pm, excluding Holidays.

Heather Smith – Director of Association Services
and your primary contact as District Manager:

(719) 639-2656

heather.s@wsdistricts.co

Kevin Walker – President of WSDM, LLC

kevin.w@wsdistricts.co

The Metropolitan District's primary purpose is to finance the Public Improvements and infrastructure necessary to develop the land and provide specific ongoing maintenance services throughout the financing period.

Your District Manager is Responsible for:

- Overseeing the certification and collection of Mill Levy Taxes and fees funding the District
- Managing the issuance and repayment of Public Improvement debt incurred by the District
- Governmental accounting and bookkeeping on behalf of the District
- Fulfilling State, County, and City compliance filing requirements
- Maintaining the District website and posting compliance at <https://wsdistricts.co/gardens-at-north-carefree-metropolitan-district/>
- Facilitating meetings, business, and directives of the District Board of Directors
- Managing Vendor contracts and services as appropriated by the annual Budget
- Managing and maintaining the District Service Area to include the detention facilities, drainage, open space, and public landscaping
- Coordinating landscape maintenance, insurance coverages, and legal advisement for the District

Metropolitan Districts are often confused with Homeowners' Associations, especially when they provide similar services.

We prefer to be clear right from the start that this is not a Homeowners' Association!

Buying a home is a big deal and understanding what you own can help you get the most out of your property and your investment.

What is the difference between a Metropolitan District and a Homeowners' Association?

HOA

- Subject to the Colorado Revised Nonprofit Corporation Act (CRNCA) and Colorado Common Interest Ownership Act (CCIOA)
- Private Corporation with Owner based membership.
- Imposes lien-based Assessments (not tax deductible) to fund specific duties and responsibilities
- Funds private property repair, replacement, and maintenance for the benefit of the membership.
- May restrict use of private facilities
- Typically responsible for private property maintenance, covenant enforcement, and Architectural Requests
- May Assign or foreclose on a Lien in pursuit of collection of past due assessments
- Board meetings are open to the membership
- Duties and powers are established by the Governing Documents – Articles of Incorporation, Declaration of Covenants, Bylaws, Policies, and Rules and Regulations.

Metro District

- Subject to Title 32 of the Colorado Revised Statutes (Special District Act)
 - Quasimunicipal Corporation and Political Subdivision of the State, operating as a form of local government
 - Imposes property-based Mill Levy taxes and/or fees to fund debt and ongoing maintenance
 - Finances Public Infrastructure, operations, and maintenance for the benefit of the Owners and the Public.
 - Must open facilities to the public
 - Typically responsible for funding repayment of debt and maintenance of public improvements
 - Collection of fees flow through statutory perpetual liens
 - Board meetings must be open to the public
 - Duties and powers are established by the Service Plan and Resolutions of the Board.
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Board of Directors

Ron Covington, President (Term 2027)
Laureen Deveau, Treasurer (Term 2025)
Grace Covington, Secretary (Term 2025)
Heath Herber, Assistant Secretary (Term 2027)

2023 District Funding

Operations & Maintenance (General Fund):

Mill Levy: 10 mills

Debt Service (Bond Repayment):

Mill Levy: 40 mills

A full version of the adopted 2023 Budget as filed with the State and can be viewed on the District website.

Landscape Maintenance

The District has contracted with Timberline Landscape for the initial maintenance of the landscape in the public tracts. The native plants and grasses installed on the public retention pond were selected with the intent of establishing public areas that will be self-sustaining following an initial rooting phase. The retention pond is currently being watered by the Metropolitan District with the goal of reducing or even eliminating water in the pond within a year or two, once the plants have rooted, and allowing the environment to care for the land going forward. The common area tracts within the community have been landscaped with the goal of maintaining a clean and manicured appearance.

Snow Removal

The streets and sidewalks within the District are public and are therefore subject to El Paso County Codes regarding snow removal. Residents within El Paso County are required to clear the sidewalks and walkways adjacent to their home within 24-hours after the cessation of a storm. The District may engage snow removal services for sidewalks adjacent to the public tracts.

Service Plan

The District operates entirely within the framework of a Service Plan and Resolutions of the Board. This Service Plan was approved by the County Board of Commissioners, establishing specific processes, duties, oversight, and funding for the District. The Service Plan can be viewed on the District website.

Covenants / Declaration

In addition to the Service Plan and Resolutions of the Board, all homes within the District are subject to the Declaration of Covenants, Conditions, and Restrictions of Gardens At North Carefree, First Filing And Gardens At North carefree Metropolitan District (“Covenants” or “Declaration”). The Covenants establish certain rules,

standards, and procedures for the community, to which all residents and guests must adhere. WSMD has been contracted for periodic inspections of the community, to ensure compliance with the Covenants.

Architectural Improvement Process

The Covenants in conjunction with the Design Guidelines establish an Architectural Review process, by which an Owner may request authorization to make improvements or alterations to the property. Approval is required for any alteration or improvement – including placement of prominent décor. We strongly recommend that you thoroughly review the Covenants and Design Guidelines with all members of your household, and contact the District Manager with questions prior to considering changes. It may take up to 30 days to receive a response to an Architectural Improvement Application, so we encourage you to plan accordingly. Architectural Improvement requests may be submitted online by visiting <https://form.jotform.com/222905599921062>.

Leasing

The Declaration prohibits leases for a term shorter than 6-months. If you intend to lease your unit, the lease must be in writing, for a period of 6-months or more, and contain stipulations acknowledging that the tenants must adhere to all provisions of the District. Please note that each Property Owner remains perpetually responsible for the behavior and actions of their tenants and their invitees at all times. We strongly recommend conducting credit and background checks prior to leasing your unit, to help prevent future enforcement action against you as Property Owner for actions by a tenant.

Enclosures:

Management Business Card
Owner Information Form (please fill out and return)

Heather Smith

Director of Association Services



 heather.s@wsdistricts.co

 www.WSDistricts.co

(719) 447-1777 ext: 108 

(719) 639-2656 

614 N. Tejon St. - Colorado Springs, CO 80903

GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT
Property Owner Information Form

Property Address: _____

1st Owner Name: _____

Contact:

Cell Phone: _____ Alternative Phone: _____

Email: _____

2nd Owner Name: _____

Contact:

Cell Phone: _____ Alternative Phone: _____

Email: _____

Additional Owner Names (if applicable): _____

Owner Mailing Address (if different from the property address above):

City: _____ State: _____ Zip: _____

This information will be used to create the Property Owner's Portal, providing access to the Gardens at North Carefree District account information. *The information herein will not be shared with any other person or entity outside of the District's management company. By signing this form, you are agreeing to be enrolled in the District's online Portal system. You will receive an email requesting confirmation of your enrollment and providing instructions for access.*

Signature of Owner: _____ **Date:** _____

Once completed and signed, please return this form to:

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