



Date

Homeowner Name

Homeowner Address 1

Homeowner City, Homeowner State Homeowner Zip

Dear Homeowner Name,

On behalf of the Board of Directors of the Blackstone Metropolitan District, we are thrilled to welcome you to our community! We're delighted to have you as our new neighbor and hope you'll enjoy living here as much as we do.

It is important to note that you reside in a Metro District, NOT a homeowner's association (HOA). A Metro District and a Homeowners Association (HOA) are distinct entities with different purposes and powers. A Metro District is a form of local government that provides public infrastructure and facilities and services in developments, funded by taxes and fees. An HOA is a private organization that manages common elements and enforces rules and regulations within a residential community, funded by membership dues.

## **District Board.**

The Blackstone Metropolitan District Board is made up of five elected officials who reside within our district. The board of a metropolitan district is responsible for overseeing the district's operations and ensuring it fulfills its purpose: financing and managing public infrastructure and amenities for a specific geographic area. We manage projects for the parks, landscaping, and other capital projects, funding them through property taxes, fees and bonds. The board also ensures transparency and fiscal responsibility in the district's operations.

## **Committees.**

We also have several committees such as the Social Committee, which manages several fun events throughout the year; the Architectural Review Committee, which oversees homeowners' requests for various projects such as requests for painting, landscaping, and any architectural changes to one's home; the Landscaping Committee, which is responsible for overseeing and managing the public spaces; as well as several other committees. If you are interested in volunteering for any committee, please let us

know.

## Your neighborhood management company.

Blackstone Metro District retains a management company, Brightstar Management Group, who is responsible for managing the district, enforcing the covenants and assisting homeowners with architectural review and any other issues or questions you may have. They will be in touch with you under separate cover to assist you with your quarterly payment of \$165 which covers the following:

- Trash Removal
- Oversight of our District-Owned Property & Landscaping (The Common Areas - Mowing, Snow Removal, Irrigation, Etc.)
- Parks
- Architectural Review and Covenants Enforcement
- Management of General Neighborhood Complaints

BrightStar will reach out to you in separate correspondence regarding the set-up of your quarterly account. In the meantime, if you have any questions or issues, you can contact the Brightstar Senior Manager.

- **Manager:** Lucas Nishimoto
- **Phone:** [\(303\) 952-4004](tel:3039524004)
- **Email:** [hello@brightstarcolorado.com](mailto:hello@brightstarcolorado.com)
- **Website:** [www.brightstarcolorado.com](http://www.brightstarcolorado.com)

## A little about your new neighborhood.

- **Family-Friendly:** Blackstone Metropolitan District is a great place to raise a family with several parks, playgrounds, and excellent schools nearby.
- **Active Community:** We have a strong sense of community spirit with regular neighborhood events like block parties, concerts in the park, and community social functions.
- **Convenient Location:** We have many amenities nearby, including Southlands Mall, Lucky Strike Bowling Alley, AMC Movie Theater and many places to dine at, including Blackstone Country Club.

## Get to know us.

- **Website:** Visit the official Metro District website: <https://www.blackstonemetro.org/> Please refer to this website for official district news and meetings, community events, covenants, trash

removal/recycle, design review process and many other items.

- **Drop by and Say Hello:** Feel free to attend the monthly Metropolitan District Meeting to introduce yourself. You will find that date on the community website.

## **The Blackstone Country Club.**

Lastly, we wanted to point out that the Blackstone Metropolitan District is a separate entity and is not part of the Blackstone Country Club. The Blackstone Country Club is a private organization that manages the golf club. Blackstone Metropolitan District operates independently from the Blackstone Country Club. The Country Club has its own governing board, rules, and membership structure. You can reach out to them directly at [\(303\) 680-0245](tel:3036800245) for more information about the amenities they provide and their dues.

Once again, welcome to Blackstone Metropolitan District! We look forward to getting to know you and your family better! Please do not hesitate to reach out should you have any questions.

Warmly,

## **Blackstone Metropolitan District Board**

**Lisa Monahan** | President | [lmonahan@blackstonemetro.org](mailto:lmonahan@blackstonemetro.org)

**Kathy Morgan** | Vice President | [kathy@blackstonemetro.org](mailto:kathy@blackstonemetro.org)

**Marty Liles** | Secretary | [mliles@metrodistrict.org](mailto:mliles@metrodistrict.org)

**Brent Johnston** | Treasurer | [bjohnston@metrodistrict.org](mailto:bjohnston@metrodistrict.org)

**Aaron Jones** | Assistant Secretary | [ajones@blackstonemetro.org](mailto:ajones@blackstonemetro.org)