

HIGHLANDS-MEAD METROPOLITAN DISTRICT

191 University Blvd. #358

Denver, CO 80206

***December, 2024***

***Homeowners,***

***Please see attached letter regarding the Board's decision to increase the quarterly fees to \$350.***

***The new amount will be posted on Homeowner ledgers on the 1st of January 2025.***

***If you have any questions or concerns, please feel free to reach out to the following:***

***Kelly Connolly***

***Teleos Management***

***720-428-0342***

## Highlands-Mead Metropolitan District

Dear Homeowner,

Your home is located within the boundaries of Highlands-Mead Metropolitan District (the “**District**”). The District is a quasi-municipal corporation and political subdivision of the State of Colorado, governed by a five-member elected Board of Directors.


The District performs such functions as covenant control, architectural review, grounds maintenance (including, but not limited to: maintenance of open space areas and community parks, snow removal along public sidewalks, and trash removal), and other management services (collectively, the “**Services**”) for the Highlands-Mead community within the District (the “**Community**”). These Services are funded through a yearly property tax assessment and an Operations and Maintenance Fee (“**O&M Fee**”), rather than through an assessment of dues such as a Homeowner’s Association would impose.

At a meeting held October 21, 2024, the Board of Directors of the District (the “**Board**”) determined that it would be in the best interest of the District and its residents to adjust the O&M Fee to \$350 per quarter for each developed lot within the District and impose a fee of \$250 per quarter for each vacant lot within the District (the “**Vacant Lot Fee**”). At a meeting held December 16, 2024, the Board adopted a resolution to increase the O&M Fee and Vacant Lot Fee, which go into effect as of January 1, 2025. This adjustment is necessary to offset the rising costs of goods and services and to ensure that the District can maintain the quality of Services the Community expects and deserves.

The Board appreciates your understanding and ongoing support of the District’s work to preserve the value and beauty of the Community.

Teleos Management Group is engaged by the District to manage the day-to-day responsibilities of operating the District, to manage all outside contractors and consultants, and to support the Board of Directors of the District. Should you have any questions or require more information regarding the matters presented in this letter, please contact Kelly Connolly at (720) 428-0342.

Warm Regards,



Angela Elliot, District Manager  
Teleos Management Group  
on behalf of the Board of Directors of  
Highlands-Mead Metropolitan District