

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

FACTUAL SUMMARY

**MAY 6, 2025 ELECTION FOR VOTER AUTHORIZATION TO
PROVIDE LANDSCAPE MAINTENANCE AND SNOW REMOVAL SERVICES**

THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT. The Roxborough Village Metropolitan District ("**Roxborough Village MD**") is a local government that was organized in 1985 under Colorado law to serve the community of Roxborough Village. For 40 years Roxborough Village MD has provided mosquito control, park and recreation, safety protection, and street improvement services to the community within its boundaries.

SUMMARY OF THE ISSUE. For over 20 years Roxborough Village MD has provided landscape maintenance and snow removal services (collectively, "**Maintenance Services**") at no cost for private property and improvements owned by the Village First Homeowners' Association, Filing 14B Homeowners' Association, and Roxborough Village Filing 16-A (Arrowhead Shores) Homeowners' Association (collectively, the "**HOAs**") in compliance with contracts between each HOA and Roxborough Village MD. These contracts have never been approved by Roxborough Village MD's voters.

At its public meetings in 2023 and throughout 2024, the Roxborough Village MD Board of Directors ("**Board**") discussed whether Roxborough Village MD should continue to provide the Maintenance Services at no cost to the HOAs. As the governing body of a local government, the Board has a fiduciary obligation to collect and spend taxpayer money for the benefit of all its residents. The Board cannot spend taxpayer money to provide services benefitting private corporations like the HOAs, unless the Board can clearly demonstrate the Maintenance Services benefit all Roxborough Village MD residents, not just the members of the HOAs, in a way that equals or exceeds the value of the taxpayer funds being spent. During that time, the Board determined that it needed certainty as to whether it is authorized to provide the Maintenance Services at no cost to the HOAs and to any other Homeowners' Associations within Roxborough Village MD that request the services. As a result, the Board did not appropriate taxpayer funds to provide the Maintenance Services to the HOAs in 2025, and all three contracts terminated on December 31, 2024.

The Board then conducted two town hall meetings in late January and early February 2025 to educate the community on the issue and obtain their feedback. As part of that meeting, the Board and the attendees discussed the options for resolving this issue, one of which was to have a ballot on this issue included in the May 6, 2025 director election ("**Election**") the Board was already required by law to conduct. The attendees were almost unanimously in favor of including such a ballot as part of the Election and at its February 26 special meeting, the Board voted to include the Ballot set forth below as part of the Election.

ARGUMENTS AGAINST THE PROPOSAL. All taxpayers within Roxborough Village MD should not pay for Maintenance Services that primarily benefit the members of the HOAs. It is possible that all taxpayers would have to pay less taxes if Roxborough Village MD stopped providing Maintenance Services to the HOAs at no cost. Or, Roxborough Village MD could use those taxpayer funds to repair or replace improvements it owns that are worn-out or damaged, which would benefit the entire community.

ARGUMENTS FOR THE PROPOSAL. Roxborough Village MD has been providing Maintenance Services to HOAs for over two decades. Approving the Ballot will maintain the *status quo*. Nothing identifies the HOAs' land, so for residents it is indistinguishable from Roxborough Village MD's land; further, the HOAs' land and events are unrestricted and accessible to the public, all of which promotes a unified community. Authorizing Roxborough Village MD to continue maintaining the HOAs' land will ensure residents have access to and benefit from that land in the future. Approving the Ballot will help the HOAs' residents avoid paying higher costs, including costs to separate their irrigation systems from Roxborough Village MD's system. The Ballot requires the Board to strive to provide the same types and levels of maintenance to all property, whether owed by a Homeowners' Association or by Roxborough Village MD, promoting comparable services throughout the community. Currently, Roxborough Village MD's property tax generates enough revenue to maintain the HOAs' land without a property tax increase. It will benefit all residents for Roxborough Village MD to continue providing the Maintenance Services because it ensures the community stays in a uniform and well-maintained condition.

BALLOT

SHALL ROXBOROUGH VILLAGE METROPOLITAN DISTRICT BE REQUIRED TO PROVIDE, WITHOUT CHARGE AND IN PERPETUITY, LANDSCAPE MAINTENANCE AND SNOW REMOVAL SERVICES ON PROPERTY OWNED BY ANY HOMEOWNERS' ASSOCIATION WITHIN THE DISTRICT'S BOUNDARIES THAT REQUESTS IT, NOTWITHSTANDING THAT SUCH SERVICES SHALL CONSTITUTE MULTIPLE FISCAL YEAR OBLIGATIONS THAT WILL BE PAID FROM THE DISTRICT'S AD VALOREM PROPERTY TAXES THAT IT UNIFORMLY ASSESSES AND COLLECTS WITHIN ITS BOUNDARIES; PROVIDED THAT:

- A. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR MAINTAINING DRAINAGE WAYS, DRAINAGE FACILITIES, DETENTION PONDS, OR OTHER DRAINAGE IMPROVEMENTS LOCATED WITHIN ANY PROPERTY OWNED BY A HOMEOWNERS' ASSOCIATION; AND,**
- B. THE DISTRICT SHALL ONLY MAINTAIN A PLAYGROUND OWNED BY A HOMEOWNERS' ASSOCIATION IF IT IS CODE COMPLIANT AND IN GOOD REPAIR AT THE TIME THE DISTRICT IS ASKED TO ASSUME MAINTENANCE; AND,**
- C. IF THE HOMEOWNERS' ASSOCIATION ADDS ANY IMPROVEMENTS OR ALTERATIONS THE DISTRICT HAS NOT AUTHORIZED, THE DISTRICT HAS NO OBLIGATION TO MAINTAIN THAT IMPROVEMENT OR ALTERATION; AND,**
- D. TO THE EXTENT REASONABLY PRACTICABLE, THE DISTRICT'S BOARD OF DIRECTORS SHALL STRIVE TO PROVIDE THE SAME TYPES AND LEVELS OF LANDSCAPE MAINTENANCE AND SNOW REMOVAL SERVICES FOR ALL PROPERTY OWNED BY THE DISTRICT AND ALL PROPERTY OWNED BY A HOMEOWNERS' ASSOCIATION WITHIN THE DISTRICT'S BOUNDARIES THAT HAS REQUESTED SUCH SERVICES.**