



Heritage Hills Metro District  
www.heritagehillsmetrodistrict.org



*Heritage Hills Metro District*  
State of Heritage Hills Newsletter

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Heritage Hills Metro District  
8390 E. Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

## CONTACTS

**District Manager:**  
Clifton Larson Allen  
303-779-5710

**After Hour Emergencies:**  
303-779-4525 (Ph)  
303-903-9760 (Text)

**Design Review & Enforcement:**  
Contact HOA 720-316-4947  
hhhoamgt@gmail.com

**Police:**  
303-799-0533



# Heritage Hills Metro District

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## BOARD MEMBERS

- President:** Shaun Seales
- Vice President:** Bradley Dodds
- Treasurer:** Christina Epling
- Secretary:** Jerome Dyck
- Asst. Secretary:** Todd Griffin

*The District is governed by a 5-member Board, all of whom are residents of the District.*



## INTRODUCTION

Dear Residents:

The purpose of this newsletter is to share important information with our residents regarding current financial position, current and recently completed projects, and exciting plans for 2024.

The Metro District Board had a busy year in 2023, and we are expecting this year to be no different. Our primary mission has always been safety, security and maintaining property values! Secondary missions are infrastructure, maintenance and executing the Service Plan, while being fiscally responsible with the Budget that we are allocated.

As of 12/31/23 the District's bank balance was a little over \$5 million. This is due, in large part, to the previous & current board's efficient fiscal management. A substantial portion of this cash has been earmarked for infrastructure maintenance & possible project upgrades. The 2024 Budget is posted to the District's website.

## INFRASTRUCTURE & MAINTENANCE

1. Brick Walls: Multi-year project with sections in the worst condition being replaced first (Lincoln Entrance—please avoid these walls)
2. Concrete Curbs & Pavers: Damaged ones were re-moved & new ones were poured and replaced along Heritag Hills Pkwy.
3. Pavement: Overlook neighborhood required an asphalt mill and overlay. Marking speed bumps and inspecting the remaining streets will be done later in the year.
4. Tennis Courts: Wind-screens added to fences and benches added to center, with covers to be added in Spring.
5. Basketball Court: Adjustable Hoop
6. Trash Cans: Several new trash cans added throughout the neighborhood
7. New Bench: A new bench will be added along the parkway in 2024



## CURRENT PROJECTS

### 2023 projects that were completed or remain ongoing:

- Safety & Security:
1. Gates & Barrier Arms, MyQ Community App, and Gate Repairs (hopefully by March)
  2. Security Cameras, to include: Pools, Club-house, Entrances & Exits, and Flock Security Cameras
  3. High Speed Internet Access
  4. Flashing Stop Signs
  5. Pool safety
  6. Snow Removal



## LANDSCAPING

Throughout 2023 the District Board worked diligently with Brightview to identify several areas of improvement as well as future projects. Maintaining our community will always be a top priority! The District completed the Overlook Pool & Park Enhancement Project, to include the planting of various trees, shrubs and flowers within the pool gates and park areas. The District negotiated a lower rate with Brightview for purchasing landscaping materials, saving a substantial amount of money in the long-run. The District and residents also partnered with Brightview in the identification and testing of various organic applications for weed and pest control, with the intent to provide the safest environment possible, for all residents, children and pets! These new products will be implemented in the Spring.

The Board continues to work with Brightview on a water management plan to more efficiently manage water consumption. Other projects completed included enhancing holiday lights, installing mulch, and planting additional trees around the Clubhouse. 2024 enhancements will focus on a more 'proactive' approach to monitoring the landscaping and community, to focus on broken sprinklers, dying trees/plants, and necessary repairs. Additional trees, shrubs & park benches will be planted along Heritage Hills Pkwy, to begin in the Spring, which will continue to enhance the beauty and privacy of the community.



## CLUBHOUSE, OVERLOOK PARK & SUMMARY

The Clubhouse was initially designed to be a Sales Office, with no intent of being a fully functional Clubhouse. At the end of 2023, the District engaged EVstudio as the design company to determine what activities and amenities residents would like to see included in a Clubhouse.

A survey was transmitted out requesting residential feedback. Results of that survey were reported during the Town Hall/Charette Meeting on the 24th of February (refer to website for further information). Additionally, the District will soon be polling residents to determine if a new Clubhouse or major renovation is needed/wanted. No determination will be made until the polling of residents is complete!

The Survey also included questions pertaining to the Overlook Park, to determine how this area can be more 'community focused'. Again, once the necessary feed-back has been received, residents will be polled. No determination will be made until the polling of residents is complete! Please refer to the District's website for an informative & comprehensive letter from the Board, summarized here, and for additional information: <https://www.heritagehillsmetro.org/>

The Metro District Board is comprised of residents who are both neighbors and volunteers who continually strive to make the community a safe and secure neighborhood for all. We will continue to partner with vendors, local law enforcement and city officials in the pursuit of that priority.