

Heritage Hills Metro District Annual Newsletter

Dear Heritage Hills Neighbors:

We hope everyone is having a great start to 2024. The District Board is pleased to present the 1st Annual State of Heritage Hills Newsletter. The purpose of this email is to share important information with our community regarding recently completed projects and projects currently underway.

The Heritage Hills Metro District Board had a busy year in 2023, and we are expecting this year to be busy as well. Our primary mission has always been safety and security first.

Secondary missions are infrastructure, maintenance, and executing the service plan for Heritage Hills while being fiscally responsible within the budget that we are allocated. As of December 31, 2023, Heritage Hills Metro District bank balance was just over \$5 million in cash. This is due, in large part, to the previous and the current board's efficient fiscal management. A substantial portion of this cash has been earmarked for infrastructure maintenance and possible project upgrades. For more information on the 2024 budget, please visit the Heritage Hills Metro District website, 2024 budget under the documents tab, or visit the link below.

https://www.heritagehillsmetro.org/files/ugd/eec1e8_50c972aa76bd4c2b882eebd5c3ee7e31.pdf

Below are 2023 projects that were completed or that are currently ongoing.

1. Safety and Security

a. Gates and Barrier Arms

The new quick-close barrier arm was installed at the Yosemite entrance. The barrier arm opens and closes rapidly creating a "one vehicle in" system. The goal is to prevent tailgating and piggy-backing into the neighborhood. This gate will work with existing transponders and should open automatically as resident vehicles approach. The District Board decided to pilot this new system by installing the first barrier gate at the Yosemite residence entrance. Testing of this barrier arm is still ongoing. Once it is complete the Board would like to move forward with three additional barrier arms which will be installed at the Yosemite guest entrance, and the Lincoln resident and guest entrances.

Additionally, the Metro District Board is working to roll out the MyQ Community App which will provide residents with the additional ability to open the gates and the

entry points to the amenities via your smart phone in the same manner as your existing fobs and transponders currently work. This feature will be an added convenience if you are using the pools and tennis/pickle ball courts as you will not need to bring your fobs to gain access- rather, you can simply utilize your smart phones. Please stay tuned for additional information and communications regarding the MyQ Community App.

As many of you are aware, on January 4th a motor vehicle crashed into the exit gate on the Lincoln side of the Heritage Hills community. Both of the gates were broken off of the hinges leaving it unrepairable. The District Board is currently working with our security vendor, Wizard Works, to fabricate new gates. However, this is not a quick process and we anticipate the new gates to be installed in the beginning of March.

b. Security Cameras

The Metro District Board has also been collaborating with our security vendor to upgrade Heritage Hill's internal cameras and add new ones throughout the neighborhood to provide enhanced monitoring and surveillance. The goal is to ensure the cameras are strategically placed in common areas including the pools, clubhouse, and entrances/exits in our community.

The Board also engaged Flock Safety in partnership with Lone Tree Police Department and the Douglas County Sheriff's Department to install Flock security cameras. Flock uses their proprietary license plate reading software to alert local law enforcement in the event that a stolen and/or wanted vehicle is identified within our community. These cameras were installed at the beginning of 2023 at the entrance and exits of the Yosemite and Lincoln Gates.

To learn more about Flock services please visit <https://www.flocksafety.com/>

c. High-speed Internet Access

To Support the new security cameras and electronic fob access points for all the gates, the Metro District is actively looking to upgrade the internet speed at the Yosemite and Lincoln entrances, the Overlook Park, and the Clubhouse. Currently, these locations are using the old DSL internet from CenturyLink which does not have the speed necessary to operate the new system effectively.

d. Flashing Stop Signs

In an attempt to control the speed and increase the safety of our residents and children walking to school along Heritage Hills Parkway, the Metro District has installed solar powered flashing stop signs to highlight key intersections along the parkway.

e. Pool Safety

The Metro District contracted with MPM Recreation and Management, Inc., for lifeguards at both pools which allowed the board to safely extend the hours of each pool. This contract has been renewed for this coming summer.

f. Snow removal

Neighborhood snow removal is contracted through Brightview. This year the Metro District requested that Brightview develop a more effective plan to remove the snow in our neighborhood as well as removing the snow from the sidewalks for the safety of pedestrians and children walking to school. The current snow removal policy and maps are on the Metro District website.

https://www.heritagehillsmetro.org/files/ugd/eec1e8_47f6c14e935849b69a5862068955fcf5.pdf

2. Infrastructure and Maintenance

a. Brick Walls

The District Board has conducted a 3rd party brick wall assessment study for all the brick walls in Heritage Hills. We have reviewed this study with our engineering consultant to develop the best long term plan to ensure the brick walls are maintained appropriately. Due to the cost of the total project this will be a multi-year project. Sections of brick wall in the worst condition will be addressed first.

As you may have noticed, there is “Caution Tape” wrapped around the brick wall at the Lincoln entrance. The wall cap was loose and needed repair. This presents a safety hazard for the community. The Metro District employed a temporary fix with one of our contractors until such time as we can address a permanent solution. Due to cold temperatures, a permanent solution won’t be feasible until ambient temperatures reach a minimum to allow the adhesives to set. In the meantime, the caps that were damaged have been removed and the top of the wall secured and sealed to ensure it is safe until a long term fix can be achieved this summer. To keep everyone safe, please discourage any play or sitting on these walls.

b. Concrete Curbs

Damaged concrete curbs and gutters were removed and new ones were poured along Heritage Hills Parkway.

c. Pavers

Our contractors removed and replaced all damaged, cracked, and missing pavers along Heritage Hills Parkway.

d. Pavement

The entire Overlook neighborhood required an asphalt mill and overlay. This project was completed with the exception of marking the speed bumps. This will wait for warmer weather in the spring. Later this year our engineering consultant will be inspecting the remaining neighborhood streets to determine which streets also require full asphalt mill and overlay or just pothole repairs.

e. Tennis Courts

Windscreens were added to the fences for both tennis courts. Covered benches in the center of the courts have been added, however, the roof will not be added until this spring.

f. Overlook Basketball Court

An additional height adjustable basketball hoop was added for children and young adults.

3. Landscaping

Throughout 2023 the District Board worked diligently with the District's landscape vendor, Brightview, to identify several areas of improvement, as well as future projects to continue enhancing our community. The landscaping, trees, shrubs and flowers are one of the greatest assets of Heritage Hills, and maintaining our community will always be a top priority.

a. 2023 Achievements:

The District completed an Overlook Pool and Park enhancement project which involved planting several trees, shrubs and flowers within the pool gates and throughout the Overlook Park area. During this project, we identified that the District has been getting charged nearly a 20% premium on trees and plant materials. The District immediately negotiated lower prices with Brightview, saving the community a significant amount of money in the long run.

Excitingly, the District worked with Brightview and several residents to identify and test organic applications for our weed and pest control needs. After the results of these tests, we are pleased to announce that we will move forward with these products this spring as we continue to monitor the results. We believe this is a step in the right

direction to providing the safest environment possible for all residents, particularly children and pets. Please stay tuned for more announcements this spring.

Regarding water management solutions, Brightview and the District Board began a long term plan to more efficiently manage our water consumption. This will be a long term initiative that involves installing more efficient sprinklers and other irrigation tools throughout the neighborhood.

Several additional projects were also completed such as enhancing our Holiday lights, planting additional trees around the Clubhouse, and installing new mulch.

b. 2024 Projects and Initiatives:

Multiple other enhancements are being considered for 2024 as you will see below, however it is very important to note that the District Board is working with Brightview, and other vendors, to develop a more proactive “boots on the ground” approach to monitoring the landscaping and community. This includes efforts such as a weekly walk through by our vendors to identify items such as broken sprinklers, dead or dying trees and plants, and other smaller maintenance repairs, as opposed to these issues mostly being flagged by Board Members and residents.

As previously mentioned, we are excited to roll out the shift to organic products in the neighborhood. We will continue to work with our vendors and the community to test the safest, and most effective organic products, and of course will keep the community regularly informed. Please check your emails and notifications as we move into the spring and summer.

The District has earmarked funds to plant several trees and shrubs along Heritage Hills Parkway, and is currently working through various proposals from Brightview. As many of you have noticed, there are multiple areas where trees have previously died and were not replaced, or areas where no trees were ever planted. This project will begin this spring and will continue to enhance the beauty of our community while also providing privacy for residents along the Parkway.

The District is also looking into installing park benches along Heritage Hills Parkway.

4. Clubhouse

A little background on our current clubhouse. The Heritage Hills Clubhouse building was initially designed to be the sales office when the community was being built. It was never designed to be a fully functioning clubhouse.

At the end of last year, the Metro District engaged a design company, EVstudio, to determine what activities and amenities residents would want in a clubhouse. A

survey was sent out to this effect in mid-January to collect all resident's feedback and we are waiting for results.

Once the survey is complete, the Metro District Board will be sharing the results during the Townhall/ Charrette meeting on the 24th of February and on the Heritage Hills Metro District website.

In light of the results from EVstudios about different clubhouse options, the Metro district board will be soon polling the residents to determine if a new clubhouse or major renovation is needed and wanted.

No decisions will be made until the polling of the residents is complete.

5. Overlook Park

In addition to the clubhouse, residents have inquired about different updates for the Overlook Park. In response to this, EVstudio included questions about the Overlook Park in the survey to see how this area could be made more community focused. As with the clubhouse, once we get an idea of how people would like to see this area used, we will poll the residents as to whether it should be updated.

Again, no decisions will be made until the polling of the residents is complete.

As always, the District Board encourages residents to send their feedback through these surveys, join in-person at our monthly board meetings or call/email District Management. Our monthly scheduled meetings can be found on the calendar on the Heritage Hills Metro District Website.

<https://www.heritagehillsmetro.org/>

In Summary

The Metro Board is composed of residents, who are both neighbors and volunteers, and are honored to serve on your Metro District Board. We continually strive to make Heritage Hills a safe and secure neighborhood for all of us. We have worked hard to secure the best vendors for our community and build strong partnerships with the local law-enforcement and city officials.

As you can see 2023 was a busy year for us all and we have finished many great projects and started the ball rolling on new ones. As these new projects roll out, we will continue to update you via email and on the Heritage Hills Metro District Website.

<https://www.heritagehillsmetro.org/>

Thank you,
The Heritage Hills Metro District Board