FREQUENTLY ASKED QUESTIONS

Understanding the Ebert Metropolitan District ("Ebert MD")

Question: What is a metropolitan district?
Answer: A metropolitan district is a local government established under Colorado law to finance, construct, operate, and maintain public infrastructure, facilities, and services for the benefit of the community it serves. Metropolitan districts help make the development of communities possible by providing a mechanism to finance essential infrastructure, such as roads, water and sewer systems, parks, trails, landscaping, and recreational amenities.

Unlike private homeowners associations, metropolitan districts are governmental entities subject to Colorado law governing metropolitan districts, financial audits, political accountability, open meetings, and oversight by either a municipal or county governmental authority.

Question: What was the consolidation?
Answer: For years, the community was served by two separate metropolitan districts: Ebert Metropolitan District and Town Center Metropolitan District. Over time the two districts realized the community would be best served by one district administered by a publicly-elected Board of residents.

How it happened:

- February 28, 2025: the Denver District Court ordered an election on consolidation.
- May 6, 2025: voters in each district were asked whether to consolidate "to create a resident-controlled, unified metropolitan district to be known as the Ebert Metropolitan District." Voters approved it.
- June 23, 2025: the organizational board of the consolidated district held its first meeting.
- June 25, 2025: the Court entered the Unopposed Order and Decree for Consolidation that was recorded with the Denver Clerk and Recorder on June 26, 2025.

What the decree means for residents:

- One district, one name. The consolidated district is named Ebert MD.
- One resident board. The decree seated the first Board of the consolidated district: Katherine "Khadija" Haynes and Louis Kennedy (terms through the May 2027 election), and Bruce Shibles, Elise Topliss, and Michael Williams (terms through the May 2029 election).
- All powers carry over. Ebert MD inherits every right, power, and authority under the statutes and both former districts' service plans.
- All assets and revenue carry over. Ebert MD took over both 2025 budgets right away, and now owns all property, assets, taxes, fees, assessments, and other money that belonged to Ebert Metropolitan District or Town Center Metropolitan District.

Question: How are metropolitan districts formed?
Answer: They are formed by submitting a detailed service plan to the municipal government in which the metropolitan district will be located for review and approval by such governing

authority after a public hearing. These governmental authorities have oversight and control of limits to taxing rates, fees, and services.

Question: How does the Ebert MD afford to provide services to the community?
Answer: Through mill levies (property tax) and service fees.

Question: How many residents does the Ebert MD serve?
Answer: The Ebert MD currently serves approximately 15,000 residents. Residential development within is complete, so the resident population should be fairly stable into the future.

Question: What is the difference between Oakwood and the Ebert MD?
Answer: Oakwood was the development company that actually constructed the public infrastructure, houses, landscaped park and open space areas, and the golf course. Oakwood incurred bond debt during the course of the planning and construction secured by future property taxes imposed throughout the Ebert MD. The Ebert MD is responsible for receiving property taxes, repaying the debt, and annual budgeting of all tax revenues for maintaining landscapes on most of the public property in the community, providing ongoing covenant enforcement services, and management of specific facilities located within the Ebert MD.

Question: Who runs the Ebert MD?
Answer: A publicly elected Board of five Directors. The Board employs a management company and other contractors for completing its purposes. The names of current Board members and the lengths of their respective terms are available from the Ebert MD's website found at: ebertmetrodistrict.org/district-transparency

Question: What does the Ebert MD actually do?
Answer: The Ebert MD ensures repayment of the public debt until extinguished, prepares audited financials, budgets the Ebert MD's funds, administers elections, and provides services as specified in its Service Plan. Ebert MD is authorized to provide the following services:

- Maintenance and repair of landscaping in designated common areas.
- Maintenance and repair of recreational amenities and Ebert MD-owned facilities.
- Maintenance and operation of certain community gates and related infrastructure.
- Administration and enforcement of applicable community covenants.
- Oversight of contractors and service providers responsible for maintaining Ebert MD facilities.
- Other services allowed by Colorado statutes governing metropolitan districts.

Question: Who/what is Goodwin?
Answer: In 2024 the Goodwin management company was selected by the Board as the Ebert MD's manager. Goodwin is responsible for carrying out the policies and directives established by the Board, including coordinating maintenance services, administering covenant enforcement, responding to resident inquiries, and overseeing various administrative functions. Ebert MD's contracts for District management and all other services have one-year terms, subject to renewal at the discretion of the Board.

Question: What are the specific services the Ebert MD provides to the subdistricts?
Answer: Subdistricts were established by Town Center Metropolitan District during the development of residential properties within Ebert MD. These were established so that additional taxes or fees imposed on these Subdistrict properties would fund enhanced Ebert MD services provided in these areas as described for each below.

Subdistrict No. 1 provides the following services for the Fairway Villas adult community; landscape maintenance, snow removal, and Clubhouse and The Lodge operations including swimming pool maintenance, pest control, alarm monitoring, phone/cable/internet, utilities, janitorial, trash pickup, mechanical and geothermal maintenance servicing, elevator servicing, window cleaning, social events, and management reimbursements.

Subdistrict No. 2 provides landscape maintenance, driveway maintenance and snow removal services to its cluster home residences known as the "Carriage Houses". Subdistrict No. 2 also bills its customers monthly for residential water services. The Ebert MD pays all residential water charges to Denver Water at established rates and then allocates the total amount paid among all Subdistrict No. 2 residents.

Subdistrict No. 3 serves The Enclave, a gated community with private roads. It maintains the gate and guardhouse, provides snow removal services and manages a community outdoor pool.

Subdistrict No. 4, which is a part of Fairway Villas, provides front yard landscape maintenance and snow removal to these Bungalow residential units by imposition of an operations fee. The monthly amount per residential unit is $120.00, with $5.00 of the fee reserved for capital replacement.

Subdistrict No. 5 serves a low-maintenance residential product called American Dream. Subdistrict No. 5 provides front yard maintenance to these residential units.

Question: Who provides specific services in the community?
Answer:

The Ebert MD:

- Maintains landscaping and irrigation: turf, trees, shrubs, and irrigation along Ebert MD tracts and streetscapes.
- Maintains and operates ponds and drainage, detention basins, and the water pump that supports them.
- Maintains and operates Ebert MD wells, which provide irrigation to the golf course and some common areas.
- Maintains and operates parks and playgrounds.
- Maintains and operates site furnishings: benches, picnic tables, shade structures, grills, trash cans, dog waste stations, and community message boards.

- Maintains and operates hardscape and structures: fences, retaining walls, entry and neighborhood monuments, signage, mailbox pergolas, and parking lots at Ebert MD facilities.
- Maintains and operates seasonal lighting.
- Maintains and operates community facilities such as the Clubhouse, Lodge, pools, courts, and playgrounds.
- Administers and enforces the community's covenants, design guidelines, and rules adopted by the Board.
- Plans for long-term repair and replacement of Ebert MD assets through its budget and reserve study.
- Communicates with residents, keeps public records, and makes required filings with the State.

Specific Services provided by entity:

Area	Who maintains it
Common landscaping along streets and entries, pocket parks, community parks, open space tracts, and the Ebert MD ponds	**Ebert MD**
First Creek corridor, Town Center Park around the lake, and some street rights-of-way	**City and County of Denver**
School sites	**Denver Public Schools**
Green Valley Ranch Golf Club	**Golf Course Concessionaire**

City Code Enforcement: City and County of Denver
Parking Violations: City and County of Denver
Trash Collection: City and County of Denver
Golf Course Operations: Green Valley Ranch Golf Club
Neighborhood Covenant Enforcement: The Ebert MD
Landscaping/Parks: Either the Ebert MD or City and County of Denver, depending on location (see table above)