

DENMORE METROPOLITAN DISTRICT NO. 3

c/o Public Alliance, 7555 E Hampden Ave, Suite 501, Denver, CO 80231
720-213-6621

<https://www.denmoremetropolitandistricts.org>

Subject: Welcome Letter

Dear New Homeowner(s),

We wish to extend a warm welcome to you as new members of the community in Denmore Metropolitan District. We would like to provide you with important information regarding the metro district.

Website:

You can find information on our website at <https://www.denmoremetropolitandistricts.org>

Monthly Fees:

A monthly Operations and Maintenance fee of \$180 per quarter per home will be in effect. Bills will be mailed by a third-party billing provider called AMCOBI. Fees are due on the first day of the second month of the quarter. Please note that a late fee will be assessed for payments received after the 15th of the month in which payment is due or for payments not made in full. Please be aware that the quarterly fee is subject to adjustment in future years. The quarterly fee helps pay for the following District expenses:

- Weekly Trash Collection
- Bi-Weekly Recycling Collection
- Common Area Landscape Maintenance
- Common Area Insurance
- Irrigation of Common Area
- Snow Removal of Common Area Sidewalks
- Dog Station Maintenance
- Community Events
- Funding of a Reserve Account for Maintenance, Repairs, Replacement of Assets
- Enforcement of Covenants, Rules, Guidelines and Restrictions

In addition to the quarterly Operations and Maintenance fee, Denmore Metropolitan District No. 3 generates revenue to pay for operations and expenses through the imposition of property taxes. The mill levy (property tax) for administrative and operations and maintenance expenses (the "O&M Mill Levy") is imposed on annual basis. The O&M Mill Levy for tax collection year 2025 was 11.229 mills, and the O&M Mill Levy may be adjusted in subsequent years in accordance with the Service Plan.

Billing & Payments

American Conservation & Billing Solutions, Inc (AmCoBi) provides the billing, payment processing and collection services to the residents of Denmore Metropolitan District No. 3. Once you receive your AmCoBi account number (provided to you on your first billing invoice), please visit pay.amcobi.com to register for an account. Everyone is encouraged to enroll in electronic billing

and electronic payment. The AmCoBi client care team can be reached at: **(877) 410-0167** or by email at: **ClientCare@AmCoBi.com** if you have questions or need assistance.

Design Review Process:

We are committed to preserving the architectural and aesthetic integrity of our community. Any exterior renovations or changes to your property, such as landscaping, paint, or structural alterations, require prior approval from our Design Review Committee. Visit our Guidelines page to view the Design Standards and review process: <https://denmoremetropolitandistricts.org/design-review/>

Trash and Recycling Service:

We have partnered with Waste Connections to provide collection service throughout the community. To start service at your address, please call Waste Connections **(844) 708-7274**. This is also the customer service number for collection issues or to arrange for extra items to be picked up. Each household is entitled to two 96-gallon containers (one for trash and one for recycling). Please note that both containers remain property of Waste Connections and, upon selling your home, should be returned or transferred to the next homeowner.

District Board Meetings

District Board meetings are currently scheduled to occur on the Third Wednesday of the Second Month of Each Quarter at 11am. All are welcome to attend and join via teleconference. Meeting information, including the meeting agenda, will be posted to the District's website no later than 24 hours prior to the meeting.

Snow Removal

Snow removal on common area property is provided by the District. However, homeowners are responsible for clearing their sidewalks, driveways, and driveway aprons.

Mailbox Key

Keys are distributed by seller, additional mailbox information can be provided by U.S. Post Office.

Newsletters:

You may sign up for future email newsletters at <https://denmoremetropolitandistricts.org/news/>. These will be sent on an infrequent, as-needed basis to keep residents informed about important District-related business.

Contact Information: It is imperative that we always have current contact information; to allow us to keep you informed about important District-related business. If your email, mailing address, phone number or other contact information changes, please contact our office so we can update your information.

Management Company Contact Information

Public Alliance manages Denmore Metropolitan District. For questions or concerns, please contact District Manager, Alex Simpson at (720) 213-6621, by email at: alex@publicalliancecellc.com or online: <https://publicalliancecellc.com/contact/>

Kind regards,

Denmore Metropolitan District No. 3