

## Upcoming Meetings

The Stonegate North Villages Metropolitan District's Board of Directors meets the fourth Tuesday of each month at 5:30 p.m.

Due to Covid, meetings are currently being held online. You can find a link to join the meetings at the existing Lincoln Park website under the meetings tab:  
[www.lincolnparkmd.org](http://www.lincolnparkmd.org).

In addition, you may request agendas be sent to you by calling PCMS at 303-224-0004 or by sending an email request to PCMS [corpoffice@pcms.net](mailto:corpoffice@pcms.net).

## Board of Directors for Stonegate North Villages

(formerly Lincoln Park)

The District is governed by a board of five directors who serve staggered terms.

You can email the Board of Directors directly at [board@lincolnparkmd.org](mailto:board@lincolnparkmd.org).

**Jeni Reilly, President**  
**Holly Kamm**  
**Alice Braun**  
**Kevin Reilly**  
**Warren Robinson**



# STONEGATE North Villages

## NEWS & ANNOUNCEMENTS

August - September 2020

## Welcome!

Welcome to the newest addition to the Stonegate newsletter! Did you know that there are actually two distinct metropolitan districts in our area?

Historically those two districts have been named Stonegate and Lincoln Park — but as of this month Lincoln Park Metropolitan District is being rebranded and renamed Stonegate North Villages. This new name allows community members who live within this district to celebrate a new name and a new beginning.

## The New Look and Feel

Going forward you will see the area formerly known as Lincoln Park referred to by its new name of Stonegate North Villages Metropolitan District. The new name comes complete with a new logo, a new brand and color palette and some exciting plans to roll out the new look and feel to the community.

## Why the Change?

Many people have been unfamiliar with the fact that there are two districts. There was both a need and a desire to brand the community in a way that complemented the Stonegate Villages Metropolitan District, while also making sure residents were aware we have our own distinct district, complete with its own board, meetings, financials and amenities.

## This Newsletter

Stonegate North Villages Metropolitan District will regularly produce this newsletter insert, letting community members of the district know about upcoming events and important community news. If you have information on an event or material you would like considered for submission please email it to the management team at PCMS by the third Friday of each month.

# Update on Trees

This past winter and spring have been challenging for trees along the Front Range. Our very cold October 2019 "first frost," a largely dry winter, and another damaging freeze in mid-April have taken their toll on both evergreens and deciduous trees. Many evergreens were left brown in whole or in sections; some deciduous trees never leafed out or only had leaves on a few branches.

The Stonegate North Villages Metropolitan District professional landscape staff has been reviewing and addressing the health/strength of trees in the open space tracts that did not appear to be in good condition. To date, the team has removed approximately 130 impacted trees, repurposing the mulch in evergreen beds throughout the district.

Any additional updates on tree health will continue to be provided through e-bulletins.

## Flick and Float

Thank you to the community and our pool management company, Front Range Recreation, for working through the challenges of Covid-19. We were thrilled to offer the July 31st Flick and Float and will host another Flick and Float on Sunday, September 6th, weather permitting, beginning at 8 p.m.

### The end-of-season pool hours are:

#### August 24th - September 7th

4 p.m. to 8 p.m. weekdays

10 a.m. to 8 p.m. weekends

#### Open Labor Day Sept. 7

10:00 a.m. to 8:00 p.m.

#### September 8th - September 20th

Closed during the weekday

Open 10 a.m. to 8 p.m. weekends

with a one-hour closure

2:30 to 3:30 for cleaning



## WEBSITE

We will soon announce a new website at [www.stonegatenorthvillages.org](http://www.stonegatenorthvillages.org), too!



## Stonegate North Villages Brand Reveal and Giveaway

Please join us **Sunday, Sept. 6th 6 p.m. to 8 p.m.** at the pool over the Labor Day weekend for a Brand Reveal and Giveaway. Members of the board will be serving up pizza and refreshments — and giving out Stonegate North Villages water bottles to members of the community. Please bring proof of residence and swing by to say hello, grab a bite to eat and pick up a water bottle. We'd love to see you and celebrate Stonegate North Villages together!

## 2020 Management Team and Partner Selection

In March and April of 2020 the board of directors conducted an official search for district management services as well as legal and accounting representation. After a thorough RFP process the following partners were selected for district representation:

### District Management PCMS

Phone: 303-224-0004 / Email: [corpoffice@pcms.net](mailto:corpoffice@pcms.net)

District Manager: Mark L. Eames, PCAM

### District Accounting Marchetti & Weaver

[www.mwcpaa.com](http://www.mwcpaa.com) / Eric Weaver, CPA

### District Legal Seter & Van der Wall, PC

[www.svwpc.com](http://www.svwpc.com) / Kim J. Seter

The pool continues to be managed in partnership with Front Range Recreation. Landscaping and grounds maintenance continue to be provided by Brightview.

## A Reminder

The District Board adopts an annual budget by December 15th of each year for the following calendar year. At this time, the Board establishes the property tax rate and level of fees and charges, if any, for the property within the District. The District relies on the County Assessor's Office for certification of assessed values within the District. The preliminary assessed valuation is received by August 25th of each year, and the final assessed valuation is received by December 10th. The District Board of Directors establishes the property tax rate based on these values.