

# VISTA RIDGE METROPOLITAN DISTRICT GENERAL INFORMATION

## INTRODUCTION

The Vista Ridge Metropolitan District (the “District”) is a Special District; a local government, i.e., political subdivision of the State of Colorado. Colorado law limits the types of services that city and county governments can provide to residents. Special Districts are created to fill the gaps that may exist in the services that cities and counties provide and the services the residents may desire.

Some of your municipal services at Vista Ridge are being provided by the District, a Special District which serves only the Vista Ridge property.

This General Information Sheet has been prepared by the Vista Ridge Metropolitan District to provide prospective property owners with general information and to answer questions regarding the District and its operations. This information sheet is intended to provide an overview of pertinent information related to the District and does not purport to be comprehensive or definitive. You are encouraged to independently confirm the accuracy and completeness of all statements contained herein.

Additional questions can be answered by the District Manager, Lisa A. Johnson, Special District Management Services, Inc. You may contact her at (303) 987-0835 or [ljohnson@sdmsi.com](mailto:ljohnson@sdmsi.com).

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**Question No. 1.** What is the Vista Ridge Metropolitan District and what services does the Vista Ridge Metropolitan District provide to its residents and property owners?

**Answer.** The Vista Ridge Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, which operates pursuant to a Service Plan approved by the Town of Erie in February 2000 (as amended) in order to provide for the financing and construction of certain public improvements which Weld County, the Town of Erie or any other special district have determined they cannot feasibly or practically provide within the area of the District. The District was formed by Order of the Weld County District Court in 2000.

The Vista Ridge Metropolitan District designed and constructed collector streets (including adjacent landscaping) for Vista Parkway, Mountain View Blvd., Skyline Drive, Sunset Drive and a portion of Sheridan Blvd.; major water lines; major sanitary sewer lines; major storm drainage facilities; entry monumentation along State Highway 7; certain fencing; the non-potable water irrigation system, and other improvements in the community’s parks and greenbelts. Upon completion of construction, the District dedicated the roadways, water lines, sewer lines, drainage facilities, and certain other public facilities for operation and maintenance to the Town of Erie.

The District shall continue to maintain the community’s trails, greenbelts and certain landscaped open space areas along the collector streets and the pedestrian sidewalks within the open space. The District performs snow removal on the collector street sidewalks and on community trails within Vista Ridge, while the Town of Erie is

responsible for snow removal on the streets.

The District has not been involved in the financing, construction, ownership or operation of the Golf Course.

If you have questions or complaints regarding the landscaping, irrigation, monuments and snow removal performed by the District, please contact Dan Cordova at 720-384-5909 or [dcordova@sdmsi.com](mailto:dcordova@sdmsi.com)

**Question No. 2.** Who is on the Board of the Vista Ridge Metropolitan District?

**Answer.** The Vista Ridge Metropolitan District has a five-member Board of Directors. The Directors are elected to staggered four-year terms. These elections occur in May of even-numbered years. Anyone who is a registered voter, resides within the District for not less than thirty (30) days, or who owns or whose spouse owns taxable property within the boundaries of the District is eligible to serve on the Board of Directors. The Board currently consists of the following Directors:

James R. Spehalski, President  
Christopher (Chris) H. Koch, Treasurer  
Michael P. Lund, Assistant Secretary  
Scott Wood, Assistant Secretary  
Brian Laird, Assistant Secretary

Board meetings are open to the public and are currently held on the third Thursday of every other month at the Vista Ridge Community Center at 8:00 a.m. (January, March, May, July, September and November). If you interested in attending, please verify day and time prior, as the meetings are subject to change.

Contact with a Board Member can be made via the District Manager, Lisa A. Johnson at 303-987-0835 or [ljohnson@sdmsi.com](mailto:ljohnson@sdmsi.com).

**Question No. 3.** What taxes do I pay for the services provided by the Vista Ridge Metropolitan District?

**Answer.** The Vista Ridge Metropolitan District' source of revenue comes from property taxes. Property taxes are paid annually by all owners of property within the District. The District certifies a mill levy by December 15<sup>th</sup> of each year which determines the taxes paid by each property owner in the following year. Your property tax bill will depend upon the mill levies assessed against your property and your assessed valuation.

A portion of the total mill levy is certified for operations and maintenance. Currently, the amount of the mill levy for operations is 15 mills. Adjustments to the operating mill levy will occur as necessary to assure that revenue is available to provide adequate services to the community.

The remainder of the mill levy certified is for repayment of the debt incurred by the District to construct improvements. The total debt incurred by the District at this time is

approximately \$40,000,000. Currently, the debt service portion of the mill levy for the District is 42.827.

In tax assessment year 2015 the residential assessment ratio was 7.96%. Therefore, if a house is determined by the County Assessor to have an approximate market value of \$100,000, the taxes to be paid in 2016 are calculated on \$7,960 of assessed value. Each mill is equal to 1/1,000th of a dollar; therefore, to determine the taxes due, you multiply the number of mills by the assessed value. An example of this is as follows: \$7,960 x .159988 (total overlapping mill levy for Vista Ridge property taxes due April 30, 2016) = \$1,273.50 for each \$100,000 of actual value.

**TOTAL OVERLAPPING MILL LEVIES – 2015**  
**(For 2015 Property Taxes which are due and payable by April 30, 2016)**

The total overlapping mill levies at Vista Ridge for 2013 property taxes (which are due in 2016) are: **159.988** mills and they include the following taxing authorities:

Weld County	15.800
School District RE1J	53.887
Northern Colorado Water	1.000
Erie Town	16.419
Mountain View Fire	11.747
High Plains Library	3.308
Vista Ridge Metropolitan District	<u>57.827</u>
	<b>159.988</b>

***MILL LEVIES ARE SUBJECT TO ADJUSTMENT EVERY YEAR. YOU SHOULD CALL THE APPLICABLE TAXING AUTHORITY IF YOU HAVE ANY QUESTIONS ABOUT CURRENT OR FUTURE MILL LEVIES.***

Please direct any additional questions you may have regarding the District to Lisa A. Johnson, District Manager, Special District Management Services, Inc., at 303-987-0835 or [ljohnson@sdmsi.com](mailto:ljohnson@sdmsi.com). We look forward to serving you.