

VENTURE CENTER & POOL— UPDATE!

Brighton Crossings is eagerly awaiting the opening of the Venture Center and Water Park that is currently being constructed by the Developer, Brookfield Residential, at the old Beach Club site. July 4, 2019 is the anticipated opening date of the Venture Center & Water Park with community rooms for rent, regularly scheduled group fitness classes, children friendly programming, swim lessons, and much more. Stay tuned for more information by ensuring you receive Brighton Crossings community email updates, as we will be emailing more information as it becomes available in June. If you do not currently receive email updates, please send us an email at updates@brightoncrossing-connect.com to be added to the email list or stop by the Fitness Center.

COMMUNITY GARAGE SALE—JUNE 14TH-16TH

Brighton Crossings Social Committee is coordinating this year's community garage sale June 14th-16th.

Want garage sale hunters to easily find your garage sale? If you would like your property address noted on the community garage sale map being produced by the Social Committee, please email your property address to brightoncrossing@denverymca.org by June 7th. Garage sale maps will be available for pick up at the Fitness Center and emailed to residents Monday, June 10th.

NEW WEBSITE & ONLINE TOOLS—COMING YOUR WAY!

Brighton Crossings management team is hard at work to launch a redesigned, robust and user-friendly website in mid-June that includes many new online tools and resources for residents to utilize.

Brighton Crossing Master Association

Delegate Elections— have you returned your ballot? Read more on page 4.



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Rear Yard Inspections

June 13th and June 20th from 8am-5pm, Brighton Crossings management team will be conducting rear yard landscaping inventory of all lots, even on lots with privacy fences installed. Brighton Crossings management will not be entering into any rear yards, just visually confirming and recording if landscaping is or is not installed on each lot.

COMMUNITY MEETING:

*June 6, 2019 at 6:30pm
Alli Event Center, 100 S. 3rd Ave
Brighton, CO 80601*

CONTACT INFORMATION:

updates@brightoncrossing-connect.com

Phone: 970-617-2462

WEBSITE REGISTRATION:

*Receive newsletters, current
event updates, and MORE*

BrightonCrossing-Connect.com

TRASH SERVICE REMINDERS & YARD WASTE

Trash Service Reminders:

❖ Trash pick up is every Friday—crews are out picking up trash from 8am-6:30pm. Containers may be placed on the street for pickup after 5:00 p.m. on Thursday, please have your containers curbside no later than 7:00 a.m. on Friday. Containers must be placed back in an enclosed space—covenant inspection are completed on Monday, and violations will be assessed if totes are not enclosed.

❖ Recycling will be collected **bi-weekly**, the pick up schedule can be found on the home page of www.brightoncrossing-connect.com.

Yard Waste Limit:

❖ Only two bundles of tree limbs and three bags of yard waste can be put out for pickup every Friday. Sticks should not exceed four feet in length and total over 40 lbs.

❖ Please place yard waste in the TRASH tote, not the recycling tote.

REAR YARD LANDSCAPING & DESIGN REVIEW PROCESS

❖ *Rear landscaping and alley landscaping (outside of the fence) must be installed within 9 months of the original owners' closing date on the home. If landscaping is not installed owners may be assessed a continuous violation pursuant to the Policies and Procedures for Covenant and Rule Enforcement.*

❖ *All plans MUST be approved prior to construction and/or installation.*

❖ *Landscape Design Review Requests take up to 60 days for Design Review Committee approval. Submit your plans now for 2019 summer installations!*

❖ *The Design Review Request form, landscape guidelines, and more information regarding this process is available on our website: <http://www.brightoncrossing-connect.com/Design-Review>*

PARKING RESTRICTIONS &

❖ Pursuant to the Master Declaration of Brighton Crossing, parking of inoperable cars, RVs, boats, and trailers is **NOT** permitted in the streets, driveways, or common areas in Brighton Crossing Metropolitan District. All inoperable vehicles, RVs, boats, trails, or other recreational vehicles will be assessed violations and fines in accordance with the Policies and Procedures for Covenant and Rule Enforcement, adopted June 23, 2016.

❖ All Restrictive Covenants can be found in Section 9 of the Master Declaration for Brighton Crossings: <http://www.brightoncrossing-connect.com/District-Documents/Metro-District-Documents>.

COMMUNITY MEETING AGENDA

*There will be a community meeting held on Thursday, June 6, 2019, at 6:30p.m. The location of the meeting is the **Alli Event Center 100 S. 3rd Ave, Brighton, CO 80601.***

AGENDA:

Brighton Crossings Authority Establishment Update
Brighton Crossing Master Association Delegate Election Update
Operations and Maintenance Updates
Venture Center & Other Development Updates
Resident Q&A

QUARTERLY FEES — BILLING INFORMATION

What fees do I pay as a homeowner in the Brighton Crossings community?

Fees billed on a quarterly basis include a combined Operations/HOA Fee for all homeowners and a Courtyard Fee and Alley Fee if applicable. Current quarterly fees are \$135 per quarter for the Operations/HOA Fee, \$75 for the Courtyard Fee and \$45 for the Alley Fee. More information related to these fees as well as a current Schedule of Fees can be located on the Brighton Crossings website, www.brightoncrossing-connect.com, under District Documents.

When is my payment due?

The payments are due at the end of the first month of each quarter (January, April, July, and October). A \$15 late fee charge will be applied if the payment is received more than 10 days after the due date.

Will I receive a printed invoice?

Yes, you will receive a printed invoice via US Mail, as well as an email; however, you may submit the form to opt into emailed invoices only. The digital invoice will be sent to the email addresses indicated on the disclosure form completed at the time of your property closing. Please email us to update your email address if you do not receive electronic invoices.

How can I pay my fees?

Pay online at the following link:

www.brightoncrossing-connect.com/billpay

Pay by check and send to:

Brighton Crossings Metropolitan District No. 4
c/o Pinnacle Consulting Group Inc.
550 W. Eisenhower Blvd., Loveland, CO 80537

Checks should be made payable to Brighton Crossings Metropolitan District No. 4.

BRIGHTON CROSSINGS AUTHORITY—ESTABLISHED

As you are aware from previous correspondence from Brighton Crossings management team, Brighton Crossing Metropolitan District No. 4 (“District No. 4”) currently owns, operates and maintains various public improvements, and provides covenant enforcement and design review services on behalf of its residents and taxpayers. Brighton Crossing Metropolitan District Nos. 5-8 have been formed on adjacent property within the Brighton Crossings development, and each has the ability to provide similar services on behalf of their respective residents and taxpayers. In an effort to simplify the overall governance structure within the community, each of the Brighton Crossing Metropolitan District Nos. 4-8 have entered into a Brighton Crossings Authority Establishment Agreement to oversee the operation and maintenance of various public improvements and provide covenant enforcement services on behalf of the entirety of Brighton Crossings. Use of an Authority will allow for a single entity to provide consistent services throughout the Brighton Crossings community, as well as realize certain cost savings which each individual district would be unable to obtain directly.

District No. 4 initially discussed the process for creating the Brighton Crossings Authority at its public Regular Meeting on September 10, 2018. District No. 4 then held a public Special Meeting on October 24, 2018 and February 26, 2019 to discuss the specific mechanics of an Authority Establishment Agreement with the community.

Brighton Crossings quarterly fee billings, covenant enforcement, and design review will still all be processed through your current Brighton Crossings management team, you will now just see resident communications and online resources referencing the Brighton Crossings Operations Board instead of Brighton Crossings Metropolitan District No. 4. Review frequently asked questions and learn more about the local governments of our community at the link below.

<http://www.brightoncrossing-connect.com/Brighton-Crossing-Authority-FAQ>

BRIGHTON CROSSING MASTER ASSOCIATION DELEGATE ELECTIONS—HAVE YOU RETURNED YOUR BALLOT?

As you are aware from previous correspondence from Brighton Crossing Master Association, Inc. (the “Association”), pursuant to the Master Declaration for Brighton Crossing, the Association is divided into seven “Delegate Districts” and each home within the community is assigned to one of those Delegate Districts. At this time, the Board of Directors of the Association is seeking to have each Delegate District elect its Delegate for the upcoming year. The Association is conducting the elections of Delegates from each of the seven Delegate Districts via a written ballot in lieu of conducting the elections at meetings of the members of each Delegate District. In accordance with the Associations Declaration, one ballot was issued to the owner(s) of every lot within each Delegate District. **The Association must receive completed ballots from at least 25% of the lot owners in each Delegate District.**

Ballots must be returned to the Association at the mailing address or e-mail address listed on the ballot **no later than 5:00 pm on Friday, August 30, 2019**. Ballots received by the Association after that time will not be counted.

Please contact the Brighton Crossings management team if you have questions about this matter or need a replacement ballot.