

BOARD OF DIRECTORS VACANCY

The Board of Directors of the Brighton Crossing Metropolitan District No. 4 currently has one vacant Director's position. If you are interested in supporting the community by serving on the Board of Directors, or are interested in learning more about the Brighton Crossing Metropolitan District No. 4, please submit a letter of interest via email to services@brightoncrossings-connect.com, for consideration by the Board of Directors at their regular meeting on September 10th. Find more information on page 4.

Brighton Crossings Parks & Dog Park Hours: Sunrise to Sundown

Call 303-288-1535 to report activity in parks that is occurring after sundown.

Unfortunately, Brighton Crossings' parks and common areas experienced vandalism over the summer months. Brighton Crossings management is aware of the vandalism and is working to repair or replace all assets as soon as possible, and will continue to conduct regular inspections of all public areas. The recent vandalism included broken wooden park benches, drains at the Fountain Parks' splash pad spouts jammed with trash and grocery bags, and a number of annual flowers were pulled out of the planter beds along South 50th Ave. If you see vandalism taking place please call 303-288-1535 to reach the non-emergency dispatch for the City of Brighton police and contact Brighton Crossings management team.



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REAR YARD LANDSCAPING

Pursuant to the Master Declaration all Owners are required to install rear yard landscaping within 9 months of closing.

- ◆ **All plans MUST be approved prior to construction and/or installation.**
- ◆ **Plan ahead; complete landscape applications take up to 60 days for approval.**
- ◆ **Violation of the landscape requirements may result in fines being assessed to Owners.**
- ◆ **See more information regarding the updated Design Review Form and Resident Landscape Guide on Page 3.**

COMMUNITY MEETING:

*September 5th @ 6:00 pm
Find more information on page 3.*

BOARD MEETING:

*September 10th @ 5:30 p.m.
Brighton Crossings
Operations Board of Directors
Meeting @ 5:30 p.m.*

*Brighton Crossing Metropolitan
District No. 4 @ 6:30 p.m.*

**REGISTER ON THE WEBSITE
TO RECEIVE EMAIL UPDATES**

www.brightoncrossings-connect.com

Services@brightoncrossings-connect.com

970-617-2462

UPCOMING COMMUNITY EVENTS

Fitness Equipment Orientations: Available by appointment. Please contact or stop by the Venture Center to schedule your fitness equipment orientation.

Afternoon Card and Board Games: Every Thursday @ 1:00pm at the Venture Center.

Halloween Trunk or Treat: Friday, October 25th, 5:30pm-7:30pm at the Venture Center. Come try out your costumes early. **Volunteer trunks are needed.** Please contact or stop by the Venture Center to volunteer for Brighton Crossings Trunk or Treat.

Movie Night: Friday September 6th @ 7:00 pm. Watch a movie with your neighbors on the Venture Center patio and bring a dish or snack to share, popcorn will be provided.

BRIGHTON CROSSINGS

END OF SUMMER PARTY!

FRIDAY, AUGUST 30TH @ 5:30 P.M.

Friday, August 30th, 5:30pm-7:30pm

Venture Center Pool and Water Park

Free snow cones, family games with prizes—frozen t-shirt contest and soda can diving, yard games, live DJ, and food available for purchase from the Dog House food truck.

VENTURE CENTER INFO

Staffed Hours
M-F 9am-8pm | Sat-Sun 10am-5pm

Venture Center Gym
4am-11pm, daily (gym area only)
***must have access card**

rec@brightoncrossings-connect.com

303-368-0571

VENTURE CENTER WATER PARK & POOL CLOSING

August 12th - September 1st | Monday– Friday 4pm-8pm & Saturday and Sunday 10am-8pm

Labor Day, September 2nd | 10am-8pm

The pool will remain closed until Memorial Day 2020 starting September 3, 2019.

The pool is operated by the YMCA of Denver. Hours of operations are determined and set by the Brighton Crossings Operation Board (formerly Brighton Crossings Authority).

BRIGHTON CROSSINGS RECREATIONAL AMENITIES FAQ'S:

Who do I contact for amenities questions? The YMCA of Denver is contracted by Brighton Crossings to operate and run programming for the Fitness Center and Venture Center. Visit the website, stop by the Venture Center during staffed hours, email rec@brightoncrossings-connect.com, or call 303-368-0571 to get your questions answered.

How do I get my access card? Users must fill out the required user forms and waivers on an annual basis. Forms are available online on the amenities webpage or at the Venture Center during staffed hours.

What Brighton Crossings facilities can be rented? The Fitness Center and Venture Center have areas around or within these facilities, along with pavilions at certain Brighton Crossings parks, that Brighton Crossings residents can rent for events. To find out more about rental options, please contact the Venture Center staff as noted above or visit the website.

Where is the Fitness Center located? 4877 Tanner Peak Trail, Brighton, CO 80601.

What are the hours of the Fitness Center? Residents can access the Fitness Center 7 days a week from 4am-11pm.

Where is the Venture Center Located? The Venture Center is located at 5225 Longs Peak Street, Brighton, CO 80601.

Have other questions about one of the existing amenities? You can review all of the FAQs online at <http://www.brightoncrossings-connect.com/Amenities>.

COMMUNITY MEETING | SEPTEMBER 5TH @ 6PM

The community meeting will be held on Thursday, September 5, 2019, at 6:00p.m. in the **Venture Center** located at 5225 Longs Peak St, Brighton, CO 80601.

AGENDA

Brighton Crossings Operations Board & Metropolitan District 101
Brighton Crossings Operations and Maintenance Updates
Venture Center & Community Event Updates
Future Development and Amenities Updates
Resident Question and Answer

FRIENDLY REMINDERS

Courtyard Residents Front Yard—Additional Plants: Brighton Crossings landscape contractors will only maintain and care for plants installed and identified on the final landscape plans for each courtyard. Any additional plants installed by homeowners will **not** be maintained by Brighton Crossings. Additional plants installed by residents is a violation of the Residential Improvement Guidelines and Site Restrictions, and if determined by the District Management team, residents may be assessed violations and fines in accordance with the Policies and Procedures for Covenant and Rules Enforcement.

Design Review: Confused about what Improvements are allowed, and what documentation is necessary to complete a rear yard landscape Design Review Request Form? We have been working diligently to streamline this process and provide clearer guidelines. Please visit <https://www.brightoncrossings-connect.com/community-documents/design-review/> to view the new Landscape Guide for Residents, Residential Improvement Guidelines and Site Restrictions, and Design Review Request Form. Please note, landscape applications take up to 60 days for approval. Complete landscape design review forms submitted by the third Wednesday of the month, will be submitted for review by the Design Review Committee on the first Wednesday of the following month.

Trash Pick Up & Yard Waste Limit: Please remember only two bundles of tree limbs and three bags of yard waste per week can be put out on Friday for Pro Disposal to pickup. 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. There have been recent incidents of yard waste being placed in recycling bins and Pro Disposal is not able to recycle yard waste. Please have your containers/trash curbside no later than 7:00am on Fridays. Recycling will be collected bi-weekly, the schedule can be found under the community documents page of the website.

Tree Lawn Maintenance: Property owners are responsible for the maintenance of their tree lawn, including mowing, weeding, watering, trimming of the tree in the lawn area, or replacement of the tree. Avoid any violation or fines by keeping your tree lawn in compliance. All tree lawns **must** have one tree installed to be in compliance with the Brighton Crossings covenants and City of Brighton approved Final Development Plan for Brighton Crossings, if you recently moved into a new home and do not have a tree installed, contact your builder.

Sidewalk, Curb and Gutter Maintenance: According to the City of Brighton code owners of residential properties are responsible for the maintenance of the sidewalks, curbs, and gutters that abut the lot. The City of Brighton has a program to share replacement costs with homeowners if funds are available. Please contact Laurie Maier with the City of Brighton at 303-655-2034 if you are interested in taking advantage of this program.

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.brightoncrossings-connect.com, under Community Documents-Documents Library-Fee Information.

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. The digital invoice will be sent to the email addresses indicated on the disclosure form completed at closing.

How can I pay my fees?

Pay online at the following link:

<https://www.brightoncrossings-connect.com/payments/>

If you would like to set up auto-pay or submit one-time payments online you will need to create an account. To setup your account for Bill.com you will need information displayed on your quarterly invoice (Name, Zip, Invoice #, Due Date and Amount Due).

Pay by check and send to:

Brighton Crossings Operations Board
c/o Pinnacle Consulting Group Inc.

550 W. Eisenhower Blvd., Loveland, CO 80537

Checks should be made payable to Brighton Crossings Operations Board.

If you do not receive emails with your Brighton Crossings quarterly billings invoice attached, please visit the website link below and submit your updated contact information.

BOARD OF DIRECTOR VACANCY

The Board of Directors of the Brighton Crossings Metropolitan District No. 4 currently has one vacant Director's position. To qualify to serve on the Board of Directors you must 1) be registered to vote in the State of Colorado and 2) be a resident of the District or 3) own taxable real or personal property (or be the spouse or civil union partner of someone who owns taxable real or personal property) within the District.

The Board holds regular meetings on the 2nd Tuesday of March, June, September, and December at 6:30pm. The meetings are currently held at the Venture Center located at 5225 Longs Peak Street, Brighton, Colorado. These meetings usually run between one and two hours. This position requires a person who is committed to working for the community and who is willing to spend their time and energy to make the Brighton Crossings Metropolitan District a community where government works.

If you are interested in supporting the community by serving on the Board of Directors, or are interested in learning more about Brighton Crossings Metropolitan District No. 4 and the services we provide, please submit a letter of interest via email to the Crystal Clemens, Assistant District Manager, at services@brightoncrossings-connect.com, for consideration by the Board of Directors at their meeting on September 10th.