

BOARD OF DIRECTORS REGULAR ELECTION TUESDAY, MAY 5, 2020 | MAIL BALLOT ELECTION

The Brighton Crossing Metropolitan District No. 4 will hold an election on Tuesday, May 5, 2020 between the hours of 7:00 A.M. and 7:00 P.M. At that time two (2) directors will be elected to serve 3-year terms and one (1) director will be elected to serve a 2-year term for Brighton Crossing Metropolitan District No. 4. There are currently two candidates running for the three-year term: David C. Dibbern and Curtis Mark Neslen, and two candidates running for the two-year term: Jeffrey John Herauf and Dewayne Davis. The election is being conducted as a **MAIL BALLOT** election.

To qualify to vote at the election you must be registered to vote in the State of Colorado and (I) who is a resident of the District, or (II) who, or whose spouse or civil union partner, owns taxable real or personal property within the District, whether said person resides within the District or not, or a person who is obligated to pay taxes under a contract to purchase taxable property within the District, shall be considered an owner of taxable property for the purpose of qualifying as an eligible elector.

Mail Ballot packets were placed in the mail on April 16, 2020. You may return your voted ballot by mail to the address printed on the return envelope (Brighton Crossing Metropolitan District No. 4, 550 W. Eisenhower Boulevard, Loveland, Colorado 80537). **Voted ballots must be RECEIVED by the Designated Election Official or an Election Judge by 7:00 P.M. on Election Day in order for your ballot to be counted.** Ballots received after 7:00 P.M. on Election Day will not be counted.

More information regarding the election timelines, Board Terms, Board Responsibilities, and Voting in the May 5th Election can be found online under News & Projects post titled 2020 Election Information. <https://www.brightoncrossings-connect.com/news-projects/>

Required Access Card Renewals and 2020 Pool Opening / Closing Dates & Hours on page 4.

District & Community Management

Pinnacle Consulting Group, Inc.

services@brightoncrossings-connect.com

970-617-2462

The Venture Center—Events & Rentals

Operated by YMCA of Denver

rec@brightoncrossings-connect.com

303-968-0571

Sign up to receive the latest news & community updates! [brightoncrossings-connect.com](http://www.brightoncrossings-connect.com)

UPCOMING MEETINGS & EVENTS

May 19th -Community Meeting

Additional information on page 2.

June 2nd - Boards of Directors Meetings

Additional information on page 2.

Social Events & Venture Center Programs

Additional information on page 2.

Subject to change due to recent events, updates will be posted www.brightoncrossings-connect.com & emailed.

**Community Meeting
Tuesday May 19th 6:00 P.M.**

AGENDA

Brighton Crossings 101
Operations and Maintenance Updates
Adam Rhodebeck, City of Brighton Forester
Resident Q&A Session

Due to recent events this meeting is subject to change. Changes will be posted on the website at www.brightoncrossings-connect.com.

**Venture Center Summer Hiring
Summer Lifeguard
More information found:**

www.brightoncrossings-connect.com/news-projects/

Interested in Volunteering?

Join a volunteer led resident committee!

More information on volunteering can be found:
www.brightoncrossings-connect.com/about-us/committees/

**Board of Director Meetings
June 2nd @ The Venture Center**

*Districts #5-8 | 4:30 P.M.
District #4 | 5:30 P.M.
Operations Board | 6:30 P.M.*

Notice of Meetings will be posted to the website no later than 72 hours prior to the meeting.

Due to recent events this meeting is subject to change. Changes will be posted on the website at www.brightoncrossings-connect.com.

The Venture Center is closed during this trying time, but YMCA's mission to promote health and well-being for all continues. Bring the Y home with free virtual fitness classes, and stay active and connected with the weekly email digest of activities and information.

www.brightoncrossings-connect.com/get-connected/

The Brighton Crossings Operations Board held a special meeting March 31, 2020 to review and adopted the following resolutions:

Resolution Declaring Emergency Closures of Public Amenities: On March 25, 2020, Governor Polis issued Executive Order D 2020-017 Ordering Coloradoans to Stay at Home Due to the Presence of COVID-19 in the State, and the Colorado Department of Public Health and Environment issued Amended Public Health Order 20-14 Implementing Stay at Home Requirements, effective at 6:00 A.M. on March 26, 2020, requiring all individuals currently living within the State to remain in their residences whenever possible and prohibiting all public and private gathering of any number of people occurring outside a residence. In order to comply with the Order, the Board implemented closures of The Venture Center, community parks, playgrounds and sports courts to all access, except as may be necessary by District staff to continue any essential District business and/or for extensive cleaning and disinfecting of the amenities. The closures are effective until State Executive Order is repealed and it is determined by the Board of Directors to reopen the community facilities with limited or full operations.

Resolution Authorizing a Temporary Deviations to the Collections on Delinquent Accounts: The Board recognizes that the COVID-19 pandemic may be causing financial hardships to individuals as a result of business closures, loss of hours or wages, and layoffs. These events may hinder the ability of some residents to pay their 2nd quarter OM Fees. In light of the foregoing, and in an attempt to protect the health and safety of residents, the Board deems it necessary to delay the due date of the 2nd quarter OM Fees. The due date for second quarter fees is extended from April 1, 2020 to May 31, 2020. Any fees not paid in full as June 1, 2020 will be assessed a late fee of \$15.00 on June 2, 2020.

Resolution Authorizing Teleconference for Regular and Special Meetings: On March 25, 2020, Governor Polis issued Executive Order D 2020-017 Ordering Coloradoans to Stay at Home Due to the Presence of COVID-19 in the State, and the Colorado Department of Public Health and Environment issued Amended Public Health Order 20-14 Implementing Stay at Home Requirements, effective at 6:00 A.M. on March 26, 2020, requiring all individuals currently living within the State to remain in their residences whenever possible and prohibiting all public and private gathering of any number of people occurring outside a residence. In order to attempt to protect the health and safety of the residents and in order to comply with the Order, while at the same time continuing with the required business of the District, the Board wishes to have the ability to hold regular and special meetings *via* teleconferencing until a time when the Orders is no longer in effect.

Operations & Maintenance Updates

Website Upgrades: Coming—May 1, 2020 Operations & Maintenance

View the 2020 Approved Operations & Maintenance Plan, project schedule updates, find when landscape and maintenance crews are scheduled to complete routine services, and submit maintenance tickets. Look for the launch announcement in your email—or sign up to receive email communications on the home page of www.brightoncrossings-connect.com

Crossings Bark Dog Park and Crossings Park Drainage Redesign and Repairs

The project to eliminate the collection of water in and around the dog park area is being completed by Brighton Crossings developer, Brookfield Residential. This project is anticipated to be completed in late May, when the weather allows vegetation to be installed.

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.

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 with the Design Review Committee and Declarant 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 received by the first (1st) and third (3rd) Wednesday of the month, will be submitted for review on the first (1st) and third (3rd) Friday.

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 be bundled together in lengths not exceeding four feet and bundles should not exceed 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 leaving 3'-6' between the bins. Unlimited amounts of bagged trash should be placed on the ground behind the cans. Please do not stack bags on top of the bin or stuff the bin to the point that the lid will not shut. Recycling will be collected bi-weekly, the schedule can be found under the community documents page, Trash & Recycling Schedule on 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 and must contain grass as the ground covering 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. City of Brighton Forester will be attending the next community meeting to provide useful tips and answer questions.

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.

2020 Venture Center & Fitness Center Access Card Renewal

The liability waiver paperwork that is required to use community recreation facilities must be re-submitted by all residents annually. This request is due to the Operation Board's liability insurance requirements.

The Deadline to complete the paperwork was March 31, 2020. If you have not submitted your 2020 liability waiver paperwork please complete the form on the website. Find more information and the forms at <https://www.brightoncrossings-connect.com/amenities/>.

If you are a new resident or do not have an access card yet, please complete all necessary forms online. When facilities reopen please stop by The Venture Center to pick up your access cards.

Amenity & Pool Hours of Operations

At this time the Pool & Waterpark are anticipated to be opening for public use on May 23, 2020, this date is subject to change. As current events continue to evolve, any changes to this schedule will be posted to the website and distributed via email.

The Venture Center, Fitness Center, and community playgrounds will remain closed until further notice. Opening notices will be posted onsite and to the website. See page 2 for more details.

2020 Venture Center Pool Season

May 23rd– August 9th | 7-days a week 10:00 A.M.– 8:00 P.M.

August 10th– September 7th | Tuesday-Friday 4:00 P.M.– 8:00 P.M.
& Saturday– Monday from 10:00 A.M.– 8:00 P.M.

Venture Center Front Desk | Monday– Friday 9:00 A.M.– 8:00 P.M. & Saturday– Sunday 10:00 A.M.– 5:00 P.M. Community gathering spaces can only be accessed during front desk hours.

Venture Center Gym & Fitness Center | Access card holders can access fitness centers from 4:00 A.M.– 11:00 P.M., 7-days a week.

The Fitness Center is not staffed, but monitored daily by the YMCA.
Email rec@brightoncrossings-connect.com

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convenience,
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Store and Google
Play Store.



Design Review Requirements—Approval on All Exterior Modifications

When applicable, rear landscaping and alley landscaping (outside of the fence) must be installed within 270 days (9 months) of the original owners' closing date on the home.

All initial plans or modifications MUST be approved prior to construction and/or installation. The Design Review Request form, landscape guidelines, and more resources are available online: <https://www.brightoncrossings-connect.com/community-documents/design-review/>

Landscape plans along with an \$85.00 review fee (payable to Brighton Crossings Operations Board) should be submitted to Brighton Crossings Operations Board c/o Pinnacle Consulting Group Inc.

All submittals should be submitted (preferably electronically) to:
services@brightoncrossings-connect.com