

**Conservatory Metropolitan District
Community Update
October 2012**

As part of its ongoing effort to keep residents apprised of current matters before the Board of Directors of the Conservatory Metropolitan District, the Board intends to provide periodic updates to the community. The information contained here is only a brief summary, and residents are encouraged to attend Board meetings to learn about matters firsthand. The Board meets regularly at 9:00 a.m. on the third Monday of every other month (odd numbered months) at the Conservatory Clubhouse, 2665 S. Jebel Way. Minutes of recent meetings are posted to the District's website. For additional information please contact the District Manager at (303) 987-0835 or visit our website at www.yourcmd.org.

2012 Wall Repair Project: A contract for the repair work was awarded to ASR Companies, Inc., a well-qualified contractor who specializes in restoration and repair work. Materials for the project have been ordered from Colorado Precast Concrete, a Colorado manufacturing company, and are currently being fabricated. The work is expected to start within the next two weeks, and is anticipated to require approximately three months to complete. The scope of work will include the replacement of wall and pier caps and missing and loose stones on the vertical surfaces of the walls. For properties adjacent to the stone wall, access to yards will be necessary. Residents in these homes will be contacted via hand-delivered letters approximately one week in advance of the scheduled work. In addition, a door-hanger notification will be placed as a reminder at least 24-hours prior to the work. Contact information for the Project Manager will be included in the notices. The construction schedule will be posted to and regularly updated on the District's website at: www.yourcmd.org.

Wrought Iron Fencing: The District's Board of Directors is planning to address repairs and maintenance to the wrought iron fencing in 2013. The wall repair project is expected to be completed by the end of the year, at which time the Board will move forward with the maintenance needs of the wrought iron fencing.

Management Contract: Earlier this year the District's Board solicited proposals for management services. After a careful review of the management proposals received, and interviews with the respondents, the Board determined to continue under contract with Special District Management Services, Inc. as the District Manager.

Water Conservation: As you may know, irrigation of the District's turf areas and landscaping is the largest single budgetary line item. That being the case, maintaining and improving the efficiency of the irrigation system is one of the District's highest priorities. The District applied for and recently received an irrigation audit by the Resource Conservation Center in cooperation with the City of Aurora at no charge. The District is taking its conservation efforts much further however, and has decided to engage a private contractor to conduct a more in-depth study, to better clarify specific inefficiencies and recommend changes for improvement. In addition, the District is moving forward with the removal of approximately 30,000 square feet of turf this fall. The turf will be replaced by native grass which requires much less water. This replacement will occur near the entry monuments located at Conservatory Parkway and Hampden Avenue.

Prairie Dogs: You have most likely noticed, and may have been affected by, the presence of prairie dogs within the District this year. The number of burrows and the amount of landscaping damage to District property is significantly greater this year, presumably due to the species migration away from the very dry conditions within the Plains Conservation Center on our western border, to the irrigated and greener landscaped areas within the District. The District is currently under contract with a pest control service to control the presence of prairie dogs through conventional and lethal control techniques; however, despite this effort, the property damage observed this year is much greater than in years past. In response to this, the District is researching alternative methods to enhance the control techniques already in place. This includes physical barriers such as underground and above ground low-profile fencing as well as strategically placed landscaping improvements. The District's Board of Directors is budgeting funds to enhance prairie dog control efforts through the end of the year, and in 2013. As you can imagine, protecting property values and simultaneously acting in an environmentally conscious manner is an extremely difficult balance. Considerable research has been dedicated to this issue to date and will likely continue into the foreseeable future.

Budget Hearing: The District will hold its 2013 budget hearing on October 15, 2012 at the Clubhouse at 9:00 a.m.