

# Liberty Hill Metropolitan District

LGID #03056

PO Box 2552, Centennial, CO 80161-2552

[www.libertyhillmetrodistrict.org](http://www.libertyhillmetrodistrict.org)

[lhmetrodistrict@gmail.com](mailto:lhmetrodistrict@gmail.com)

## 2014 Budget Message

### **Background**

The Liberty Hill Metropolitan District (LHMD) is responsible for the landscaping and maintenance of the land buffer and fencing around the Liberty Hill subdivision in the city of Centennial. This perimeter also provides a landscaped open space, which residents, guests, and the public may enjoy for walking or jogging. The Board of Directors has followed the basic concept of incremental budgeting, in which we provide the service and each year budget amounts to fund that service. On occasion, the Board has looked at expanding the services provided, but will do so only when it will overwhelmingly benefit its constituents.

The LHMD started a fund in 1999 to pay for future perimeter upgrades and improvements by being allowed to save any yearly overage through a TABOR exemption, which was passed in the 1999 General Election. Also, a 1.829 mill increase in property taxes (through a contractual obligation) was requested and approved by voters in the 1999 General Election.

The amounts allocated for the 2014 revenue and expenses are described as follows.

### **General Fund**

Revenues for 2013 are projected to be \$62,845 within the Property Tax Revenue limit, as calculated by the Division of Local Government. Contractual obligations for 1.829 mills (\$15,251), as approved by voters in the 1999 General Election, are included in the above figure. Revenue from specific ownership taxes, estimated at about \$3,600, is also included. Revenue is mainly used for the costs of perimeter upkeep (including maintenance, insurance, and repairs) or to fund improvements, such as fencing, retaining walls, etc., as described below.

### **Upgrades and Major Repairs**

As the District's perimeter contains no turf, our main concerns are its mile of fencing, retaining walls, shrubbery, trees, landscaping rock, planter boxes, signage, and irrigation system. The basic layout of the perimeter is nearly 30 years old. Bonds issued by the District when it was formed funded the initial improvements to the perimeter. These bonds were paid off in 1998. Repairs and upgrades to the perimeter since its formation have been made on an as-needed basis.

In 2010, the Board budgeted for a landscape architectural firm to prepare a plan to encompass an upgraded irrigation system, a replacement fence, and additional landscaping and foliage. Sage Design, a Denver-based landscape architectural firm, was contracted to inventory and describe the existing perimeter, propose various upgrades, and, based on the input from the Board and the Liberty Hill Homeowners Association (LHHA), prepare a finalized Perimeter Update Plan. The inventory and several proposed paths for upgrading the perimeter were delivered to the Board by Sage Design in 2010.

## **Liberty Hill Metropolitan District**

LGID #03056

PO Box 2552, Centennial, CO 80161-2552

[www.libertyhillmetrodistrict.org](http://www.libertyhillmetrodistrict.org)

[lhmetrodistrict@gmail.com](mailto:lhmetrodistrict@gmail.com)

In 2011, the LHMD Board sent out a short fact sheet and questionnaire to all LHHA residents. The survey was intended to educate residents about the District and to solicit feedback and input on the District's activities, specifically the Perimeter Update Plan. The LHMD Board was very pleased with the responses received by the residents we serve.

In 2013, the Board initiated Phase 1 of the Perimeter Update Plan. Standard Fence Company was contracted to remove the existing aging fence and replace it with an attractive new fence. In addition, approximately 20 brick columns were added to the fence perimeter. As part of Phase 1, the 3 entryway monuments (Arapahoe & Dahlia, Holly & Briarwood, and Holly & Easter) were updated with better lighting, new paint, redesigned lettering, and the addition of bowl-shaped planters on or near the monuments, to add additional color.

Phase 2 of the perimeter update will commence in the Spring of 2014, with a focus on landscape components and the irrigation system.

### **Method of Accounting**

The District maintains an approved modified accrual method of accounting.

### **Certification of Enclosed Budget**

I, Joel George, Treasurer, Liberty Hill Metropolitan District, certify that the attached is a true and accurate copy of the adopted 2014 budget of the Liberty Hill Metropolitan District.

Joel George, Treasurer