

CAC Newsletter: February 2020

Recent Postings: The Community Advisory Committee (“CAC”) has recently posted the following to its website: www.fvcac.com

- Minutes from the Residents Meeting on January 25, 2020
- Updated 2020 Budget for Fairway Villas 1 and Fairway Villas 2, with explanatory footnotes
- Primer on Fairway Villas’ Metropolitan Districts and Major Service Providers
- Functional Chart, revised February 7, 2020 that includes Metro District and Subdistrict maps, and instructions on how to log in a work order on the Westwinds website.
- DOLA document: “Special Districts: A Brief Review for Prospective Homeowners”
- Ebert Metro District page 6 answers to questions posed in the DOLA “Special Districts” document.

Upcoming Ebert Metropolitan District Events: Our infrastructure bond authority, Ebert Metropolitan District (“Ebert”), has scheduled the following events:

- February 17, noon, at Ebert’s Restaurant Meeting Rooms: Work session for individuals interested in being elected to the Ebert Board of Directors; interested parties must have applications submitted by the end of February
- February 26, 8am, at Town Center Recreation Center: Quarterly Board Meeting
- May 5, 2020: Election for 4 new Ebert board members.

Highlights from Town Center Metropolitan District Board Meeting: The Town Center Metropolitan District (“Town Center”), the operating manager for all of Green Valley Ranch North, recently had its quarterly board meeting. Highlights included:

- Appointment of two new board members: Jim Hayes and Alex Pankonin following the resignation of Charles Leder. Mr. Hayes is Director of Land Development for Oakwood Homes Land Company, and Mr. Pankonin is General Counsel for Oakwood Homes.
- Discussion and approval of a new snow removal policy for the district and subdistricts. In general, snow removal for sidewalks will now conform to Denver statutes (all sidewalks cleared within 24 hours of the end of a storm regardless of snow amount). Snow removal from sidewalks and parking lots for the Clubhouse and Lodge properties will be done within 4 hours, with no minimum snow accumulation (same as for sidewalks). For the Bungalow properties, a min. 2-inch accumulation rule for their common driveways. For snowfall amounts less than 2 inches, a 48” path will be shoveled at each common driveway to connect the rear bungalow units to the street sidewalks.
- Approval of revised Rules and Regulations for the Club (Clubhouse and Lodge) at Fairway Villas. Current Rules are posted on the Westwind Website. The CAC has objected to the deletion of a significant ~~addition~~ revision that Town Center deleted at the last minute and is appealing that deletion (which would allow residents to temporarily register adult guests so that residents do not need to always accompany guests at the facilities). When Town Center finalizes the Rules, it will distribute them to all residents, and the CAC will post them on our website.
- Town Center formally approved the creation of a Landscape Committee in conjunction with Ebert. The committee will have nine members, one from each of the five subdistricts and two each nominated by Town Center and Ebert. The committee will review policies for applying common standards throughout Green Valley Ranch North as well as working with the City/County of Denver to make more appropriate tree and bush planting guidelines.
- The Fairway Villas Bungalow residents presented their petition regarding the recent poor snow removal performance timed with a “surprise” increase in monthly rates with no advance warning or justification.

- At least two non-Oakwood employed residents submitted applications for inclusion on the Town Center board. They have since been rejected for lack of proper qualifications (not invited by Oakwood and not owners of a special Town Center-only special plot of land).
- The creation of a new website for residents of Ebert Metro district and the Town Center Metro District and Subdistricts. It is www.gvrnorth.com

Capital Project Update: In 2019, Town Center budgeted \$50,000 for capital improvement projects in the Clubhouse, with money coming from the contribution from Oakwood. Not all of the money was spent, but it appears that money is still available to spend in 2020. The current status of the 2019 projects:

- Clubhouse security: The Clubhouse installed a key fob to the Southwest outside door from the indoor pool to the outdoor pool.
- Sound system: The money spent to replace a speaker in the sound system got reclassified as a maintenance expense. Nevertheless, the audio and visual system is not user friendly. The District Manager, Timberline, and the CAC may soon investigate replacing the entire system.
- New tables: New tables for the Clubhouse have arrived, but there are some manufacturing issues that need to be resolved before they are accepted.
- Window shades and tinting: This project was completed in December.
- Acoustic system: Timberline engaged an outside acoustics engineer to analyze the sound issues in both the multi-purpose room and the great room. Issues involved significant reverberation (echoing) in both rooms. They also identified issues with ~~and~~ significant background noise levels from mechanical systems (machinery, fans and vents) primarily in the great room. The engineer devised a plan to vastly improve the reverberation times in both rooms. Timberline is about to get cost estimates to do each room; if the estimate is reasonable, Timberline will contract to first do the multi-purpose room to let us all evaluate the improvements before we proceed further. Timberline will also obtain a proposal to perform an engineering study on mitigating the excessive background noise levels in both rooms.

CAC Survey: In February, the CAC will be working with the Clubhouse staff to send an extensive survey to Fairway Villas residents. We will use the *Survey Monkey* program that the Clubhouse has. If anyone has experience using *Survey Monkey*, please let Patti know so that you can help us. Among other things, the survey will poll residents on their opinions about:

- Party and/or room reservation policies for the Lodge (per Town Center request). The Rules now have a no private party policy, but Town Center wants residents' input for any suggested changes;
- Priorities for spending the remaining capital budget for 2019;
- Changes to the CAC Bylaws;
- Interest in future capital expansion projects;
- Other questions on miscellaneous items.

At the last Residents Meeting, we had an extensive discussion about disbanding or changing the focus of the CAC. A non-binding resolution to disband the CAC was soundly defeated. However, depending on results from the upcoming survey and any comments coming from that survey, the CAC may issue a future survey to focus on those issues.

Ongoing Activities: Recent and ongoing activities of the CAC include:

- The CAC advised the bungalow residents on how to best respond to Town Center and Timberline regarding the recent fee increase and their poor snow removal experience. We set up a meeting with their representatives and Town Center/Timberline to let them express their issues and come to some common ground for moving forward. We also influenced the revised snow removal policy recently adopted.
- The Finance and Maintenance Subcommittee is developing a list of maintenance issues that it plans to review with Julio, the newly-appointed Timberline

maintenance manager. It also has developed a list of cost saving ideas to share with Timberline at the appropriate time.

- We had several meetings with Oakwood about their plans for developing the Lodge to help ensure that problems we experienced at the Clubhouse do not reoccur there. Oakwood will be adopting some, but they have failed to address others.

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