

**From:** [Joe Robinson](#)  
**To:** [TownCouncil Mailbox](#)  
**Subject:** Metro District 2 Vote  
**Date:** Thursday, July 16, 2020 2:41:10 PM  
**Attachments:** [Metro District.docx](#)  
[ATT00001.txt](#)

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Please see attached, my comments regarding the Metro District 2 request for financial restructuring that you will be voting on at the July 21, 2020 meeting.

Thank you in advance for your consideration in this matter.

TO: City Council Members

FROM: Joe Robinson

DATE: July 16, 2020

RE: Metropolitan District No. 2

On July 21, 2020 you will be reviewing the request from Crystal Valley Metropolitan District No. 2 to amend its Service Plan to enable the district to refund and further restructure all of its outstanding debt and pay for certain costs of Public improvements.

I am writing in objection to this request. My reasons are as follows:

1. There will be no immediate benefit to present homeowners. The total estimated reduction in taxes for the first year is minimal. There is no guarantee for future years.
2. The issuance of bonds will only support the financial benefit of the developers.
3. The issuance will allow the developer and builders to construct additional homes in Crystal Valley.
  - This will increase the heavy truck traffic on Crystal Valley and Loop Road. Those roads already need repair due to truck traffic, and additional repair will be passed onto the taxpayers.
  - Additional construction will put a stress on the present recreation center. The developer and/or builders are not willing to provide a second recreation center for Crystal Valley.
  - Additional construction will continue to cause increased issues for students attending elementary schools. Presently elementary students must attend a charter school or attend one of two elementary schools that are approximately a 30-minute bus ride. The developer and/or builders are not willing to help support the construction of a neighborhood elementary school. Giving land to Douglas County Schools is of no benefit.
  - Construction of new homes will continue to erode all open areas within Crystal Valley.
  - Crystal Valley landscape infrastructure and open spaces are presently one of the worst in Castle Rock. The developer cannot (or are not willing) to maintain what they have now, so an increase in additional construction will just cause a larger issue.
4. The builder is willing to give the recreation center (Pinnacle) back to the Homeowners Association. This facility and pool have experienced several large maintenance issues. Giving this back to homeowners will relieve the builder from any financial responsibility and over the next 10 years will probably increase the homeowner's monthly dues.

5. The builder is willing to give the HOA \$300,000.00. Over the length of time that we are being required to pay off the bonds, this is a minimum benefit to anyone.

If the developer and/or builders are wanting to construct more homes, maybe it is time that they cover the cost and/or pass the cost to the new homeowners. The present homeowners should not be responsible for covering the additional development costs for new homes.

This request will definitely help the developer and builders and will be of little benefit to the present and future homeowners.

Thank you for the opportunity to present this information to you.

**From:** Linda Sweetman [REDACTED]  
**Sent:** Sunday, July 19, 2020 8:18 AM  
**To:** George P. Teal <[george@tealcr.com](mailto:george@tealcr.com)>  
**Subject:** My letter to Town Council for Tuesday Metro District Hearing

Hi George:

Here's my personal letter to Town Council regarding the Crystal Valley Metro District Amendment Hearing. Please forward along for the hearing.

It looks like we are on the agenda after 7:30. Have the meetings been staying on track timewise lately? Have a wonderful Sunday!

Linda

Best regards,

Linda Sweetman

[REDACTED]



[REDACTED]

*Linda Sweetman*  
[REDACTED]  
*Castle Rock, CO 80104*  
[REDACTED]

July 16, 2020

**RE: Petition for Second Amendment to the Service Plan Crystal Valley Metropolitan District No. 1 and Crystal Valley Metropolitan District No. 2.**

Good Evening Mayor Gray and Town Council:

I am a homeowner in the Crystal Valley Ranch Subdivision, and I serve as a board member for both District #1 and #2. I was elected to both boards last Fall. Since that time, I have spent hundreds of hours on District #2 financial matters both as a board member and with service on the finance committee. I have a background in commercial real estate, homebuilding and residential real estate and extensive experience with metro districts. I am deeply compelled to improve the financial status of the district I live in.

Due to the COVID situation, I will not be attending the Town Council meeting in person. For that reason, I wanted to help you understand my position via this written communication.

My belief as a homeowner and board member, is that it is imperative to refinance the debts of District #2 for the following reasons:

- The current debt structure is terribly complicated for boards members to understand and certainly most residents. In its current debt structure, the accrued unpaid interest continues to increase, steadily increasing the overall debt of the district.
- Remove the uncertainty of the current balloon payments and increased interest rates.
- Reduce outstanding debt due to the original developer and take them out of the picture as bond holders.
- Reduce the mill levy for current and future residents of Crystal Valley Ranch.
- Put the homeowner-controlled board in a position not to ever have to go through this again! (I realize it may be advantageous at some point, but certainly would not be a necessity under the current refinancing plan.)

I truly understand the frustration of homeowners who do not know they live in a metro district, much less understand the reasoning for a metro district, nor the impact it has on their tax bills. I find it frustrating that most salespeople for new homebuilders do not understand the metro district themselves. When homes are resold in a district many real estate salespeople do not understand the district, nor do they encourage the homebuyer to do the necessary due diligence on the metro district. Clearly this whole area needs to be improved.

With that said, I truly believe the efforts of the board to refinance the current debt stack have the best interests of our homeowners at heart. The debt will be stabilized, it will no longer accrue unpaid interest, the bond rates are very attractive with no balloon payments or rate increases, and best of all it will achieve reduced mill levies over the life of the debt.

Please vote in favor of the Petition for Second Amendment to the Service Plan Crystal Valley Metropolitan District No. 1 and Crystal Valley Metropolitan District No. 2. I would be happy to answer any questions you may have.

Sincerely,

Linda Sweetman

Town Council,

Speaking as a 14 yr resident of Crystal Valley Ranch, who is also a member of the Crystal Valley Master Home Owners Association Board of Directors, and a member of the Crystal Valley Metro District #2 Board of Directors, I want to lodge my **STRONG SUPPORT** of the Metro District request to Amend the Service Plan and refinance District Debt.

We are fortunate to be in the position we are today, having completed negotiations with the legacy developer, CVRD, who still holds bonds, and the new developer, CVRA. The negotiated position with CVRD allows the District to refund all remaining bonds held by CVRD and in the process remove the maximum mill levy requirement imposed by these non-callable bonds. This will allow CV Metro District taxes to be decreased over time as described in the presentation. The negotiations with CVRA encourages continued investment in Crystal Valley Ranch and finally gives the Master HOA ownership of the community recreation center and park. Lack of Rec Center ownership and full control has been a sore subject with residents for quite some time. The net result of both negotiations places CV Metro District #2 residents in control of its financial future and community amenities for the first time with limited downside.

I strongly urge Town Council to approve the Metro District request for the benefit of Crystal Valley Ranch residents!

Regards,  
Mark T Turner  
Crystal Valley Ranch

In transparency, I am on the Crystal Valley Metro District Board #2 but writing from the point of a resident within Crystal Valley. The following has no reflection of the Metro District Board of Directors and is purely personal as a home owner and tax payer within the district.

I feel this a good deal for us, the residents and neighbors of Crystal Valley. It contains resident focused points from a resident controlled board. This refinance is a good middle ground between the community and the developers. It's a good business deal establishing symbiotic traditions and one which I support as resident of CV who has long term vested interest in the healthy and measured growth of our community. This deal breaks the mold of other metro districts and shines a light on the community focused accomplishments we are making in Crystal Valley and Castle Rock as a whole.

I pose this question -- why wouldn't a resident want a tax break as well as the collateral financial stimulus gains allotted to the community embedded in this deal? How often do you see a bundled tax decrease with localized community infusion of cash? It's as rare as a whisky spring on pikes peak.

From a dollars and cents standpoint- for each Developer Dollar, the Residents receive \$2.58— that's a ratio of 158% increase to the residents and solidifies the fact this amendment is resident benefit heavy, although a community at heart is not dollars and cents- It is neighbors and family. It is something you cannot represent in the slightest on papers or screens. What the residents of Crystal Valley will gain is control of the community club house, which is a huge win for the 1500+ families we have today, and the families we hope to share memories with in future. This deal allows the HOA to manage its own internal resources, the Rec Center, the Pool, the Dog Park, the field, the outdoor atrium, and quickly pivot and adapt to the community needs without engagement of a second or third party! I am deeply involved in the community as an HOA delegate and know first-hand neighbors of CV truly anticipate the ability to build a resident centric format.

Lastly, I am aware of 8 individuals all from the same small sub-HOA (not the Master HOA Board of Directors) within the district who oppose this deal.

They are suggesting:

- Should not reimburse developers for items already installed and paid for by the developers to improve their chances of acquiring home builders.

They are suggesting infrastructure should be free or at the expense of someone else – This is not a realist thought, it is a form of stealing, and not good business practice. Castle Rock will stop growing if their theft of service plans comes to pass, and that is what they want. Think about this -- What other developers will want to take a chance on losing money on a green field here in Castle Rock. Any business must be paid for their Bill of Materials and labor costs. End of story.

Another suggestion they had:

- Developers already collect a development fee from each home sold on top of what they receive through taxes.

They are saying a business is making good decisions and bringing in too high of a revenue stream, and so they want a chunk of it. In America we have a Capitalist Economy and what they are suggesting is a socialist agenda. There are SO MANY wrong ideals with this statement it's a transparent attempt to stop what over 90% of the community wants to happen.

Yes, 90%.. I submit to you a list of 85 resident names and addresses from across the entire community of Crystal Valley who support the 2020 Service Plan Amendment. This list includes members of the Master HOA Board of Directors as well as HOA Delegates.

This is a ratio of 10.6 to 1 tax paying residents who APPROVE of the deal. Out of the 93 residents who chose to voice their opinion 91% are for the service amendment and 9% are against. Do not delay when it's overwhelmingly apparent the majority of the district wants this to happen.

I thank you for your time.

Matt Katona

LIST OF CRYSTAL VALLEY RESIDENTS WHO SIGNED PETITION "I support the 2020 Crystal Valley Metro District Service Plan Amendment"

Adana Pallissard	4070 county view way
Amanda Bortolussi	2824 HILLCROFT LN
Angela Marklin	2665 Echo Park Dr
Art Rojas	2209 Shadow Creek Dr
Austin Hein	5737 Plains End Ct
Betty Hackett	938 Eaglestone Drive, Castle Rock, CO
Brad Lenderink	3730 Mighty Oaks St
Caron Perry	1002 Halfmoon Dr
Carrie Stults	5869 echo park circle
Catherine Pepper	4028 Eagle Tail Lane, Castle Rock 80104
Cathy McMahon	4106 John Court
Chad Huber	3848 Aspen Hollow Court, Castle Rock, CO 80104
Chris George	5947 High Timber Cir 80104
Christine Bettinger	5732 Golden Field Ln, Castle Rock, CO 80104
Connie Pauley-Wilkey	2668 Echo Park Drive
Daniel Swenson	2625 Fair Meadow Place, Castle Rock, CO 80104
David Patterson	3068 Bittern Street
Debbie Costello	5918 Clover Ridge Circle
Donna Lyons	3348 Scaup Trail
Dorothy Turner	4058 Eagle Ridge Way
Enga Bach	2847 Bluff Pointe Trail
Gary Lyons	3348 Scaup Trail
George Teal	931 EAGLESTONE DR
Gerald D Biesboer	2377 Echo Park Drive
Gregory Kleinsorgen	2905 Echo Park Dr
Heather Maxwell	4968 Fawn Ridge Way Castle Rock, CO 80104
Jacob Bettinger	5732 Golden Field Ln, Castle Rock, CO 80104
Jana Whitted	1958 Makley Loop
Jason Morales	998 Eaglestone Dr
Jeff Wieck	2579 Loon Cir, Castle Rock, CO 80104
Jeffrey S Whaley	4388 Greystone Lane
Jessica Mullins	4122 County View Way
John Hinton	3658 Mighty Oaks St
Joseph Winnell	898 Eveningsong Dr
Josh Webster	3931 Aspen Hollow Court
Joshua Betournay	5898 Echo park circle
Joshua Marrano	3360 SHOVELER TRL
Julie McKeever-Coert	2628 Scoter Ln
Katherine Martinez	2271 Echo Park Dr, Castle Rock, CO 80104
Katie Marshall	5957 BERRY RIDGE WAY
Keith Schneider	3836 Heatherglenn Ln
Kelly Muhr	5875 Golden Field Ln
Kendra Soileau	4245 COUNTY VIEW WAY
Kenton Clampitt	5849 Echo Park Circle
Kerry Taylor	3702 Deer Valley Drive Castle Rock
Kim Brownell	2791 Mountain Sky Dr
Kristen Clampitt	5849 Echo Park Circle
Kyle Glavan	5764 Golden Field Lane
Laura Morales	998 Eaglestone Drive
Laura Teal	931 Eaglestone Drive
Laurel Teal	931 Eaglestone Dr., Castle Rock, CO 80104
Laurie Rice	5895 High Timber Circle
Lindsay Mello	3864 Old Oaks St
Lindsay Young	3918 Eagle Tail Lane
Marilynn Patterson	3068 Bittern Street
Marilynn Welsh	2500 Hillcroft Lane
Mark Turner	4058 Eagle Ridge Way
Mary Kleinsorgen	2905 Echo Park Dr
Matt Javernick	3376 Scaup Trl
Matthew Coert	2628 Scoter Ln
Matthew Katona	3899 JOHN CT
McKay Young	3918 Eagle Tail Lane, Castle Rock CO
Megan Swenson	2625 Fair Meadow Place
Melanie Griffin	675 Eaglestone Dr
Michael anderson	650 eveningsong dr, castle rock Co 80104
Michael Kaduk	5614 Echo Hollow Street
Michael Soileau	4245 COUNTY VIEW WAY
Michael Stults	5869 echo park circle
Neil Buckmaster	2579 Loon Cir, Castle Rock, CO
Patricia Hostetler	1544 Chalk Hill Place
Patrick J Welsh	2500 Hillcroft Labe
Russell Campbell	3746 mighty oaks st
Scott Martin	5989 Sun Mesa Cir, Castle Rock, CO 80104
Shannon Mason	3999 Mighty Oaks St

Shawn Katona  
Stephanie Kalous  
Steven Taylor  
Susan Kaduk  
Tara Kringlen  
Taylor Smith  
Terry Kilian  
Trevor Kalous  
Vern McNulty  
William Edwards  
Keaton Gambill

3899 JOHN CT  
3348 Scaup Trail  
3702 Deer Valley Drive Castle Rock  
5614 Echo Hollow Street  
3341 Scaup Trail, Castle Rock, CO 80104  
2953 ECHO PARK DR  
3951 Eveningglow Way  
3348 Scaup Trail  
1125 Halfmoon drive Castle Rock Co 80104  
6014 Sun Mesa Circle  
5862 Echo Park Circle, Castle Rock, CO 80104