

the Village Reporter

A bi-monthly publication by and for, Village residents.

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www.thevillagecastlepines.com

Castle Pines Homes Association Annual Meeting of the Members

Monday, March 8, 2021 - 7:30 pm Via Zoom

The Homes Association Annual Meeting of the Members is scheduled for March 8, 2021 with significant changes from previous years. The meeting will be held by Zoom video conference beginning at 7:30 pm and lasting approximately one and a half hours. You should have received, or will receive in the next few days, your Annual Meeting package in the mail. The package contains valuable information on how this year's Annual Meeting of the Members will be conducted.

This year there are two items to be voted on by the Members of the Homes Association. Two open seats are up for election on the Board of Directors, and the candidates for these positions are listed on the proxy form. Also, to be considered is a revision to the Homes Association Bylaws. In the Annual Meeting package, you will find instructions on how to cast your vote either by proxy or on the evening of the Annual Meeting.

Since the Annual Meeting is being held via video conference, we are encouraging members to use the proxy form to cast your vote. Obviously, the social hour we have held in the past preceding the Annual Meeting business meeting will not be held this year. To help provide the information that was obtained during the social hour, Mark Larson, General Manager, will hold weekly Coffee with the Manager events leading up to the evening of the Annual Meeting. These events will be held each Monday evening beginning February 8 through March 1, from 6:30 pm to 8 pm via Zoom. Information on topics to be covered during these meetings along with sign up information to attend any or all the discussions have been provided in Village Weekly email releases. Topics to be covered include feedback from the recent Member Survey, Parks and Recreation future planned activities, information on Emergency Services, information on the Metropolitan District activities, and a presentation on the planned Village fiber installation project. We hope to see you at one or all of these informational forums.

This year more than ever, it is important that you return your completed proxy

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Save the Date!

Annual Meeting of the Members

Castle Pines Homes Association

**March 8, 2021
7:30 pm
Via Zoom**



The Summit Development

A new 35-acre development named The Summit is underway on Country Club Drive just north of the Metro District offices. Dirt movers are on-site beginning this new project. The Summit includes 60 single family villas with models anticipated to be completed in 2022. The finished square footage of each home is estimated to be in the range from 2,650 to 4,375 with lots between ¼ and ½ acre each. Overall project density including open space will total 1.7 units per acre.



Dirt moving vehicles break ground on new Summit development.



Upcoming Events & Activities

Wildlife Committee

The Wildlife Committee is pleased to announce the following upcoming events:

- Thursday, April 22, 7 pm, “Gardening for Birds, Bees & Butterflies” Zoom presentation by Denver Botanic Gardens, sponsored by the Wildlife Committee. Contact Mikayl Bristol at mikayl@thevillagecastlepines.com to sign up.
- Thursday, April 8, 7 pm, “Living with Wildlife” Zoom presentation by Justin Olson of CO Parks & Wildlife, sponsored by the Wildlife Committee. Contact Mikayl Bristol at mikayl@thevillagecastlepines.com to sign up.

Meet the CPHA Candidates

At this year’s Annual Meeting, two director positions will be filled for a three year term. Wendy Ingraham and Chuck Skinner are running for the open seats, and the Village Reporter interviewed them recently

Wendy Ingraham

64 Indigo Way

Years in the Village: 11

Number of CPHA meetings attended in 2020: 12

Occupation: Mom, wife, Sports Agent, Owner of Sky View Farm Equestrian

What do you see as the most important issue (s) facing the Village?

After serving for three years on the Board, more than ever I feel the biggest issue is the handling of the growth that is happening around us and in the Village. Preserving our wildlife, property values, and building a strong community of cohesiveness for both the young and old is essential to our image. Our community has the feel and appearance of a vacation atmosphere. Keeping that perspective is an important piece of who we are in the Village.

What professional and CPHA experience do you bring to the Board of Directors?

I have spent three years working as a Director on the Board and nine years on the Parks and Rec Committee. I feel



confident in the workings of the CPHA and in the individual committees adding events, enhancing amenities and serving the community.

Chuck Skinner

438 Saxon Place

Years in the Village: 25

CPHA Board Meetings attended in 2020: 11

Occupation: Principal – The Skinner Group

What do you see as the most important issue (s) facing the Village?

The Board’s responsibility, in concert with our Committees and residents, is to work diligently to enhance our property values, protect our natural environment, enhance our quality of life, and help foster a sense of community.

Regarding property values, we are now actively marketing the Village and real estate is at an all-time high. Regarding our natural environment we have taken steps to protect our forest and beautify the Village. Regarding our quality of life and sense of community, both our amenities and community events play a large part here and should be fostered and maintained.

What professional and CPHA experience do you bring to the Board of Directors?

Professional:

- Principal in The Skinner Group, representatives for a select group of office furniture manufacturers;
- Vice President, Broad Street Software Group

Education:

- BSME Duke University
- MBA Northwestern University

CPHA Committee Membership/Activities:

- Homes Association Board Member, serving as a Director, Secretary and Vice President
- Chairman, Parks and Recreation Committee



Annual Meeting (continued from page 1)

no later than 4 pm, March 8, 2021 either by mail in the envelope provided in your Annual Meeting package or by dropping off your proxy in the proxy box located in the Homes Association office at 688 W. Happy Canyon Road, Castle Rock, CO 80108. The returned proxy allows your vote to be cast and it helps us establish a quorum so the Annual Meeting can be held. We thank you in advance for your understanding and patience as we work to hold our Annual Meeting and provide important information during these challenging times. If you have any questions concerning this process, please call the Homes Association at 303-814-1345 for assistance.



Parks and Recreation

Get Active and Creative in the New Year

Residents, start your engines, and we don't mean your car. Parks and Rec is creating new events to keep you moving in 2021. Due to COVID restrictions, **Winterfest** and the **Indoor Triathlon** are canceled. However, we have two new events for the new year, the "February Fitness Challenge Month" and the "Let's Build a Snow Sculpture" contest.

The "February Fitness Challenge Month" is a step challenge for the entire month of February. Count your steps with your active device, whether it be an iPhone, Android, Apple Watch, Garmin or Fitbit. Get moving during the month of February and submit your monthly total of steps to ParksandRec@thevillagecastlepines.com by March 1. (This is on the honor system so please refrain from putting the device on your dog). The top five residents with the most steps win a prize.

The "Snow Sculpture" contest will begin February 1 and continue through March 31. Submit a photo of your snow sculpture to ParksandRec@thevillagecastlepines.com by April 1. Winning submissions will be featured in the Village Weekly.

Time to do your best snow dances and get in some steps at the same time. Good luck!

Rueter-Hess Incline Challenge

Rueter-Hess Incline Challenge located in Parker is open daily from sunrise to sunset. The Incline features 132 steps and a Rosie Rueter Trail one-mile loop that leads to and from the parking lot. At the top of the 132 steps, there are views of Longs Peak, Pikes Peak, downtown Denver, subdivisions of Denver's south suburbs, and Rueter-Hess dam.

The Incline is located off Hess Road immediately west of the Rueter-Hess Water Purification Facility at 11865 Heirloom Parkway. Parking is available for visitors.

Village Weekly Sign Up

The VILLAGE WEEKLY is our email communication to Village Residents.

If you are not receiving the Village Weekly, send your name, home address and email address to Mikayl@thevillagecastlepines.com. The Village Weekly is sent out Friday afternoons. Don't miss out on the latest information!

2020 Real Estate Review – The Village at Castle Pines

2020 was an interesting year and a good year for real estate and sellers in the Village. 158 homes sold in 2020 compared to 138 homes in 2019 and 143 homes in 2018. Inventories remain low and homes priced under a million represent 37% of the sales and homes over a million represent 63% of the sales.

The year ended with 38% less inventory than the end of 2019. We currently have 21 homes for sale in the Village and 16 homes under contract, whereas in 2019 we had 55 homes actively on the market and 12 homes under contract to start the New Year. The home prices range from \$715,830 to \$4,100,000. The average list price is \$1,873,814, the median list price is \$1,825,000, and the average cumulative number of days on market is 122.

Below is the breakdown of current homes for sale, under contract, and homes sold in 2020 (as of 1/17/2020).

	Homes Sold 2020	Homes Under Contract	Homes For Sale
\$600,000 to \$799,999	26	3	1
\$800,000 to \$999,999	32	2	6
\$1,000,000 to \$1,199,999	29	2	0
\$1,200,000 to \$1,499,999	31	2	3
\$1,500,000 to \$1,999,999	23	3	1
\$2,000,000 to \$2,999,999	14	4	8
More than \$3,000,000	3	0	2

Sold prices ranged from \$655,000 to \$5,500,000 with an average sold price of \$1,300,225. The median sold price was \$1,141,894, the average days on market was 84 days and the average sold price to list price was 95%. The average sales price is up about 9% from 2019.

Forecasting the future is nearly impossible, but it appears we will be starting 2021 with historically low home inventory and continued low mortgage rates. Increased new home construction should help. The economy should improve as vaccinations become more widespread. These conditions should keep house buying power strong in 2021...again good news for sellers.

Coffee with the Manager

Upcoming "Coffee with the Manager" dates:

Monday, February 8, 2021

Monday, February 15, 2021

Monday, February 22, 2021

Monday, March 1, 2021



with the CPHA General Manager

All meetings will be held from 6:30 pm to 8 pm via Zoom. Information on how to sign up for these meetings can be found in the Village Weekly, or by calling the CPHA at 303-814-1345.

Budget Approved for 2021

The Castle Pines Metropolitan District (District) approved the budget for the fiscal year 2021 on December 14, 2020. At the December 10, 2020, regular meeting, the Board of Castle Pines Metropolitan District held a public hearing to receive comments on the proposed 2021 budget.



The budget anticipates \$12,278,307 in revenues and \$13,818,877 in expenditures during the January 1 – December 31 fiscal year. The District has two operating funds in its budget:

The general fund (51% of the budget) – receives the majority of its revenues from the District’s property taxes (33.834 mills) and funds the District’s street repair and maintenance services (including snow removal and sanding), right-of-way landscape maintenance services (including the contract landscape maintenance services provided to the Homes Association), right-of-way storm drainage maintenance services, and any related capital expenses.

The enterprise fund (49% of the budget) – derives its revenues from monthly water, sewer, stormwater, and capital improvement fees, as well as a contribution from the general fund. The enterprise fund pays for the District’s water production, treatment and distribution services, water facility repair and maintenance, sanitary sewer collection and maintenance services, stormwater maintenance, and any related capital expenses.

The District’s total mill levy remains at 33.834 mills of property taxes – the same rate since 2001. Property taxes are assessed, collected, and distributed by the Douglas County Assessor. If you have any questions or would like a copy of the budget, please contact Burt Knight or Sue Mantz at 303-688-8330. The budget is also available on the District’s website, www.castlepinemetro.com, under District Info & Budget.

For details see Metro’s website at www.castlepinesmetro.com

Use Care Around Thin Ice

By Einar Jensen, Life Safety Educator
South Metro Fire Rescue Authority



Thin ice seems to attract adults, dogs, and children much like a muddle puddle attracts a child’s new shoes, but the consequences of venturing onto the frozen surface can be severe. Simply slipping and falling onto the ice can cause enough pain, but plunging through the ice into cold water is often deadly.

Staying off the ice is the best plan of action. If your dog runs onto the ice and falls in, stay onshore and call 911. If you see a person after they fell through the ice, call 911. South Metro Fire Rescue’s firefighters have the right equipment and special training for ice rescues.

An ice rescue has five deliberate stages: Self-Rescue, Reach, Throw, Row, and Go.

When firefighters arrive, they try to talk to the victim in the water and coach them to self-rescue. Ice rescue is dangerous – if the victim can self-rescue, then firefighters can stay off the ice, too.

To self-rescue, find the ice edge where you fell in because it is the strongest. Put your elbows on the ice surface, kick your legs so they float behind you, kick harder to push yourself forward, and climb onto the ice. Once on the ice, roll on your side to safety.

If you can’t kick hard enough to get onto the ice, your arms will freeze on the ice and keep your head above the water if you pass out from hypothermia or exhaustion.

In the second stage, firefighters will attempt to reach out to you with a long branch, pole, or ladder. Hopefully, you have enough strength and dexterity to hold onto it.

In the third stage, firefighters will throw a life ring, life vest, or rope to the victim.

Firefighters can utilize a boat in the “Row” stage or bypass it and crawl onto the ice in the “Go” stage. They have special protective suits and equipment, including a rope that connects them to rescuers who remain onshore.

THE BEST ADVICE: STAY OFF THE ICE

If you have any questions, please contact the Castle Pines Metro District at 303-688-8330.

Construction Work at The Summit

Dirt work has begun on Filing 41, located near the Country Club at Castle Pines. The work includes removing brush in the areas to be graded, some rock removal, and excavation and backfilling of trenches to install water, sanitary sewer, and storm pipes. The work will also include wetting of the materials for either dust control or to be able to get required soil compaction for the trenches and future roadway surfaces. The Metro District has issued a hydrant meter for the water usage and will charge the contractor at the Tier 4 rate for all gallons used.

Update on Village Water, Roads, New Wells

The District's 2021 Operating Budget includes major capital expenditures for important resources for the residents of the Village. This budget includes major improvements for water and roads.

In 2020, the District formed resident committees for Water, Roads, and Communication to assist the District with these critical infrastructure plans and then effectively communicate these plans to the residents.



The Water Committee made its initial presentation to the District Board in December. The Board approved the committee's recommendation to hire a Water Conservation Program Manager for the District who will be 100% focused on the District's water conservation program. Currently, the District's irrigation water use is much higher than surrounding communities. Reducing our irrigation demands will extend the life of our current well systems. The Water Committee's work ties in very well with the Long-Range Water Master Plan Update and could reduce future costs to implement renewable water projects. Conservation programs developed by the Water Committee, and approved by the Board, will soon be introduced to Village residents. This Conservation Plan and Long-Range Water Master Plan will set up a sustainable water solution to support the full build-out of 2,000 Village residences and businesses.

The District also will be constructing up to three new wells to support Village water needs. Our current well infrastruc-

ture is aging, and we need to spend capital to upgrade it as well as build these new wells. The primary funding for this project will come from the \$2.2M in reserves, which is comprised of the monthly \$10 Capital Improvement Fee each resident pays for their water needs. These reserves can only be used for capital improvements.

This Conservation Plan and Long-Range Water Master Plan will set up a sustainable water solution to support the full build-out of 2,000 Village residences and businesses.

The District's new communications plan to keep residents informed includes a quarterly printed and electronic newsletter, email announcements, monthly statement inserts, and a new website. Currently, 600 Village residents have provided their email addresses to the District so that we can provide timely communication relative to water, roads, and budget operations. If you want to receive this information, please contact the District and provide your information to receive these emails at either 303-688-8330 or tadams@castlepinesmetro.com.

2021 Transparency Notice Posted

Each year between November 15 and January 15, all special districts in Colorado are statutorily required to provide a "Special District Transparency Notice" for their respective eligible electors/property owners. Metro's 2021 Notice is posted on the District's website at www.castlepinesmetro.com and on file at the office, 5880 Country Club Drive. The Notice summarizes general information and contact names for the District for everyone's use. Let us know if you have any questions or would like more information about Metro.

Castle Pines Metropolitan District

5880 Country Club Drive, Castle Rock, CO 80108
303-688-8330

email: Info@castlepinesmetro.com
www.castlepinesmetro.com

Hours: Monday - Friday, 8 am to 4:30 pm

Burt Knight, District Manager

BOARD OF DIRECTORS

Rick Huser, *Chairman*
Mike Lanam, *Treasurer*
Tad Walden, *Secretary*
Dick Munday, *Director*
Craig Sundquist, *Director*

The Metro Board of Directors meets on the fourth Wednesday of the month at 8 am at the Metro District office. Meetings are open to the public. Please call to confirm date and time.

Manager's Report

"Just Another Day in Paradise"



In 2020 I hosted an evening program called "Coffee with the Managers", where the District Manager from the Metropolitan District Burt Knight joined me in providing valuable information about what is happening in the Village and answering any questions residents had. This event is held via Zoom video conference the third month of

each quarter. Watch the Village Weekly emails for the date and time for these informational meetings. We really hope to see you there.

The Annual Meeting of the Members is a great avenue to receive information on issues that affect the Village. The Homes Association Annual Meeting of the Members is scheduled for Monday March 8, 2021 at 7:30 pm. As with most events over the past year, the Annual Meeting will be quite a bit different and will be held via Zoom video conference. While the physical location for the Annual Meeting will be the Homes Association Offices at 688 West Happy Canyon Road, all participation for the meeting will be by video conference. You should have received or will soon receive your Annual Meeting package. The package contains valuable information on how this year's Annual Meeting of the Members will be conducted. This year there are two items to be voted on by the Members of the Homes Association. Two open seats

Since the Annual Meeting is being held via video conference, we are encouraging members to use the proxy form to cast your vote.

are up for election on the Board of Directors, and the candidates for these positions are listed on the proxy form. Also, to be considered is a revision to the Homes Association Bylaws. In the Annual Meeting package, you will find instructions on how to cast your vote either by proxy or on the evening of the Annual Meeting. Since the Annual Meeting is being held via video conference, we are encouraging members to use the proxy form to cast your vote. It is important that you return your proxy so that we can meet our quorum requirements and be able to hold the Annual Meeting. Proxies can be mailed using the addressed stamped envelope included in the Annual Meeting package or you can drop off your proxy at the Homes Association office. For your proxy to be counted it must be returned no later than 4pm on Monday, March 8.

I join my entire staff in wishing you a safe and enjoyable winter, and remember, spring is just around the corner. As always, if we can be of any assistance to you or if you would like information on any Village issue, please give my staff or me a call at 303-814-1345.

Respectfully,

Mark G. Larson – General Manager

Winter Watering

In Castle Rock, the driest months are January, February, October, November and December. January is usually the driest of all. Couple the dry air with fluctuating temperatures and it is easy to understand why trees, landscaping and even lawns fall victim to drought conditions. Often there is little or no snow to provide adequate soil moisture from October through February, resulting in root damage to landscaping and native trees. Winter watering is crucial, especially with evergreen trees. Tree roots continue to grow throughout the winter and need moisture to survive. These dry conditions necessitate winter watering to maintain healthy landscapes.

Winter watering is only recommended when temperatures are above 40 degrees and there is no snow cover. Water should be applied during the midday, allowing it to soak in before possibly freezing at night. Most susceptible to drought are trees and shrubs located on southern or western exposures or those receiving reflective heat from structures or hardscaping.



Trees obtain water best when it is allowed to soak into the soil to a depth of twelve inches. Most effective methods include deep root watering, soaker hoses or the use of large buckets drilled with holes on the bottom and strategically placed within the drip line of the tree. Established large trees have a root spread equal to or greater than the height of the tree. Professional landscaping companies also provide deep root watering as a year-round service.

In addition to trees, periodically, thoroughly soak all plants including lawns during dry winters. Most winter injury is due to plants dehydrating.



Just a reminder...

January 15, 2021 was the last day to display holiday decorations.

Please remove any holidays decorations you still have out including holiday lighting.

Your cooperation is appreciated.

Checking Visitors Driver's License To Begin in April



Beginning April 1, visitors to the Village will be required to produce a valid driver's license prior to entry. This added visitor verification is being implemented for two reasons. First, it verifies that the visitor entering the Village is the person who has been cleared for entry, and second, the procedure verifies that drivers who are entering and driving in the Village possess a valid driver's license. The process will be advertised at all entrances to the Village and flyers will be provided to guests to inform them of the new verification process and the start date of April 1.

As a reminder, if you have family members or domestic workers that access the Village on a frequent basis, you can authorize a transponder for them which allows the use of the homeowner lane for entry. The transponder will allow them to enter the Village quickly and bypass lines that may form at the gates. If you would like more information on securing them a transponder, please call Emergency Services at 303-688-6447.



WINTER DRIVING

- Please watch out for snow plows
- Slow down on icy roads
- Watch out for wildlife

Castle Pines Homes Association & Emergency Services

688 W. Happy Canyon Road, Castle Rock, CO 80108
 Office hours: Monday - Friday, 8 am to 5 pm
www.thevillagecastlepines.com

CASTLE PINES HOMES ASSOCIATION (CPHA)
 303-814-1345

Mark Larson, *General Manager*
 Margie Cheatum, *Accountant*
 Linda Matthews, *Executive Assistant/DRC Administrator*
 Kevin Olsen, *Compliance Coordinator*
 Mikayl Bristol, *Administrative Assistant*

EMERGENCY SERVICES (ES)
 303-688-6446

CPHA BOARD OF DIRECTORS
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 Chuck Skinner, *Vice President*
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 Wendy Ingraham, *Secretary*
 Al Notary, *Assistant Treasurer*



Western Bluebird Couple - photo by Cassandra Hines



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THE VILLAGE REPORTER

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If you are new to the Village, call or email Susan Clifford for the Welcome Packet:
303-660-6323 or sclifford@estreet.com

Please note: CPHA permission is required by the General Manager of the Homes Association for any professional/commercial filming or photography on CPHA-owned property or at CPHA-funded events/activities.

For more Village news, sign up for weekly email: mikayl@thevillagecastlepines.com



Celebrating our Bluebirds for 13 Years!

In 2009, the Village Wildlife Committee recognized the needs of our local cavity nesting birds by establishing the Village at Castle Pines Bluebird Trail. Due to loss of forest habitat, most suffer from a lack of nesting opportunities. Most of these birds are unable to drill holes themselves and are forced to rely on natural tree cavities or abandoned woodpecker holes for nest sites. Bluebirds tend to be the least aggressive cavity nesters and therefore are prime targets for support with manmade boxes.



Male Western Bluebird on the Village Bluebird Trail

The Village Bluebird Trail consists of 72 bird nesting boxes on wooden posts which were installed throughout the Village. For the past 12 years, during spring and summer nesting seasons, volunteer residents have recorded weekly bird box

observations and submitted the data to the Cornell Laboratory of Ornithology Citizen Science program to be used in bird research.

In 2020, from a total of 72 boxes, 374 young birds fledged, making a grand total of 3264 birds that have been added to our local population in 12 years. While bluebirds are the most common species to use the boxes, other species benefit from them as well. These are the fledging results, by species, of the 2020 nesting season:

Western Bluebirds 230; Tree Swallows 67; Mountain Bluebirds 42; Violet-Green Swallows 3; Pygmy Nuthatches 22; House Wrens 13.

There are two species of bluebirds that nest in the Village, Mountain Bluebirds and Western Bluebirds. In spring and summer, they eat almost exclusively insects caught on the wing or in grasses. A Western Bluebird male is a vibrant royal blue with a rusty orange breast. A Mountain Bluebird male is sky-blue with a grayish-buff breast. Females of each species are very similar, with much more subdued color.

Anyone interested in helping our local birds and working as a volunteer on the Village Bluebird Trail, contact Cindy Kristensen at cynthia.kristensen@outlook.com.



Male & Female Mountain Bluebirds - Photo by Angela Japha