



**Board Meeting Public Comment Q&A  
January 23, 2019**

**1. With the recent Transition from Waste Management to Republic Services, why did the District quarterly rates increase?**

- a. There were many factors taken into consideration when the Board moved forward with Republic Services at a new rate. The first proponent of the decision was when Waste Management presented a 2019 Rate Increase to the District Representative, with no indication of increased benefits with the new rate. From there, the District went out for proposals from different waste providers to make sure the District was receiving the best services at the lowest rate possible. Republic Services was ultimately offering more services and “add-ons” to our contract at the same increased rate Waste Management proposed for 2019. Some of these perks include the cans with locking lids and various bulk pickup days throughout the year.

**2. Why is CCMC including a \$5.00 Administrative Fee for Trash Services in our quarterly rate? Isn't that “double dipping” into our fees, as they already receive compensation for these services?**

- a. The Administrative Fee incorporated within the quarterly trash fees is additional revenue for District funding. The Candelas community receives 100% of this proceed to assist in covering the cost to mail homeowner statements. CCMC does not receive any portion of this expense and has a contractual agreement with the District on what expenses are distributed from the District.

**3. Is it possible to streamline all information, and add Seasonal Information, between the weekly email Newsletters and Facebook? Examples could be: Shoveling the sidewalks in front of your home as homeowner responsibility, or weeding the tree lawn in the summer months.**

- a. This is a great suggestion and we always invite innovated ideas. With the revamping of the Candelas Connections eblast Newsletter to be launched in February, we will begin incorporating clear sections within the newsletter (such as Arvada Corner; Sponsor Spotlight; District Reminders, etc.), so information like this will occur more regularly. We will also begin posting on the official Candelas Facebook page (*Candelas, Life Wide Open*) a link that will take you to the News page on the community website ([www.candelascommunity.com](http://www.candelascommunity.com)) where all past newsletters can be found. Hopefully this will

make the newsletter information and seasonal announcements more accessible to all community members.

**4. Can you provide regular updates to the community on what businesses have been approved to be built in the Candelas Commercial Space?**

- a. Unfortunately, The Cimarron Metropolitan District (what most homeowners recognize as Candelas Residential) does not have any involvement with the Candelas Commercial District and its decision making process. The CCMC staff and Cimarron Board of Directors are informed of the future businesses within the Commercial Space the same way the greater Arvada community is notified. All of this information can be found through the City of Arvada's Development Projects OpenData portal: <https://arvada.org/city-hall/transparency/opendata/arvada-development-projects>. However, we are more than happy to post the information we do have within the Newsletters once it becomes public information.

**5. Where can the District Documents, including the Rules and Regulations, Design Guidelines and Protective Covenants & Easements, be located?**

- a. All Homeowners should have received a copy of these documents during the purchase of your home. You can also find these on the Candelas community website at [www.candelascommunity.com](http://www.candelascommunity.com) under the Policies Tab (as pictured to the right).
- b. Sections on this page include:
- i. *Community Covenants*
  - ii. *Alley Lots*
  - iii. *Landscape and Design Guidelines*
  - iv. *Recreation Facility Policies*
  - v. *Sustainability Program Guidelines*



**6. Where can I find the Documents that state the lot line fence must be stained, and why did the District not enforce the Fence Staining with previous homeowners?**

- a. The requirement to stain the fence is stated within Section 4.3 on page 45 of the Residential Design Guidelines, which can be located on the community website ([www.candelascommunity.com](http://www.candelascommunity.com)) under the Policies tab. The District has been actively enforcing the requirement to stain the fence since March of 2018. This covenant not only improves the aesthetic appeal and uniformity of our community, but it also helps improve the life of the fences against harsh weather conditions Candelas commonly experiences. The Board of Directors approved an extension through April 30th, 2019 for all homeowners to have their fences stained the approved Diamond Vogel GS212 Cedar color.

**7. Who is responsible for excessive water drainage into my yard and/or sidewalk that is causing ice buildup? Could it be a broken irrigation head within the District Tracts?**

- a. If you believe that the water flow is from the District Tract's irrigation system, please reach out to the District Office for support and they will be happy to investigate. **Please Note:** all irrigation within the District Tracts has been winterized. If you are experiencing a heavy water flow within your lot during the winter months, a probable cause of this issue is a sump pump over filling from your lot or your neighbors' lot. A higher surrounding landscape grade could also result in water flowing into your lot. This would fall under Homeowner responsibility to navigate the water away from their lot, even if the water originates from a neighboring home or District Tract.
- b. This process would require an application to the District to modify the Exterior of the Home/Lot, and possibly an approval from the City of Arvada as well, depending on the extremity of the modifications. All Exterior modification application materials can be found on the community website ([www.candelascommunity.com](http://www.candelascommunity.com)), under the Policies tab.