



**Board Meeting Public Comment Q&A**  
**June 27, 2018**

1. Why haven't the two public spaces north and west of the property on 94<sup>th</sup> and Umber not been maintained?
  - a. The landscape area near this intersection has not had power to the irrigation system. We are currently working to restore the irrigation power. Once restored, the area will be overseed and plants replacements.
  
2. What is the plan with the plastic pipe flying around 94<sup>th</sup> and Umber?
  - a. Currently, we are attempting to find out who owns the materials that were left behind. CCMC has reached out the Valley View builders to understand who owns the materials and then will have them removed.
  
3. Is it possible for the construction vehicles to take an alternate route besides driving down 94<sup>th</sup> and Umber? Can they not take the easier access to the West?
  - a. Regardless of where the vehicles enter the community, they will be traveling through the residential community and in front of someone's home. We will identify the most direct route for current construction traffic and ask the builders to direct their vehicles accordingly.
  
4. What is the plan with the dead trees in the community?
  - a. Currently, the community has more dead trees than available funds in the annual budget for replacement. At the June Board Meeting the Board approved obtaining two quotes from the landscaper: (1) a quote to remove dead trees and (2) a quote to replace dead trees. Along with the quotes, the landscaper will provide a map identifying the locations of the dead trees. The board will review the information and determine an action plan to either remove or replace trees in the community.

Once the board determines the action plan, notification and an implementation timeline will be sent to the residents.

5. I believe the covenants haven't been enforced, have they lapsed?
  - a. The covenants have always been enforced and are not abandoned. Per the Candelas Recorded Protective Covenants and Easements located on the Candelas Community Website at [www.Candelascommunity.com](http://www.Candelascommunity.com) :
    - i. Section 6.1 Enforcement.
      1. 6.1.1 This subsection is subject to Article 5 of these Covenants (Alternative Dispute Resolution). Enforcement of the covenants, conditions, restrictions, easements, reservations, rights of- way, liens, charges and other provisions contained in these Covenants, as amended, may be by any proceeding at law or in equity against any Person(s) violating or attempting to violate any such provision, and possible remedies include all of those available at law or in equity. The Master Developer, Metropolitan District, and any aggrieved Owner, shall have the right, but not the duty, to institute, maintain and prosecute any such proceedings. No remedy shall be exclusive of other remedies that may be available. Except as otherwise provided in Article 5 hereof, in any action instituted or maintained under these Covenants or any other such documents, the prevailing party shall be entitled to recover its costs and attorney fees incurred in asserting or defending the claim, as well as any and all other sums. Failure by the Master Developer, the Metropolitan District, or any Owner, to enforce any covenant, restriction or other provision herein contained, shall in no event give rise to any liability, nor shall such non-enforcement be deemed a waiver of the right to thereafter enforce any covenant, restriction or other provision of these Covenants.
6. Can we have a dedicated email for work orders? Is there another way to handle the one off requests?
  - a. The current process to report a work orders is to contact the Candelas office at (720) 625-8080.
  - b. CCMC has contacted the community website webmaster to build an online request form for landscape and irrigation concerns. Using this form will send the work order directly to the correct people/department who performs the repair.
7. We were informed at move in that staining was not required. Why are you changing the rules?
  - a. The district has always required fence staining in accordance with the Candelas Guidelines located on the Candelas Community website at [www.Candelascommunity.com](http://www.Candelascommunity.com) :
    - i. Guidelines for residential lots.
      1. 4.3.1 Lot Lines Fencing.

- a. Lot line fencing shall be 3-rail fence composed of #1 Grade Cedar wood, and shall be treated or stained to a natural cedar appearance. The approved stain is “Diamond Vogel - GS 212 Cedar”, however other brands with similar appearance may be permitted. The only exceptions to this are certain limited areas where screen / privacy fencing has been approved on the FDP for Alley lots.
  
8. None of the Richmond homes have stained fence. Why were the builders not told to stain the fence? Do the interior of fences need to be stained? Do dog fences need to be stained?
  - a. The district has a contractual relationship with the homeowner via the covenants, not the builders. The homeowners have relationships with the builders via their sales contract. It is possible that individual homeowners could work with their builder if they feel their fence should have been stained by the builder.
  - b. Interior and Dog Fences: Yes to both.
    - i. Please refer to Question 7’s answer listed above for staining guidelines.
  
9. There seems to be a mail delivery problem as our mail is being delivered to other people. Why is this happening?
  - a. If you encounter issues with the mail system please reach out to the local post office at 303.423.9883.
  
10. Why is the approval process to build steps and sidewalk taking so long? How do I apply for improvements?
  - a. To submit a Landscape or modification request you will follow the steps below:
    - i. Visit the Candelas Community Website at [www.candelascommunity.com](http://www.candelascommunity.com) .
    - ii. Click on the Policy tab.
    - iii. Scroll down to the Landscape and Design Policies and Guidelines sections.
    - iv. Click on the Landscape Information and Applications option.
    - v. Fill out the form according to the submittal guidelines provided in the application.
    - vi. Email to Suzi Cameron at [scameron@ccmcnet.com](mailto:scameron@ccmcnet.com) .
  
11. What do we need to do to get the Graffiti on the Maverick Mesa Park taken care of?
  - a. CCMC has reached out to a vendor to provide the cost to clean-up the graffiti.

If you have further questions, please contact District Manager,  
Brooke Baughn at [bbaughn@ccmcnet.com](mailto:bbaughn@ccmcnet.com).