



Arapahoe Park and Recreation District

March 18, 2005

To the residents of The Farm at Arapahoe County

The Arapahoe Park and Recreation District (APRD) Board of Directors would like to address some of your concerns regarding The Farm's inclusion into our boundaries.

Since the Trails Recreation Center has opened, many residents from The Farm have visited and were surprised to find that they were not given resident privileges in registering for classes and programs, and that they had to pay higher, non-district rates. Though we are a public entity with public facilities, District residents who pay property taxes to APRD receive preferential access and rates.

APRD was formed in 1982 by the Arapahoe County Commissioners to provide open space, parks and recreational amenities on a broad scale not typically offered by homeowner associations or smaller districts. Our boundaries have since grown from the original 8 square miles to approximately 10.6 square miles today through inclusions initiated by developers.

APRD wants to be a good neighbor, and welcomes The Farm residents to decide, by their vote, whether or not to be District residents. We take no position on this issue. We have agreed, through your HOA, to attend meetings on March 16th and March 29th to discuss the pros and cons of inclusion. APRD will hold a formal public hearing on March 24th. If the outcome of the meetings is determined to be in the best interests of APRD, a vote will be sanctioned by APRD for The Farm residents.

We look forward to the discussions at the upcoming meetings. However, we recognize not everyone will be able to attend these meetings; therefore, we offer the following facts regarding our District and the issue of inclusion.

- The APRD tax base is currently set to not exceed 8 mils and is divided into 4 mils for capital improvements, operations and maintenance and 4 mils are dedicated to the 20-year bond payment schedule for the Trails Recreation Center.
- A mil is one dollar of tax on \$1,000 of assessed value, which is not market value.
- Bond payments are a fixed amount and as the District grows, the cost per home for the Trails debt service will decrease. For example, if The Farm were to include, it would represent approximately 10% of APRD's assessed valuation. Had the Farm been part of APRD in 2005 the mil levy portion for the debt service could have been set at 3.6 mils versus 4.0 mils. As the District continues to grow, the debt service will continue to decrease proportionately.
- Upon inclusion, APRD will provide certain maintenance, utilities and operational services which are currently provided by Goodman Metro District. Your HOA letter of March 8th speaks to the resulting cost savings.
- The District anticipates increasing non-resident fees at a faster pace than resident fees similar to other districts. Furthermore, the District has an obligation to grant priority access to its residents versus non-residents.
- The current non-resident fee structure at the Trails is 40% more than resident rates and equates to, as an example, \$200 more in annual fees for a family of four.
- Should The Farm decide to include into APRD, the residents will have access to all District amenities such as the outdoor swimming pools and water slide at Lookout Park and District right's under APRD's contract with Aurora for preferential use of the Saddle Rock Golf Course.
- APRD issues use permits to youth athletic leagues; leagues that many of your children participate in, for athletic fields maintained by the District.
- APRD has access to Lottery Funds and Arapahoe County Open Space Funds for future capital improvements. An HOA does not have access to these funds.

We hope to see you at the meetings. If you are unable to attend please check our website at www.aprd.org for follow-up information including our PowerPoint Presentation for the meetings.

Arapahoe Park and Recreation District
Board of Directors

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