



Who are we and what is a Metropolitan District?

Walker Schooler District Managers (WSDM, LLC) is the Management Company that is hired to manage the Tuscan Foothills Village Metropolitan District. All information pertaining to our responsibilities as a metropolitan district can be found online at either www.wsdistricts.co or will be found available on the District's website. Of course, if you have any question you may always continue to contact our office at:

Office Number: (719) 447-1777

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The Tuscan Foothills Village Metropolitan District was formed January 17, 2017. Under the Service Plan, the main purpose of the District is:

“The is an independent unit of government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipates inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is not being created to provide ongoing operations and maintenance services other than those specifically set forth in Exhibit D to the Service Plan.”

District Management Responsibilities:

- Manage and prepare for District Board meetings
- Accounting and Bookkeeping
- Manage and maintain the communal areas that have been turned over to the District by the Developer, per recorded Plats and inspection
- Website update and management

Current District Debt and Tax Collection Status:

- Issued \$1,240,000 Bond in 2019 – scheduled to mature December 1, 2049
- Current Mill Levy is Gallagherized:
 - Debt: 33.398 mills
 - Operation and Maintenance: 5.566 mills (only a majority ran resident Board can increase the O&M mill levy if needed)

What is the Difference between an HOA and a Metropolitan District

HOA

- Impose assessments (not tax deductible)
- Operates as a private corporation
- Can limit membership and use of facilities
- Typically responsible for covenant enforcement
- Functions on Loans
- Can give Assignment of Lien for collection
- Board Meeting can be held through email and decisions made
- Subject to the Nonprofit corporation and Colorado Common Interest Ownership Act

Metropolitan District

- Impose Fees
- Quasimunicipal corporation and political subdivision of the State
- Operates as a form of local government
- Must keep facilities open to the public
- Able to impose taxes
- Able to finance public infrastructure over 40 years resulting in owners paying proportionate share of use
- Collection of fees can flow through statutory perpetual liens
- Board meeting must be public

FAQs for Tuscan Foothills Metropolitan District

What is the purpose of the Metropolitan District?

Per the 2017 Adopted Service Plan:

“The is an independent unit of government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipates inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

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What does this mean for me?

The Tuscan Foothills Metropolitan District collects a portion of the property taxes paid on your home to fund operations and maintenance within the district boundaries and to pay off the debt established for the District.

What is the debt?

In 2019 the Tuscan Foothills Metropolitan District issued a \$1,240,000 bond that is scheduled to mature on December 1, 2049.

What type of operations and maintenance does the District provide me?

The District is responsible for maintaining certain landscape areas outside the scope of the HOA. You can view the current landscape responsibility map [HERE](#). The District also is responsible for the upkeep and annual compliance checks for the Detention Ponds.

The District does NOT immediately take over responsibility for maintenance when they are built there is a process that is followed. Once the City accepts and approved the Developers Landscape or Detention pond they then ask the Board of Directors to turn over responsibility. As you can see on the map the District is only in the turn over process for the Detention pond in Filing 1, all landscape has not been turned over as of yet. (7/26/2022)

Do all my taxes go to the debt? What portion is for Operation and Maintenance?

Your current mill levy is galagherized and 33.398 mills are obligated to pay off the debt, where 5.566 mills are currently dedicated to pay for operations and maintenance. The operation and maintenance mill levy can be increased to 10 mills once the Board of Directors are a majority of residents to vote for an increase.