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CHRONOLOGY
PARK MEADOWS METROPOLITAN DISTRICT (PMMD)
MAINTENANCE OF LANDSCAPED ROW
ADJACENT TO RESIDENTIAL HOA'S

<u>DATE</u>	<u>ACTION</u>
1980's	Douglas County approves subdivision plats and site plans for residential projects in unincorporated Douglas County (now Lone Tree). The developer is required to maintain the landscaped ROW adjacent to the street. The developer assigns this responsibility to the HOA.
Early 1990's	PMMD maintains the ROW adjacent to The Vista at Lone Tree (VLT) development (southwest corner of Lone Tree Parkway and Timberline). All other landscaped ROW's along Lone Tree Parkway, Timberline, Lincoln and Yosemite are maintained by the adjacent residential HOA.
1995	City of Lone Tree is incorporated
1998	PMMD Board receives inquiries from HOAs regarding the fact that the District maintains the right-of-way adjacent to the VLT development but no others. Board determines that the Developer had maintained the right-of-way until it ceased operations in the area. The VLT does NOT have an HOA with mandatory assessments to pay for the maintenance.
1998	PMMD Board begins to discuss various options regarding ROW maintenance, including elimination of ROW maintenance for VLT.
1999	District works with City to develop a policy with respect to ROW maintenance throughout the District.
1999	The City Council approves a policy that provides that the City will pay for the landscape

maintenance (excluding the cost of water) of ROW adjacent to collector and arterials for residential HOA's in the City. The policy excludes "commercial" projects, e.g. apartments, retail and office buildings. The City will implement the policy by reimbursement to PMMD for performing the service.

2000 PMMD begins providing landscape ROW maintenance to residential HOA's, subject to an executed 3-party license agreement between PMMD, City of Lone Tree and the HOA. PMMD decides that it cannot treat other property along arterials and collectors differently. PMMD extends the maintenance agreement offer to apartments, retail and office properties along Yosemite and Lincoln also.

All agreements provide that PMMD pays for the ROW landscape maintenance and minor irrigation repairs and the HOA pays for the cost of the water.

2007 - 08 The City of Lone Tree expresses concern regarding the inequity of reimbursing PMMD for the landscape ROW maintenance cost and not doing the same for Heritage Hills Metropolitan District and Rampart Range Metropolitan District. The City of Lone Tree requests PMMD to pay for the cost of landscape maintenance in the future without reimbursement. The PMMD Board agrees, starting January 1, 2008. All Districts within The City of Lone Tree are now paying their own costs of landscaped ROW maintenance services.

2009 – 10 PMMD begins the process of amending the 3-party license agreement to exclude The City of Lone Tree. PMMD will continue to pay for landscape ROW maintenance and the HOA will continue to pay for water. PMMD will also pay for:

- 1) new "Smart" controllers that irrigate the ROW
- 2) annual subscription costs for the controllers – subject to the HOA signing a letter agreement with PMMD and a revised landscaped maintenance agreement with PMMD agreeing to:
 - a) assign the Denver Water Smart controller rebate to PMMD;
 - b) assign the City of Lone Tree grant to PMMD, and;
 - c) agreeing to continued to pay for the cost of water to irrigate the ROW.

NOTE: The HOA will receive any water usage rebates from Denver Water per separate agreements. PMMD is not a party to these. The PMMD Board approves a not-to-exceed \$40,000 for purchase of Smart controllers in ROW's for 11 HOA's.

April – August 2010 PMMD sends letter agreements and revised landscape service license agreements to 11 HOA’s for approval. All agreements were executed, and the work stipulated by the agreements has been completed. All irrigation controllers within the PMMD, whether controlled by HOA or by the District are now “Smart” controllers, saving water resources!

Fall 2010 PMMD requests proposals from landscaping contractors for the years 2011 – 2013 (a three year contract, subject to annual appropriations). While several proposals were received, the District chose to stay with its existing landscape service provider, The Brickman Group.

Spring 2012 The Brickman Group is selected to enhance medians on Timberline, including hardscape repair and a general update of the plant materials in the Timberline medians.

Fall 2012 New landscaped medians in Parkway Drive between Acres Green and Bozarth Way are constructed and maintained by the District.

Fall 2013 The Board decided to continue to use Brickman as their contractor in 2014. Proposal will be sought for 2015.

Summer 2014 New landscaped median in Park Meadows Drive from Acres Green to Quebec will be constructed and maintained by the District.

New landscaping in the northwest and northeast quadrant of the C470/Yosemite interchange are constructed and maintained by the District.

Fall 2014 The Board reviewed several proposals for the annual landscape maintenance contract and decided to retain the Brickman Group effective January 1, 2015 as the most cost effective service provider.

January 2016 BrightView (formerly Brickman Group) is retained for 2016 also.

Spring/Summer 2016 New landscaped medians in Parkway Drive (Acres Green Drive to County Line Road) are constructed. The Sunningdale Blvd. median (Lone Tree Parkway to Edgewater Court) is

reconstructed and replanted.

Fall 2016

BrightView is retained as Landscape contractor for 2017.

Fall 2017

BrightView is retained as landscape contractor for 2018.

2017-2018

The District is constructing a new landscape median on Yosemite between Park Meadows Drive and C470.

The District awarded a \$453,000 contract to Chancery to repair and maintain District medians (see attached maps).