

WHISPERING PINES METRO DISTRICT #1 NEWSLETTER SEPTEMBER 2020

Your Board of Directors is pleased to provide you this newsletter. Please read it carefully! Send any ideas you have for future newsletters to Jeff Toussaint, jtoussaint47@comcast.net. Thanks !

COMMUNICATIONS COMMITTEE: In addition to recurring newsletters like this one, your Comm Team is working on upgrading the District website (whisperingpinesdistrict.com) to be more current, more organized, more informative and thus more useful for homeowners on a day-to-day basis. We encourage you to "attend" as many board meeting as you can (currently by zoom)....the next 3 are Sep 10 at 4:30, Oct 27 at 6:30 and Nov 24 at 6:30. There is no better way to keep up with District issues than by hearing straight from the Directors and Manager. When safe to do so, future meetings will be held at the clubhouse. (Jeff Toussaint, jtoussaint47@comcast.net)

SOCIAL COMMITTEE: Fueled by Janet Elliott's enthusiasm and energy, we have enjoyed weekly Food Truck nights all summer. The final one will be 9/16. A million thanks, Janet!! The committee looks forward to restarting their wide-ranging program of activities and events when feasible considering the covid situation. Past activities and events include Ladies Bunco Night, Wine and Tapas, garage sales, book club, poker night, pool opener, chili cook offs, letters to Santa, gift wrapping and holiday parties to name a few. (Janet Elliott, f9busflyer@comcast.net)

OPERATIONS COMMITTEE: For the past few months, your Ops Team has been busy identifying landscaping and facility issues which must be corrected. The list is lengthy. Some items may be accomplished this year but many items will be placed in the 2021 budget. Within our district boundaries, the responsibility for correcting these issues can be the District, the City of Aurora, the builders (for parcels not yet accepted by the District) or contractors (if the item is under warranty). The project to complete the regional trail (and all connectors) is scheduled to start 9/8 (weather permitting) and be completed by the end of 2020. The trail system will be closed for the duration of the project. The pool is now closed but the clubhouse is open and available for reservations (under covid restrictions). (Jeff Toussaint, jtoussaint47@comcast.net)

News from the PLANNING COMMITTEE: The Planning Committee was recently organized and challenged to look into future budgets and contracts. The initial challenge was to understand the scope of services of the current landscaping management contract. The beauty of our area is something we want to maintain and be proud of. Further, we believe most residents are not proud of the dead trees and shrubs in the area, the deterioration of some of the rock retention walls and the overall condition of our grounds. We will be working with Teleos, our district management company, to prepare proposals for next year's landscaping management services. Beyond that, we will begin to look at other service providers, contracts and contractors necessary to provide the Whispering Pines Metropolitan District with the professional services needed. Your Planning Committee is looking for your support. If you have some experience in planning, budgeting or contracts and/or want to get involved with this committee, please contact me at: directordale@whisperingpinesdistrict.com.

REVISING THE GUIDELINES NEWS: This is to update you on what your homeowner Board of Directors is planning in regard to the Guidelines and Covenants. As you may remember during the election, we all ran on a platform that included uniform and fair covenant enforcement. As background, the Covenants (the "Declaration") were put in place in 2014 and the Guidelines, which have the same enforceability as the Covenants, were amended in 2016 by the Board which was then composed of developers/builders. Now that 4 of 5 Board members are homeowners, we can begin to look to amend/revise the Guidelines. The Board plans on beginning the process during the winter of this year and will appoint a committee consisting of homeowners and homeowner Board member/s. The Board thinks that the work of this committee will take months but that a draft should be ready by the Early Summer of 2021. (Claude Selitrennikoff, professor160@icloud.com)

FINANCE COMMITTEE UPDATE:

Dear Fellow Homeowners in Whispering Pines ... it is my pleasure to provide you with a quick update from the finance committee. Our team has been working hard for the community by looking at both the short-term finances as well as the long-term finances.

For the short term: We have been focused primarily on the operating budget for this year. It has been a different year than anticipated as we have been impacted by Covid-19 as well as our transition from a developer run community to a homeowner run community. These items have both brought significant unbudgeted expenses to the Whispering Pines Metro District.

- We have absorbed close to \$40,000 in extra costs alone due to the requirements of complying with the governmental Covid-19 restrictions associated with opening and monitoring the pool this summer.
- There has also been unbudgeted legal, management, and other consultant costs associated in getting your newly elected home owner board up to speed as we have asked the necessary questions and dug into what we have needed to in order to successfully transition and run our community.
- The good news is we were able to find cost savings in other areas of the budget as well as tap into the government provided relief funding for Covid-19. This means we should be able to stay within our operating budget for 2020 which was no simple feat.
- As we approach the end of 2020, we have already started working on budgeting for 2021 as well and there will be more news to follow as we work towards setting up our budget for next year.

For the long term: We have already begun the process of looking into the existing debt that has been incurred in the development of our community to understand where we stand, and so that we can start evaluating our options to reduce our districts debt burden as we head into the future. I know this has been a concern for many of the homeowners and the good news is that it appears that we will have refinance options available to us in the future to both reduce the long term interest costs associated with our existing debt as well as the opportunity to reduce the debt mil levy that impacts all of our annual property tax bills. There is much work to do here and I look forward to providing future updates on this topic as we close out 2020 and head into 2021. (David Collins, directordavid@whisperingpinesdistrict.com)