



TWO BRIDGES

Updates From Two Bridges' Management Company

January 2025 Edition

District Management

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Management Company

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District Website

www.twobridgesmd.org

Board of Directors

Korin Barr, President

Karen McCracken, Treasurer

Aaron Argabright, Director

Nicole Clark, Director

Anne Marie Benish, Director

2024 Year in Review

2024 District's Financial Status

Operational expenditures for 2024 totaled approximately \$177,900, coming in under budget by \$9,800. This achievement reflects the District Board's ongoing commitment to responsible financial management and ensuring that community funds are spent efficiently and effectively. By prioritizing cost control and thoughtful decision-making, the Board continues to uphold its dedication to maximizing value for District residents while maintaining high-quality operations.

2025 Board Election

The terms of five board members—Director Barr, Director McCracken, Director Argabright, Director Clark and Director Benish —will expire on May 6, 2025. On that date an election will be held to elect five candidates to fill the five expiring director terms on the District's 5-member Board and serve for 4-years on the Board.

Property owners and residents who are interested and legally qualified to run for election to serve on the District's board must download a self-nomination form from the District's website (www.twobridgesmd.org) and submit the completed form to either District Manager (Annemarie Tucker or Charles Wolfersberger) by no later than Friday February 28th at 5:00pm MST. Self-nomination forms may also be picked up from the District's office during normal business hours (8:30am to 5pm Monday through Friday) at 8354 Northfield Blvd, Building G Suite 3700 Denver, CO 80238.

A self-nomination and acceptance form that is not sufficient may be amended at any time prior to 5:00pm on Friday February 28th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday March 03rd.

NOTICE IS GIVEN pursuant to Section 113.5-1002 C.R.S. that applications for an absentee voter's ballot may be received by the District's Manager by mail or email no later than 5:00pm MST on Tuesday April 26th.

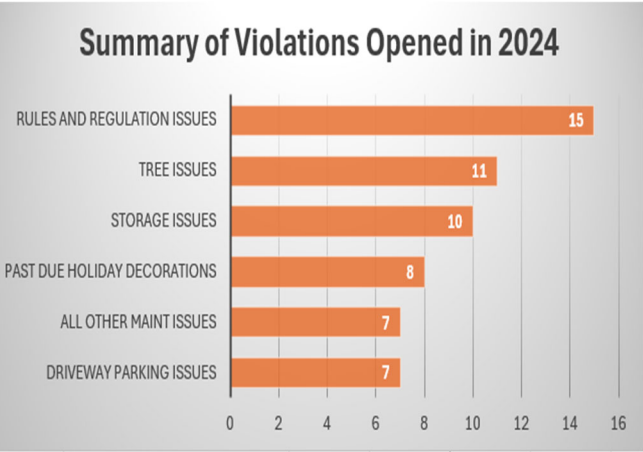
Duties and Responsibilities of Metro District Board Members

Directors who serve on the Metro District board perform various duties and responsibilities. The primary responsibility of board members is to attend the quarterly board meetings and review and direct the financial and operational performance of the District. In addition to attending quarterly meetings, board members are responsible for the following:

- Establishing the District’s annual operating budget and property tax rate
- Hiring landscape contractors and monitoring the performance of such contractors
- Working with the Design Review Committee to monitor and update the Design Guidelines for the neighborhood
- Monitoring and modifying the Board’s covenant enforcement policies
- Monitoring the enforcement activities conducted by the District’s enforcement contractor
- Hearing homeowner appeals regarding design request forms rejected by the Design Review Committee
- Identifying, planning and budgeting projects to maintain and improve the open spaces around the neighborhood.

Neighborhood Fast Facts

Total home lots in the neighborhood.....60
 Average assessed home value for 2025.....\$1,149,600



2025 Metro District Board Meeting Schedule

April 09, 2025 (Wednesday) Online	October 06, 2025 (Monday) Station 184
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All meetings start at 6:00pm and are open to the public. Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373) . In person at Station 184 at 6120 Bridle Path Lane.

The Board’s meeting schedule is also posted on the home page of the District’s website at www.twobridgesmd.org

Design Guidelines

As you begin to plan your spring and summer outdoor landscape and house improvements projects, please be sure to review the Design Guidelines for Two Bridges to determine whether your projects comply with the Guidelines. An initial landscape plan as well as any modifications/additions that are noted in the Guidelines that need approval must be submitted with the appropriate information to the Architectural Review Committee for the review and approval. The District website contains the Guidelines as well as the appropriate form that needs to be completed. (Here is a link: www.twobridgesmd.org/documents)

Also, please remember that per the Guidelines, front, back, and side yards must be landscaped and must be **appropriately maintained**.

Common improvement projects that require submission of a design request form include the following (not inclusive, again please make sure to check the Guidelines prior to starting an exterior project):

- Initial landscape plan
- Installing a shed or outbuilding
- Installing a fence
- Installing solar panels
- Sports courts
- Green houses
- Hot tubs
- Changing exterior paint colors
- Installing a deck, patio, gazebo, or deck cover
- Widening a driveway
- Roof replacement
- Adding exterior lighting not included in your original plan