

# ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2–6

## DISTRICT RESTRUCTURING PLAN

As a homeowner in the Anthology West community, your home may lie within the boundaries of Anthology West Metropolitan District No. 2, No. 4, or No. 5. The Anthology West community is also served by the Anthology West Master Homeowners Association (“HOA”), which includes the area within the districts, and which also extends beyond the boundaries of the districts (meaning that there are some homes that are in the HOA, but not within any of the districts). See the enclosed map for the districts’ boundaries, and showing the area that is within the HOA, but not in any of the districts.

The districts are part of a larger multi-district structure that also includes Anthology West Metropolitan District Nos. 3 and 6. All districts operate under the Amended and Restated Consolidated Service Plan, along with various intergovernmental agreements between the districts and the Town of Parker.

### Current District Structure

- **Anthology West Metropolitan District No. 3** owns the community clubhouse and pool. The clubhouse and pool historically have been managed by the HOA pursuant to an agreement between the HOA and District No. 3. All owners within the HOA have access to the pool and clubhouse, the operation and maintenance of which has been funded through HOA assessments, in accordance with the agreement mentioned.
- **Anthology West Metropolitan District No. 6** serves as the “service district,” handling administrative coordination for all districts.
- Neither **District No. 3** nor **District No. 6** includes any homes or residents.

### Proposed Restructuring

- As the community transitions to full resident control, and to improve efficiency, the districts are considering the following alternative changes:
- **Independent Administration:** District Nos. 2, 4, and 5 would each manage their own operations instead of relying on District No. 6. Instead of all of the administrative costs of all the districts flowing through District No. 6, each individual district would be responsible for paying its own administrative costs.
- **New Governing Entity for the Clubhouse & Pool:** The clubhouse and pool would be transferred to a new entity (an “Authority”) formed by District Nos. 2, 4, and 5. This Authority would be governed by a board with one representative from each member district. If approved by the Town of Parker, the Authority would have its own administrative costs and be able to impose fees for maintenance of the clubhouse and pool.

- **Dissolution of District Nos. 3 and 6:** Since these districts have no residents, their dissolution would simplify operations and reduce administrative costs. This would save the administrative cost for each of these districts.

## Impact on Residents

A key concern for homeowners is whether this restructuring will affect taxes or fees. The goal is **no financial impact** on residents. Each district's taxes would remain the same.

- Currently, the HOA funds the clubhouse and pool through assessments.
- If the HOA stops covering these costs, the new Authority would impose similar fees to ensure continued maintenance and operation.

## Community Input & Town Hall Meeting

This restructuring involves legal and administrative complexities, and we recognize that residents may have questions. To address these concerns, the districts will hold a **town hall meeting** on April 9, 2025, at 6:00 p.m. via Zoom:

<https://us06web.zoom.us/j/87300100088?pwd=vxGlqcd5Pa835SapsC9P0I4aTrLtd4.1>

Meeting ID: 873 0010 0088

Passcode: 511149

Call-in: 720-707-2699

Residents are encouraged to submit questions in advance by emailing Trish Harris, legal counsel for the districts, at [tharris@wbapc.com](mailto:tharris@wbapc.com).

We appreciate your participation and look forward to discussing this important transition with you.

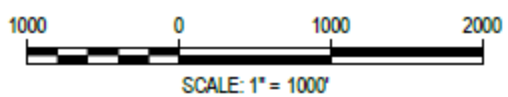
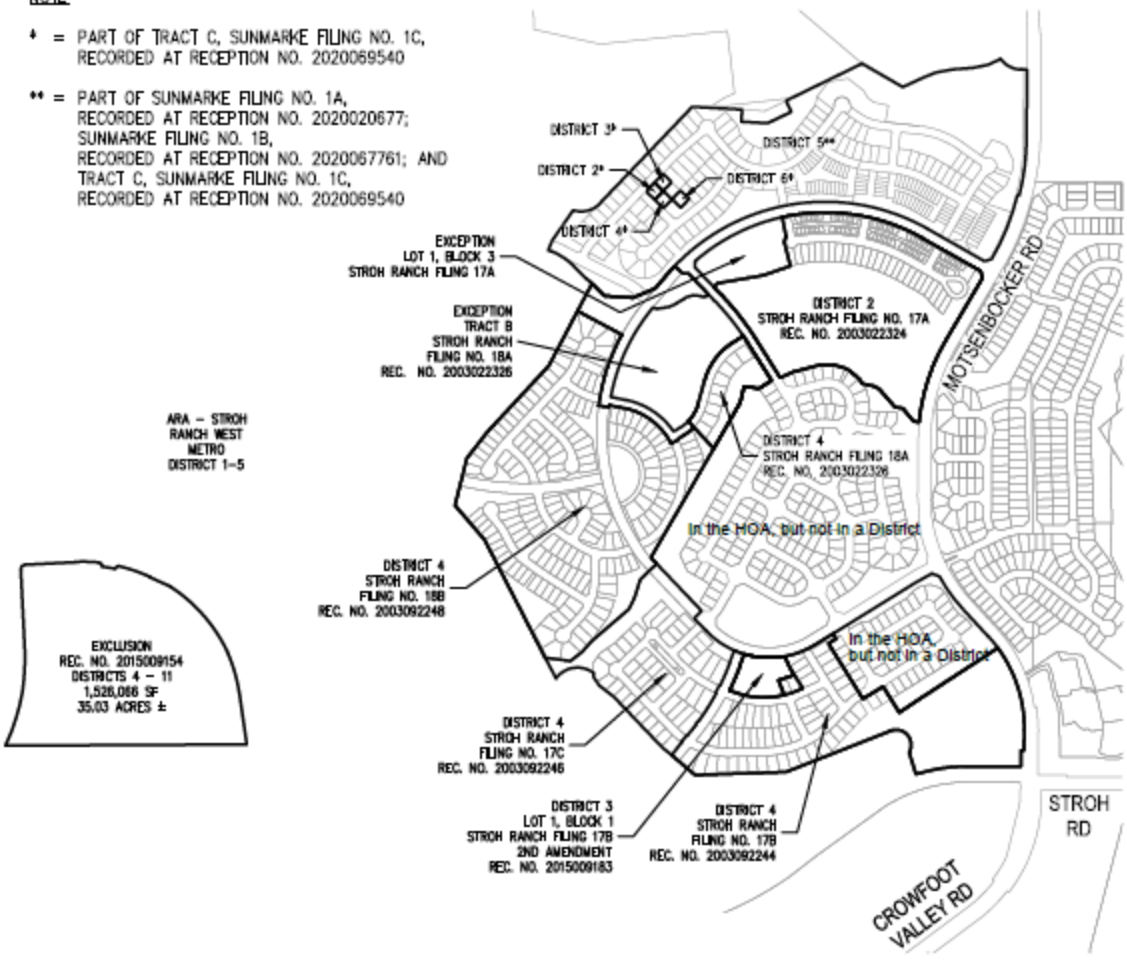
# ILLUSTRATION OVERALL DISTRICT BOUNDARIES



**NOTE**

- ♦ = PART OF TRACT C, SUNMARKE FILING NO. 1C,  
RECORDED AT RECEPTION NO. 2020069540
- \*\* = PART OF SUNMARKE FILING NO. 1A,  
RECORDED AT RECEPTION NO. 2020020677;  
SUNMARKE FILING NO. 1B,  
RECORDED AT RECEPTION NO. 2020067761; AND  
TRACT C, SUNMARKE FILING NO. 1C,  
RECORDED AT RECEPTION NO. 2020069540

Project: MOH 10/08/20 12:17:02P By: Tom Gebauer Filepath: p:\170924\survey\district boundaries\overall district boundaries 10-05-2020.dwg Layout: layout



**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

ISSUE DATE: 9-9-2020	
DATE	REVISION COMMENTS
10-5-2020	REVISED DISTRICT 5 BOUNDARY

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80202  
 P: 303.623.6300 F: 303.623.6311  
 hks@harris-kocher-smith.com

## ILLUSTRATION OVERALL DISTRICT BOUNDARIES

PROJECT #:	170924
CHECKED BY:	AWM
DRAWN BY:	KDW/TWG
SHEET NUMBER	1
	1 OF 1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HARRIS KOCHER SMITH.