



ARABIAN ACRES METROPOLITAN DISTRICT

EXCLUSION OF TROUT HAVEN PROPERTIES

Project Objective

Allow Trout Haven residents who are not currently receiving water service from AAMD to petition the district to be excluded from the District

Background

Numerous properties in Trout Haven that are currently in the Arabian Acres Metropolitan District are served water by individual wells and not by the District's infrastructure.

Water service is not likely to be available in the foreseeable future due to costs and input from Trout Haven property owners in the recent past

All property in AAMD is currently obligated via property taxes to complete paying off the original bond obligation that purchased the water system in the early 2000's. That current bond debt is approximately \$1,100,000. This bond is scheduled to be paid off in 2030.

Anyone leaving the district is required by law to continue to pay these property taxes until the debt is paid off.

The AAMD Board is willing to consider petitions for exclusion of these properties

Process

There is a legal process to exit any special district, and in general the following steps are:

- A formal petition for exclusion (see attached) is signed by the land holder and notarized
- The petition is submitted to the District Manager with a check for \$200.00 (by law the individuals exiting must pay for any costs associated with the exclusion process)
 - The funds will be used, and accounted for, by the District to reimburse direct legal and administrative costs of the process
 - Excess funds will be returned to the petitioners if available
 - Costs included will be legal review of petitions, legal advertising, administrative time and expense by the Manager including mailing, copying, etc.
- The AAMD board will advertise and schedule a hearing to review and vote on the exclusions petition
- All those in Trout Haven and leaving the district will continue to incur and pay the annual property "bond tax" until 2030 or until it is fully paid if earlier

- This process is completely voluntary. Property Owners and Petitioners are not required to exclude, but this process has been discussed and made available to the Property Owners by the Board. The Board is also NOT REQUIRED to approve exclusion at any time in the future and must make affirmative conclusions that it is in the best interest of the District at the time of exclusion
- Those properties that go through this process will no longer be obligated to AAMD for any financial obligations or tax levies (other than the current bond obligation)
- **Deadline for submittal of these petitions is FEBRUARY 28, 2021**
- A Sample Petition is included in this package for your assistance. Please refer to the sample for questions about legal descriptions, etc. or call a number below.
- Please be sure to notarize your signature on the petition.

If you have an interest in pursuing this exclusion process, please contact any of the following persons:

Mr. Kevin Walker, District Manager

Kevin.w@wsdistricts.co

(719) 447-1777

Mr. Allan Brown, Board Member and Trout Haven Resident

Brown99y@outlook.com

(734) 392-4211

Mr. Stan Claassen, Board Member and Trout Haven Resident

claassenstanj@gmail.com

(785) 371-6575

Arabian Acres Metro District website

<https://arabianacresmd.colorado.gov/>