



Dear Aurora Highlands Community Resident –

WELCOME! The Aurora Highlands Community Authority Board (the “CAB”) is thrilled you have chosen to join our unique community to call home! We know you will probably have many questions as you settle into your new life and as the community builds out, and we hope this letter helps answer some of them. Our Team is here to help and is available if you need to follow up for additional information. Our contact information is at the end of this letter. Our website contains much more information and we encourage you to utilize it as a resource. The web address is:

<https://www.theaurorahighlandscommunity.org> . Be sure to bookmark!

In the meantime, here is some brief information we hope you find useful.

Frequently Asked Questions:

What is The Aurora Highlands Community Authority Board (the “CAB”)?

- The CAB is the governing body formed to own, operate, manage, and maintain the various properties and common areas throughout the community. The CAB also provides services to the residents of the Aurora Highlands community. These services include Design Review Services, Covenant Enforcement, and Community Outreach. The CAB consists of a Board of Directors comprised of representatives of the metropolitan districts within the community. Day to day operations are handled by a third-party management company – see the end of this letter for contact information.

Is there an HOA in the Aurora Highlands?

- There is not a traditional HOA within the Aurora Highlands. The services that are typically provided by an HOA are administered by the CAB. Residents pay a monthly operations fee to the CAB to cover the costs of common area maintenance, amenities, trash, etc.

If there is not an HOA, who enforces covenants?

- The Aurora Highlands Community Authority Board (CAB). Please contact the management team listed in the contact sheet for more information or refer to the community website www.theaurorahighlandscommunity.org.

Will my builder install landscaping in the backyard of my home?

- Backyard landscaping is installed by the homeowner and must be done within 60 days of closing (winter deferral is between November 1 and April 30). Please refer to The Aurora Highlands Homeowner Handbook for information pertaining to landscaping requirements and guidelines. All landscaping plans must be approved by the Design Review Committee, so be sure to plan! Forms and information can be found in your closing documents provided by your Builder, or on the community website, www.theaurorahighlandscommunity.org. You will also need to submit an application for any improvements to the exterior of your home.

Will trash be included in the CAB operations fee?

- Trash and recycling are included in the monthly operations fee that every resident pays. The Covenants for The Aurora Highlands allow for centralized trash removal and recycling services. Centralizing this service will result in a more organized process and reduce the amount of refuse collection traffic within the community.
- Trash collection takes place every Tuesday, with recycling collected every other Tuesday. See Gold Schedule posted on www.theaurorahighlandscommunity.org website for details.
- Trash service will be set up by the CAB after closing. New residents should call Waste Management Denver Customer Service at 800-482-6406 with questions.
Email: cscolorado@wm.com Hours of operation: 8:00am -5:00pm M-F

How much are property taxes in The Aurora Highlands?

The current mill levies on real property assessed values are:

| | |
|---------------------------------|--------------|
| Adams County | 26.917 mills |
| ARTA | 5 mills |
| Aurora | 8.605 mills |
| Aurora Highlands Metro District | 75.833 mills |
| School | 81.275 mills |
| Urban Drainage | .997 mills |
| Total | 198.62 |

How are my property taxes calculated?

In Colorado, the actual price of a home is not what is used to determine property taxes. Colorado State Statute provides that the actual value of property is not the taxable value. Rather, the taxable value is a percentage of the actual value. The percentage is called an “assessment rate,” and the resulting value is called the “assessed value.” The assessment rate is 29 percent for all properties other than residential. The residential assessment rate is established by the legislature every odd numbered year. It is now 7.15% after a small reduction from 7.20% for 2017 and 2018. The intent of having the ability to change the residential assessment rate is to maintain the tax burden balance between residential properties and all other property types.

Your property taxes are calculated by multiplying the mill levy or tax rate by the assessed or taxable value of your property. Please keep in mind that tax rates are not finalized until December of each year and are subject to change.

Here is an example of how the property taxes will be calculated on a home in The Aurora Highlands:

The Jones family purchases a home for \$400,000. This is the “actual value” of the home. Again, the residential assessment rate is 7.15 percent.

Actual Value x Assessment Percentage = Assessed Value

\$ 400,000 Actual Value x 7.15% Assessment Percentage = \$ 28,600 Assessed Value

The tax rate is the “mill levy” expressed as a percentage, so in this example, the total mill levy is 198.62. As a percentage, this is 19.86% or .1986 as the decimal equivalent.

If the Jones’ family home has an assessed value of \$28,600, the taxes will be:

Assessed Value x Mill Levy = Property Taxes Paid

\$28,600 x .1986 = \$5,679.96 total taxes due

Of that, paid to The Aurora Highlands metropolitan district:

\$28,600 x .07583 = \$2,168.74

The Aurora Highlands is close to DIA. Will we hear the airplanes?

- The Aurora Highlands Residential Plan is well outside of the 50- and 60-decibel range airport noise contour, and the flight path and noise contour boundaries are well east of the community.

When will the recreation centers be open to the public?

- The Water Park is in the design- process and will feature indoor water play structures and a slide, as well as an indoor pool with oversized glass panels that open up the pool to the Colorado outdoors on warmer days. An outdoor volleyball court and sun deck will be open during warmer months.
- The Recreation Center is in the planning phase.
- All the amenities in The Aurora Highlands will be open to all residents.

When will there be grocery stores, restaurants and other businesses in The Aurora Highlands?

- The Aurora Highlands is already just six minutes from retail stores. King Soopers, Wal-Mart and restaurants are nearby off E-470 and Tower Road.
- There are three golf courses about 15 minutes away.
- Major shopping centers, such as Park Meadows and Southlands, are about 20 minutes away,
- The Aurora Highlands, LLC is working with a commercial development partner who is in the design phase for the commercial real estate within The Aurora Highlands.

What are the construction/other builder timelines?

- Construction timelines are always subject to market conditions, political forces and other factors, but construction contracts have been awarded either through the Aerotropolis Regional Transportation Authority or through the Aerotropolis Area Coordinating Metropolitan District. Preliminary plats have been submitted for over 1,300 homes. So it is reasonable to assume that approximately 425 homes could be constructed by the end of 2021.

Will there be a Fire station? Where?

- Yes, there is a temporary fire station already platted within the first filing, and the permanent station is planned for an area closer to Powhaton.

When will the schools be open?

- Schools will be constructed based on demand which is determined by the Aurora Public School District.
- Four new school sites are located in The Aurora Highlands and will be within the Aurora Public Schools District.
- Currently, Vista PEAK Exploratory School and Vista PEAK Preparatory are the Aurora Public Schools for this area, and there are several private schools 10 to 15 minutes away.
- Aurora Public School District is an open enrollment school district, which means that students can attend any school of their choice based on availability.
- A charter school is not currently anticipated but could be considered in the future.

If you have any questions regarding the above or anything else, please feel free to call the District Management Team. Our contact info is attached.

Welcome and we look forward to meeting you!

The CAB

Important Phone Numbers

The Aurora Highlands CAB Management Team

Call for questions related to services, landscaping, amenities, property taxes or general questions regarding The Aurora Highlands

CliftonLarsonAllen LLP

8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111
(303) 779-5710

Denise Denslow
CAB Manager

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Anna Jones
Assistant CAB Manager

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Celeste Terrell
Architectural Review Applications

celeste.terrell@claconnect.com

Kathy Suazo
CAB Administrator

kathy.suazo@claconnect.com

City of Aurora

Non-emergency line for reporting concerns or service requests

Access Aurora

(303) 739-7000

Aurora PD

(303) 627-3200

Aurora Fire

(303) 627-3100

School District

Arapahoe 28J Public Schools

(303) 344-8060

Adams County

General Information

(303) 659-7842

Assessor's Office

(720) 523-6038

Clerk and Recorder

(720) 523-6020

Motor Vehicle

(720) 523-6010

Elections

(720) 523-6500

Sheriff

(303) 654-1850

CAB Resources

Aerotropolis Districts Website

<https://www.aerotropolisdistricts.org/>

Source for all information relevant to the CAB

Aerotropolis Regional Transportation Authority

<https://aerotropolisrta.org/>

The Authority in charge of building and financing regional infrastructure

Aurora Highlands

<https://theaurorahighlands.com/>

Information regarding the developer and future plans and land uses

Trash Collection

Waste Management Denver Customer Service

Email: cscolorado@wm.com

Phone: (800)482-6406

Hours of Operation: Mon-Fri: 8:00am-5:00pm