

Sheridan Station West Metropolitan District FAQs

Last Update: 8/21/2020

General Information

- **What is a Metro District?**
 - Metropolitan Districts, or Metro Districts, are quasi-governmental entities created by the State of Colorado as a way to fund infrastructure improvements for new developments (e.g., water, sewer, electrical, etc.) and to provide ongoing maintenance and operations (e.g., snow removal, landscaping, etc.). West Line Village lies completely within the Sheridan Station West Metropolitan District.
- **How is the Metro District funded?**
 - The Sheridan Station West Metropolitan District is funded through a combination of a monthly operations and maintenance fee (currently collected with residents' water bills) and annual property taxes.
- **What do Metro District fees support?**
 - The Sheridan Station West Metro District fees support payment of bonds taken out to fund infrastructure improvements for West Line Village (e.g., water, sewer, electrical, etc.), Metro District maintenance of common area elements (e.g., landscaping, snow removal, etc.), and Metro District administration (e.g., community management, accounting, covenant enforcement, contractor management, biennial Metro District Board elections, etc.).

Common Area Elements

- **What common area elements are maintained by the Metro District?**
 - Common area elements are defined as the sidewalks, alleys, perimeter fences, and landscaping in the Sheridan Station West Metropolitan District community. Common area elements are maintained by the Sheridan Station West Metropolitan District, including snow removal and landscaping.
- **Who maintains common area elements?**
 - The Sheridan Station West Metropolitan District maintains common area elements, including snow removal and landscaping. Homeowners are not responsible for maintaining common area element landscaping or snow removal beyond their property line (which ends at the outside of their fence).
- **I've noticed that the concrete in my alley or on a sidewalk looks rough and is not in good shape, even though it is relatively new (this is also called "concrete spalling"). What are you doing about concrete spalling in West Line Village?**
 - This is a known issue, and the Sheridan Station West Metropolitan District intends to make repairs as soon as the cause(s) of the concrete spalling is identified and associated repairs are recommended. To determine the cause, a concrete study was commissioned by the builder in early 2020, but the final report has been delayed by the ongoing pandemic. Updates will be communicated by the Metro District as more information becomes available.

- **What are you doing about the dead bushes, grasses, and trees in West Line Village?**
 - The Sheridan Station West Metropolitan District is in the process of determining if the dead plants fall under the landscaper's warranty or if the Metro District will need to pay to replace them. It is anticipated that the dead bushes, grasses, and trees should be resolved by September or early October 2020 at the latest.
- **What kind of chemicals are used on the landscaping?**
 - The Sheridan Station West Metropolitan District hires a contractor to maintain the landscaping. Any time that chemicals are applied, the landscaper is required to post signs in the area with that information.
- **Who do I contact if I have a concern or question about common area elements?**
 - Contact Ryan Williams at rwilliams@sdmsi.com or (303) 987-0835 with any questions, suggestions, or concerns about common area elements.

Covenants, Violations, & Covenant Enforcement

- **What are covenants?**
 - There are two different documents that govern the District, and both are important to read and understand. The [Covenant, Conditions and Restrictions of West Line Village \(CC&Rs\)](#) is a recorded document that outlines the responsibilities of the District. The [Amended Rules & Regulations of Sheridan Station West Metropolitan District](#) is a more practical document meant to help homeowners understand the day-to-day rules of the community.
- **Why are covenants important?**
 - From the [Amended Rules & Regulations of Sheridan Station West Metropolitan District](#): "Compliance with these Rules and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the ARC to ensure that all proposed Improvements meet or exceed the requirements of these Rules and to promote the highest quality design for the neighborhood. It is important that Improvements to property be made in harmony with and not detrimental to the rest of the Community. A spirit of cooperation with the ARC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Rules and obtaining prior written approval for Improvements to property from the ARC, Owners will be protecting their financial investment and will help insure that Improvements to property are compatible with standards established for the Community."
- **What do I do if I need a smaller trash can to be in compliance with the trash can covenant?**
 - Contact Ryan Williams at rwilliams@sdmsi.com or (303) 987-0835 to obtain a replacement trash can from Waste Management.

- **I would like to make changes to my “yardlet” on the outside of my townhome. What do I need to do?**
 - See the [Amended Rules & Regulations of Sheridan Station West Metropolitan District](#) for a list of items that require approval from the Architectural Review Committee (ARC). Contact Ryan Williams at rwilliams@sdmsi.com or (303) 987-0835 with any architectural review process submissions or questions.
- **Who do I contact if I have questions about the covenants, violations, or covenant enforcement?**
 - Contact Ryan Williams at rwilliams@sdmsi.com or (303) 987-0835 with any questions about covenants, violations, or covenant enforcement.

Parking

- **I received a ticket for parking on a street in or near West Line Village, and I have questions. What do I do?**
 - Parking tickets are issued by the City of Lakewood, not the Sheridan Station West Metropolitan District. You can find more information about parking tickets on the [City of Lakewood’s website](#).

Other Community Questions

- **The light over my garage and/or front door is out. What do I do?**
 - Light fixtures affixed to houses are the individual homeowner’s responsibility.
- **There is a streetlight out. Who do I contact to get it fixed?**
 - Xcel Energy maintains streetlights. Issues with streetlights can be reported [here](#).
- **I’ve been having issues with power bumps or outages. Who do I contact?**
 - Xcel Energy provides electricity and natural gas services. Outages and service issues can be reported [here](#).
- **I have an Internet issue. Who do I contact?**
 - Please contact your Internet provider directly with any questions.
- **I noticed some graffiti nearby. What do I do to get it removed?**
 - Graffiti reports can be made to Ryan Williams at rwilliams@sdmsi.com or (303) 987-0835.

Getting Involved with the Metro District

- **How can I find out what’s going on with the Metro District?**
 - Join the Metro District listserv (email Ryan Williams at rwilliams@sdmsi.com to be added to the listserv) or check the [Metro District website](#) for updates. Residents who are not on the Metro District listserv will only receive updates on important matters by US mail.
- **Are any regular communications sent out to Metro District residents?**
 - The Metro District will begin sending out quarterly updates to residents in the fall of 2020. These updates will only be sent to the email listserv and will also be available on the [Metro District website](#).

- **How can I get more involved?**
 - The Metro District encourages residents to stay informed by reading materials posted to the [website](#) and attending Board meetings, which are posted to the website and advertised via the Metro District listserv.
- **When is the next Metro District Board meeting?**
 - The next Metro District Board meeting notice and agenda will be posted to the [homepage of the website](#) at least 24 hours in advance of the meeting. Regular meetings are typically held in March, June, September, and November.
- **Why are the minutes from the most recent Metro District Board meeting not available on the website?**
 - All meeting minutes must be approved by the Metro District Board before they are published. Meeting minutes approvals take place at the next scheduled meeting and will be posted to the website after their approval.
- **Where can I find the Metro District bylaws?**
 - Most people use the term “bylaws” as a general term for a community’s governing documents, including bylaws, rules, and CC&RS. However, bylaws are actually a singular document that defines how a corporation is operated. Since the Sheridan Station West Metropolitan District is a quasi-governmental entity, it does not have bylaws. Residents should refer to the [Covenant, Conditions and Restrictions of West Line Village \(CC&Rs\)](#) and [Amended Rules & Regulations of Sheridan Station West Metropolitan District](#) for more information about the responsibilities of the Metro District.
- **When is the next Metro District Board election?**
 - The next Metro District Board meeting election is scheduled for 2022. Self-nomination forms will be available in mid-to-late January 2022, and qualified candidates will be placed on the ballot. If any vacancies open up on the Board prior to 2022, an announcement will be made on the website and a qualified candidate will be appointed by the Board to the open position.
- **Who do I contact if something is missing or out of date on the Metro District website?**
 - Contact Ryan Williams (rwilliams@sdmsi.com) and/or David Solin (dsolin@sdmsi.com) about website-related updates.