

WHAT IS SHERIDAN STATION WEST METROPOLITAN DISTRICT?

Providing Public Improvements and Services to Residents

The Sheridan Station West Metropolitan District (the “District”) is a quasi-municipal corporation organized under Title 32 of the Colorado Revised Statutes and is governed by a five-member elected Board of Directors. The District was created to provide an efficient and effective way to fund and acquire public improvements, such as the roads, sidewalks, and storm drainage. The District is responsible for providing and maintaining common areas for the community, and providing covenant control. In this community, the District replaces the HOA model. Taxes are levied by the District and paid as part of your yearly property taxes. A monthly operations and maintenance fee, water usage fee, and for some residents, a sewer fee is also collected. Specific statutes govern the expenditures and revenues of the District. State law requires that the District adopt and file a budget, and conduct and file an annual audit. The State and County also require other reports to provide regulatory oversight of the District. Notices of Board meetings are posted, and meetings are open for the public to attend.



METROPOLITAN DISTRICT VS HOMEOWNERS ASSOCIATION

In a lot of ways, it will look and feel very similar. There are rules about where to keep your trash can and any changes to the exterior of your home must be approved. However, there is one major difference between this townhome community and a townhome homeowners association. At Sheridan Station West, the homeowner is responsible for maintaining and insuring the exterior of the home. This includes the siding, paint, and roofing. It is vital to ensure that you have the right insurance!



RESOURCES AND CONTACT INFORMATION:

Special District Management Services, Inc. is a district management company contracted to manage the day-to-day responsibilities of operating the District, managing outside contractors and consultants, and supporting the Board of Directors and the residents of the District. Governing documents for the District are available on the District’s website at:

www.colorado.gov/SSWMD

District Manager:
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Community Manager:
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CALCULATING YOUR FEES:

The following are fees for which residents will be billed monthly:

- Administrative: \$6
- Operations and Maintenance: \$30
- Water: Based on actual usage, and billed at current Consolidated Mutual Water Company's rate.
- Sewage- Some residences are located within the East Lakewood Sanitation District, and will be billed for sewer service directly by them. The other residences are located within the City of Lakewood Sewer Service area, and will be billed though the District at current City of Lakewood sewer rates.