

Welcome to Talon Pointe Metropolitan District!

The Talon Pointe Metropolitan District, Inc., welcomes you to the community! To assist you in making yourself at home please review the following information. Understanding the District and its role will enhance your ownership experience. It is also important to review and become familiar with the District's governing documents and design guidelines. Please visit the website: www.talonpointemetrodistrict.com

District Role

The Talon Pointe Metropolitan District ("District") shall have and exercise with regard to the community all powers and authority reasonably necessary to administer its rights and duties under the Declaration of Covenants, Conditions and Restrictions (CCR's) for Talon Pointe, including the power to: (a) manage and enforce the restrictions provided in the CCR's; (b) adopt and amend budgets for revenues, expenditures and reserves and collect taxes and fees for expenses from Owners of lots within the Community to administer its duties and obligations; (c) the power to contract with a third party for duties and responsibilities of the District and, all other rights, powers and authority necessary to enforce the CCR's and, (d) management of the common areas. The District may adopt Rules and Regulations and shall have the power to levy reasonable fees, fines and penalties for violations of any provision of the CCR's and Rules and Regulations.

Quarterly Operations Fee

On November 11, 2021, the District Board of Directors adopted a **\$200.00 quarterly Operations Fee commencing January 1, 2022**, to cover the costs of provided community services. Payment is due **no later than the 10th day of the 3rd month of each quarter (March 10, June 10, September 10, and December 10)**. Delinquency notices will be mailed only if your dues are not paid by those dates. See attached letter to homeowners for additional information.

Please mail Operations Fee payments, payable to Talon Pointe Metropolitan District, to 6833 S. Dayton Street #163, Greenwood Village, CO 80112.

Online Payments: Please consider activating account access on the Online Portal. You can make payments online by check (no fee) or credit/debit card (small convenience fee charged by the portal vendor) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you will receive an email with instructions on activation via <https://teleosllc.appfolio.com/connect>. Please allow two-three weeks after closing to receive that email.

Trash Collection

The City of Thornton provides trash and recycling service. residents can call the main line to set up service at 720-977-6200 or they can email environmentalsvcs@cityofthornton.net.

The following is a quick summary of Thornton's service and what we provide to our customers.

- Fixed rate of \$13.50 per month per residential unit with no hidden fees

*Teleos Management Group
191 University Blvd., #358, Denver, CO 80206
Contact info: Don Cullen, (720) 648-0277; email: don@teleos-services.com*

- Weekly trash collection including a 96-gallon black container
- Twice per month recycle collection including a 96-gallon green container
- Seasonal overflow pickup (fall leaf collection, holiday boxes, etc.)
- One-time courtesy moving box collection by appointment
- If needed, a second black can is just \$2.50 more per month
- A second green recycling container can be provided to residents at *no additional fee*

Snow Removal

The District does not provide snow removal services other than on sidewalks adjacent to the common areas. The City of Thornton is responsible for plowing the streets, once the streets have been conveyed to the City. Individual homeowners are responsible for clearing their driveways and sidewalks.

Mailbox Key

After closing, your mailbox keys are available for pick up at the Brighton Post Office located at 90 N. 4th Avenue, Brighton, CO 80601.

District Management Contact Information

Teleos Management Group professionally manages the District. The District Manager is Angela Elliott at 303-818-9365 or email angela@teleos-services.com. For questions and client services, please contact Don Cullen at (720) 648-0277 or email him at Don@teleos-services.com.

Again, the Talon Pointe Metropolitan District welcomes you to the neighborhood!