

Dear Owner:

Between 2005 and 2007, the Wheatlands Metropolitan District (“District”) financed the installation of the water lines, sewer lines, streets, sidewalks, streetscapes, medians, irrigation, landscaping, parks, open space, the clubhouse, clubhouse parking lot, and pool serving the Wheatlands’ Community (the “Public Improvements”).

After the Public Improvements were completed, the water lines, sewer lines and streets were turned over to Aurora for operation and maintenance. In addition, the District and Wheatlands Master Homeowners Association (the “HOA”) entered in to a Management Agreement wherein the Association agreed to operate and maintain the clubhouse, pool, clubhouse parking lot and landscaping *immediately adjacent* to the clubhouse. The District continued to be responsible for the remainder of the Public Improvements (landscaping, parks and play areas) not turned over to Aurora or being maintained by the HOA.

In order to better manage and more efficiently and effectively operate and maintain the landscaping, park and play areas, the District hired a new landscape maintenance contractor in the fall of 2010, at a savings of approximately \$50,000. In addition, the District and the Association terminated the Management Agreement in the summer of 2011, and the District started managing the clubhouse, pool, associated landscaping, and clubhouse parking lot, in addition to the landscaping, parks and play areas it was already maintaining.

The current breakdown of services provided, as well as the associated fee, is as follows:

Metro District - \$50 per month (2011) (exclusive of taxes)

Landscaping throughout community (red areas on map)
Clubhouse
Pool (Lifeguards for 2012 season)
Parks/Playgrounds
Snow Removal (common area sidewalks)
Entry Monuments
Website (coming soon)

HOA - \$30 per month (2011)

Covenant Enforcement
Architectural Review
Trash removal

In an effort to provide additional cost savings, more transparency, and consolidated management of the Wheatlands’ Community, the District and HOA are proposing to amend the current Declaration to allow the District to provide covenant enforcement, architectural review, and trash removal. The HOA will then be dissolved.

Additional benefits include:

- District will assume all duties and functions of the HOA at a reduced cost (from a combined \$80 per month to \$60 per month assessment for 2012).
- Duplicative management and administrative costs will be eliminated.
- Community resident will have a single point of contact for questions and concerns.
- More efficient and less costly collection of assessments.

In order to be able to move forward with the proposed consolidation, we need your support. Please fill out the enclosed proxy postcard and return it to Colorado Management no later than October 31, 2011.

The District and HOA will be holding a meeting to finalize the vote and answer any questions. Please plan on attending the meeting, to be held as follows:

**WEDNESDAY, NOVEMBER 16, 2011 AT 6:00 P.M
AT THE WHEATLANDS’ COMMUNITY CLUBHOUSE**

We look forward to working with you. If you have any question, please feel free to contact Erica Sandoval at Colorado Management.