



DISTRICT DIGEST

April 21, 2023

As you know, District 3 publishes “District Dialogues” from time-to-time. These Dialogues are designed to share detailed information about a single, significant topic. But what about topics that don’t have a lot of detailed information; even though they might be of interest to the neighborhood?

District 3 is launching a new publication entitled “District Digest”. The purpose of these Digests will be similar to the purpose of “Reader’s Digest”; meaning, the Digests will contain condensed information about topics of interest to the neighborhood. For example, there may be some snippets of information taken from: board meetings; board members; the management company; the security company; the City; etc.

Even though the Digests may sometimes include information taken from board meetings, the Digests should not be construed to take the place of official meeting minutes, official announcements, or attendance at board meetings. As District 3 is a governmental entity, all official business takes place during public meetings. Again, the Digests are simply intended to share tidbits of interesting information, not to conduct official business, and they will not be published on a regular schedule.

As always, if you have questions about District 3, please submit them via the [Contact Us](#) page of the District’s website.

Below are a few snippets of information that might be of interest to the neighborhood.

- A District 3 board election is not required this year, as fewer people ran for office than the number of positions available, resulting in an uncontested election. When this occurs, the candidates who ran are elected by acclamation.
- The streets in Murphy Creek average about 10,000 cars daily, with the most traffic occurring on Louisiana Parkway, Grand Baker Street, Flat Rock Trail, and Old Tom Morris Road.
- Deep appreciation and thanks go out to all those homeowners who do their parts by regularly picking up trash within the neighborhood.
- Lennar has experienced about \$100,000 worth of theft and damage to their construction site.
- Still waiting for the City regarding private drives.
- Moving into the final steps of transferring the windmill roundabout property to District 3. (Watch for an upcoming District Dialogue about this issue.)
- The transition from Cherry Creek Management to Goodwin & Co is progressing a little slower than anticipated, but accounts continue being transferred to the new system and new bank. No late fees will be charged to homeowners from January – May, so please be patient and know that if you have incurred late fees during these months, they will be reversed when the transition is complete. Jennifer Kinkead has replaced Shannon

Torgerson as the Property Manager, so that Shannon can transition to a new position. Jennifer is to begin providing transition information updates on a weekly basis.

- Flock cameras may be incorporated with the Community Center cameras for better management.
- ColoradoScapes has begun trash pickup and mowing of the Common Areas; sprinklers have been turned on; and pre-emergent has been applied.
- Preparations are being made for the 2023 Pool Season, and a pool company is being selected. Watch for an updated Pool Packet to be posted on the website in the next several weeks.
- Repairs to the Community Center are ongoing, as are discussions with the insurance company. (Watch for an upcoming District Dialogue about this issue.)