

MURPHY CREEK CHRONICLES

Metro District 3 News and Views

Community Contacts

METRO DISTRICT 3

Goodwin & Co.
Shannon Torgerson, Director-Dist. Mgr.
CDMCMmanager@goodwin-co.com
Customer Care: 855-289-6007
"Requests" on TownSq.io
Website: www.murphycreek.org
Community Center, Pool, Tennis Courts,
Common Areas, Tot Lots

District 3 Board Members

Glenon Muller – Vice President
Margaret Booker – Secretary
Alex Ortiz – Treasurer
Joshua Rodriguez
Edward Dow

Murphy Creek Chronicles Editor

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editor@murphycreek.org

MASTER HOA

Advance HOA Management
Katie Gordon, Community Manager
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Covenant Enforcement, Design Review,
Trash & Recycling, Community Events

PARKWAYS HOA

Goodwin & Co.
Holly Shobe, Community Manager
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Customer Care: 855-289-6007
Front Landscaping, Snow Removal

TOWNHOMES HOA

Haven Community Management
Carly Spengler, Community Manager
Office: 303-530-0700
Customercare@havencm.com
Exteriors, Common Areas, Snow Removal

DISTRICT SECURITY: MDPS

Call 911 for emergencies.
Report Suspicious Activity:
303-263-8413 (24/7)

CITY OF AURORA

Non-emergency concerns
Website: www.auroragov.org
Access@auroragov.org



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METRO DISTRICT 3 UPDATE & SURVEY FEEDBACK

The Murphy Creek Metro District 3 Board and all Committees consist of resident volunteers. Additional services are provided by paid Contractors who report to the District Manager, Shannon Torgerson. Shannon reports to the Board and is an employee of Goodwin and Co., which specializes in the management of Metro Districts and HOAs.

2024 Recap

Metro District operations were busy last year. The tennis courts were resurfaced and painted with both pickleball lines and tennis lines, and pickleball nets were added. The pool experienced significant usage, the clubhouse increased community rentals, and the tot lots and native areas were well maintained, including snow removal. Additional improvements are planned in 2025.

Bond Update

One of the Board's major achievements was refinancing the District's bonds. These bonds originally paid for community infrastructure including roads, utilities, common areas, the Community Center, pool, etc. The bond refinance had a positive financial impact on all Metro District 3 property owners and decreased the tax mill levy by 20.087 mills. The mill levy is the "tax rate" that is applied to the assessed value of a property. One mill is one dollar per \$1,000 of assessed value.

Resident Survey Results

In October 2024, the Communication Committee conducted an online resident survey. This survey will be repeated annually to measure and compare resident satisfaction and concerns. The Board values your opinions. The full report is available online at murphycreek.org/news.

In summary, 47% of survey respondents were satisfied or very satisfied with our community. 28% were neutral and 20% were dissatisfied while 5% were very dissatisfied. People were positive about the school, the golf course, the walking paths, and their neighbors. The primary concerns were related to community traffic, vehicle speeds, and safety and security. The Metro District continues to work with the city of Aurora on traffic and speeding issues.

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A TRIBUTE TO DENNIS LYON by Glenton Muller



Dennis Lyon, the most recent president of the Murphy Creek Metro District 3 board, passed away unexpectedly on February 19. He was 76.

Over the past 18 months, Dennis Lyon has become a constant in my life. After inviting me to join the Metro district board, he regularly checked in with me on how I was balancing the added responsibility of the workload. From our encounters, I was profoundly impressed with his knowledge of governmental administration and his love of the neighborhood. He would always ask for my thinking as a way of valuing my inclusion as a valued member of the board. He constantly encouraged me and the board, even convincing me not to quit when my workload overwhelmed me. Dennis Lyons has been more than just the president of our Metro District board. He has been the heart and soul of our neighborhood. His unwavering support and belief in each board member have strengthened and inspired us. Dennis has left an indelible mark on us through dedication, leadership, and an uncompromising commitment to improving our community.

From the beginning, Dennis took his role not for personal gain but out of a deep love for our neighborhood. His ability to listen, mediate, and find solutions has helped foster a sense of unity and cooperation among residents. Whether overseeing improvements to shared spaces like finding the best management of our retention ponds, advocating for the needs of homeowners in areas with monthly dues, successfully negotiating with the local government and the city, or organizing community events, Dennis has always gone above and beyond. Since becoming board president, he focused on reconciling diverse voices in our community to provide transparency and inclusivity for all residents.

We have all reaped the rewards of his tireless efforts. Thanks to Dennis's leadership, our community has survived and thrived, maintaining its beauty and integrity. He has set service, integrity, and compassion standards to inspire future leaders. His impact on our community is immeasurable, and we are deeply grateful for his contributions.

I want to express our deepest gratitude to the Lyon family for allowing Dennis to share his work and lead our board. We understand the sacrifices, and support you have given Dennis, and we are truly grateful. His work has made a lasting impact, and his legacy will continue to shape our community for years. As a community, we will miss his influence and guidance, as well as the friendships he has built with our community.



Attention Gardeners!

The Gardens at Murphy Creek has plots available for the 2025 growing season. We have 10 x 10 and 10 x 14 plots. The deposit for each plot is \$30 (refundable upon leaving if you have maintained and cleaned your garden). The yearly plot fee is \$35 for the smaller plot and \$45 for a 10 x 14. We are an organic garden. Water is provided on-site by the Metro District 3. We'd love to have you come grow with us. If you would like to request a plot, or to get more information, please email mcgardenmc@gmail.com

Community Trash Clean-Up Day Planned for May 3

The Master HOA, Metro District 3, and Murphy Creek P-8 PTO are working together to sponsor a Trash Clean-Up Day for Murphy Creek on **Saturday, May 3**. Neighbors who are interested in helping clean up Murphy Creek by picking up bottles, paper, and trash along our main streets should meet at **Homestead Park by 10 AM**. Bring a sun hat and gloves. We will divide into teams and follow maps marked with a clean-up route. The teams will be provided with bags for the trash and water to stay hydrated. Filled bags will be left at the curb for pickup by volunteers with trucks. When teams have covered their areas, everyone is invited to head back to Homestead Park for pizza and cookies for lunch!

Election Canceled, New Board Members Appointed

At the close of business on the sixty-third day before the regular election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the regular election that was to be held on May 6, 2025, was canceled pursuant to Colorado law.

Fortunately, two individuals recently volunteered to step into the vacant director positions and were appointed by the board at the March 19 board meeting. Joshua Rodriguez and Edward Dow will serve until May of 2027. We encourage everyone to attend the April 16 board meeting at 6 PM at the community center to welcome our new directors!

Summer Lifeguard Job Openings

Front Range Recreation (FRR), our pool services contractor, has openings for lifeguards. This is a great job for youth aged 15 on up and adults looking for flexible, part-time summer work. No experience is required; all training is provided. Front Range provides free certification classes, less the \$55 registration fee. Make new friends and meet new people while working at your neighborhood pool. This job can take you through high school, college, and beyond. Don't wait, apply today!

Contact office@frontrangerecreation.com or call 303-617-0221.



GET TO KNOW YOUR DISTRICT DIRECTORS

In our previous newsletter, we introduced board members Margaret Booker and Glenton Muller.



Alex Ortiz, *Treasurer*

Alex has lived in Murphy Creek since 2009. He says, "I am married to my amazing wife Ashley and we recently celebrated 20 years of marriage! We have 3 children; Ethan (19), Izabelle (11), and Alivya (2). We enjoy doing many things but we enjoy camping, going to concerts and Bronco games the most." Currently, his job title is a Sr. Multiline Commercial Claims Adjuster with a commercial insurance company based out of Iowa. Alex serves the Metro District Board as the treasurer and oversees some projects in the community. He is in the first year of a three-year term. "I really enjoy serving the community and look forward to serving out my term and hopefully beyond that."



Shannon Torgerson, *Director of District Management, Goodwin & Company*

Shannon has been a dedicated professional in the HOA and District Management industry since 2003, after graduating from the University of Northern Colorado in December 2002. With deep expertise in bond refinancing, community development, and managing complex board dynamics, she has successfully overseen budgets exceeding a million dollars. Her skills in solidifying relationships with vendors and educating both boards and residents are central to her approach, ensuring communities are well-managed and informed. Outside of her professional life, Shannon enjoys car shows and watching her daughter play volleyball and soccer. She also treasures reading and spending quality time with her husband of 21 years and their 14-year-old daughter.

#9PMROUTINE

Lock up. Make it a habit.

Remove valuables from vehicles & lock doors

Close garage door & turn on outside lights

Close and lock all exterior doors

Empty mailboxes & retrieve packages from porch



MURPHY CREEK METRO DISTRICT 3 UPDATE (continued from page 1)

Safety & Security

Community safety continues to be a top priority in Murphy Creek. The Board contracts with Metropolitan District Public Safety (Metro Safety or MDPS) for services which include patrolling, monitoring, and maintenance of Metro District-owned security cameras and equipment, district-owned property emergency services, and cooperative and investigative services with the Aurora Police Department. The Board considers Metro Safety a valuable community resource. Research shows that communities with private safety services generally experience lower rates of crime than other communities.

Our contract with Metro Safety covers equipment purchases/monitoring/maintenance, and staffing. Here are the District’s 2024 expenditures.

Security equipment purchases, monitoring, and maintenance	\$71,250
Metro Safety staff and emergency services	\$73,244

Metro Safety staff costs included hiring off-duty police officers to prevent disturbances (for example, patrolling during the July 4th weekend). Emergency services include actions to prevent damages to Murphy Creek Community Center (for example, due to the extensive freezing in 2023 that closed the building for costly repairs), repairing tennis court gates damaged by vandalism, etc.

Starting in 2025, the Communication Committee will share crime statistics through the district website and newsletter so the community knows what is being tracked by law enforcement within our neighborhood. This means we all need to report suspicious activities to Metro Safety and the Aurora Police Department as they occur. This will ensure we get accurate data and enable evidence to be captured and preserved through neighborhood security equipment and efforts. It takes us all working together!

Community Center Remodeling

The Board has been working with the Murphy Creek Master HOA to improve the Community Center. The Master HOA provided \$76,502 to assist in funding Community Center improvements for all Murphy Creek Metro District 3 residents. As part of the project, the Community Center interior has been repainted, new security cameras have been installed, and a TV has been mounted above the fireplace, along with other audio/visual equipment. Sound absorption panels will also be installed. Be sure to attend a meeting to experience the improvements.

Other 2025 Projects

- Front Range Recreation was hired as our pool services contractor last summer, and operations were improved. New shade structures have been installed on the pool deck to enhance the area’s appearance and increase shade availability. But don’t worry, there’s still plenty of sunny space. New furniture has also been ordered for the pool area.
- The Old Tom Morris Road/Jewell entrance and community center landscape has been approved for refurbishment in the summer of 2025. The work will start at the community center to minimize disruptions to pool users.
- The addition of electronic signage is currently under study, and funding has been approved to repair district fences.

The Board, along with the Manager and Contractors, continues to work on these items and many more to help improve the quality of life and retain property values throughout Murphy Creek. Metro District Board meetings are held at 6:00 on the third Wednesday of each month at the Community Center. Neighbors are encouraged to attend and share their comments and ideas. Security and landscape contractors are present at each meeting to answer questions.

CONTACT INFORMATION:

Emergencies: 911 | Aurora Police Non-Emergency Number: 303-627-3100 | Metropolitan District Public Safety: 303-263-8413
District Manager, Shannon Torgerson: 720-647-6541.

TENNIS/PICKLEBALL COURT UPDATES

Last fall our tennis courts (located across the street from the community center) were resurfaced and pickleball lines were added, along with portable pickleball nets. We are in the process of getting the windscreens secured with sturdier attachments. Because we have suffered frequent instances of vandalism on this community amenity, security cameras have been installed.

We encourage everyone to enjoy the courts for racquet sports only. No pets, bikes, skateboards, rollerblades, cleats, or other things that can harm the court surface. Parents, please make sure your children understand these rules. Let's all have fun!

Murphy Creek Metro District No. 3 Tennis & Pickle Ball Court Rules

1. All use of the tennis courts is unsupervised and at your own risk.
2. Courts are for use by residents and their guests only.
3. Non-skid tennis shoes are required. No Cleats.
4. No pets.
5. No skateboards, rollerblades, skates, or bikes.
6. Other sports, including soccer, futsal or football are not allowed on the courts.
7. No smoking, drugs or alcohol.
8. No glass containers.
9. No disorderly conduct.
10. Play should be limited to one hour if others are waiting to use a court.
11. Access the courts using your amenity keycard. If your keycard doesn't work, please contact the management company at **720-647-6541**.
12. Court hours are from **8 AM to 8 PM**



Image credit: Pickleball Vectors by Vecteezy

We have 4 pickleball courts! If you're interested in learning pickleball rules, here are a couple of online tutorials:

Singles:

<https://www.youtube.com/watch?v=OtsQU2bA-QY>

Doubles:

<https://www.youtube.com/watch?v=rD1O3R9B0Sw>

POOL UPDATES

Over the past year, much of our pool equipment has been repaired and updated and you'll see more improvements in 2025. New shade structures have been added and new furniture is on order. As a reminder, here are the pool rules.

Murphy Creek Metro District No. 3 POOL RULES & REGULATIONS POOL HOURS 10:00AM - 8:00PM MEMORIAL DAY - LABOR DAY *Lifeguarded hours will change in mid-August*

ACCESS: Murphy Creek Metro #3 & their guests only.
Residents must have a valid keycard to gain access into the facility.

GENERAL POOL RULES

1. Proper swim attire required - swim suits only.
2. Children under 14 must be accompanied by a responsible caregiver 18 years of age or older.
3. Limit of two (2) guests per household.
4. Lifeguards will blow the whistle for a 10-minute break every hour.
5. No running or rowdiness in or around the pool is allowed.
6. Non-swimming children must be in direct contact while in the pool with an adult.
7. Large floatation devices and rafts exceeding 4 feet in length are prohibited.
8. No smoking or vaping is allowed.
9. Alcohol and drugs are not permitted.
10. No food or drink can be consumed in the pool.
11. Foul, abusive or excessively loud language is not allowed.
12. Music is allowed but must be kept at a low volume and not include foul language.
13. No glass containers are allowed in the pool area.
14. Murphy Creek Metro #3 and District Staff are not responsible for lost or stolen items.
15. Pets are not allowed in the pool areas or to be tethered to the fence.
16. No diving into the pool is allowed.
17. No scooters, bikes or skateboards are allowed inside the pool area.
18. The wading pool is for children 5 years or under. There is no lifeguard at the wader pool.
19. No person having infectious or communicable disease is allowed in the pool.
20. Pool privileges may be suspended for breaking the pool rules.

Please contact District Management at **720-647-6541** with questions or concerns.

Extreme Weather Pool Closures

Conditions warranting closure include lightning, thunder, extreme wind, rain, threatening clouds, tornado warnings, and/or temperatures below 65 degrees. The pool is cleared when lightning is 6 miles away. The deck is cleared when lightning is 3 miles away. Swimming can be resumed once the lightning has been more than 6 miles away for a consecutive 15 minutes. When the temperature is below 65 degrees, FRR will keep the pool closed. If the weather is still unsuitable for swimming at 6:00 PM or if it is determined the weather forecast for the day will prevent the opening of the pool, the pool will be closed for the day.



**There's
so much
going on!**

Check out the district
website at
muphycreek.org and
join our group on
facebook, Murphy
Creek Metropolitan
District 3 Group.

UPCOMING MEETINGS & EVENTS

- **Metro District 3 Board Meetings**

Wednesday, April 16, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, May 21, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, July 16, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, August 20, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, September 17, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, October 15, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, November 19, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

Wednesday, December 17, 6:00 to 8:00 p.m. at the Murphy Creek Community Center

- **Murphy Creek Neighborhood Clean-Up**

Saturday, May 3, 10:00 a.m. at Homestead Park. Bring gloves. Pizza lunch will be provided.

- **City of Aurora Ward 2 Town Meeting**

Thursday, April 17, 6:30 to 8:00 p.m. at Central Recreation Center, 18150 E. Vassar Place.

- **Meet with Mayor Mike Town Meeting**

Saturday, April 19, 2:00 – 3:30 p.m. at Central Library, 14949 E. Alameda Parkway

MURPHY CREEK CHRONICLES Issue 02 April 2025



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