

**Willow Brook Metropolitan District**  
c/o Community Resource Services, LLC  
3855 Lewiston Street, Suite 140  
Aurora, Colorado 80011  
303-381-4960

January 18, 2012

Dear Resident:

Let me first wish you all a very Happy New Year. As I indicated in a recent letter to all Willow Brook residents, the District will begin implementation of Phase II of the waterline project this year. In preparation for that improvement, the Board approved the budget, and certified 51.773 mills to the County for 2012 as follows:

<b><u>Purpose:</u></b>	<b><u>Levy:</u></b>	<b><u>Revenue:</u></b>
General Operating Expenses	31.526 mills	\$158,488
Capital Expenditures (Waterline Improvements)	20.247 mills	\$101,786
<b>TOTALS</b>	<b>51.773 mills</b>	<b>\$260,274</b>

As you may recall, the election question approved in 2010 by our electors allows the Board to impose a mill levy sufficient to generate up to \$140,000 in property taxes annually for the waterline replacement project. In 2010, for collection in 2011, the Board imposed a mill levy of 17.474 mills which generated \$116,751 in property taxes. In 2011, for collection in 2012, the Board imposed a higher mill levy of 20.247 mills which only generates \$101,786 in property taxes due to the significant decrease of the District's assessed valuation.

Because the General Fund mill levy has not been "de-Bruced", the Board could not increase the mill levy to offset the reduction in the District's assessed valuation. Therefore, the General Fund mill levy of 31.526 mills remained the same as 2011. Further, in past years, it has been necessary to subsidize the Water Fund with revenue generated in the General Fund. At its public hearing held in December, the Board voted to increase water rates in 2012 by 25%, in order to decrease the amount the General Fund is subsidizing the Water Fund. Both the base rate and usage will increase effective January 1, 2012.

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In conjunction with the directors' election, the Board of Directors will conduct an election in May to "de-Bruce" the General Fund mill levy. This would allow the Board to increase the levy to cover General Fund expenditures and to help offset the decrease in property tax revenue due to the drop in assessed valuation. In order to vote in the District election, it is required that you first are a registered elector in the State of Colorado (i.e., registered to vote where you live); AND (1) a property owner of taxable properties within the boundaries of the District; or (2) the spouse of a property owner within the District; or (3) under a contract to purchase taxable property within the District; or (4) a resident of the District for not less than 30 days.

The Phase II Waterline Project construction will begin between mid-September and mid-October of this year. As you know, this project is being undertaken by the District for all of our benefits and while it will result in some inconvenience, we hope it can be minimized with enough communication and planning. Your patience is very much appreciated as we strive to implement improvements that will improve the quality of life and preserve the property values of our wonderful community.

Sincerely,

**THE BOARD OF DIRECTORS OF THE  
WILLOW BROOK METROPOLITAN DISTRICT**

Donald Samuels, President