

Community Alert Regarding District's Ability to Certify Delinquent Covenant Enforcement and Design Review Fees for Collection in Property Taxes

The Board of Directors of Avion Metropolitan District (the District) is committed to transparent and informative communication with the residents and property owners within the District's boundaries.

Did you know that Colorado law authorizes the District to collect delinquent covenant enforcement and design review fees for collection in property taxes?

Under Section 32-1-1004.5 of the Colorado Revised Statutes and the District's Resolution No. 2024-11-07, *Resolution Adopting the Amended and Restated Policies and Procedures Governing the Enforcement of the Protective Covenants*, following notice to the delinquent property, and adoption of a resolution during a public meeting, the District may certify collection of delinquent covenant enforcement and design review fees to the City of Denver for collection in property taxes.

This means that if your account is delinquent, your property taxes in the next year could increase in the same amount of the delinquent fees, plus interest and costs of collection.

By way of example, if your property taxes for 2024 (payable in 2025) totaled \$5,800, and your account is delinquent in the amount of \$1,000, your property taxes for 2025 (payable in 2026) could total \$6,800, **plus** interest and costs of collection, **plus** any other changes in the applicable mill levy.

If your account is delinquent, do not be unpleasantly surprised by increased property taxes next year. Please reach out to the District Manager at: avionmd@timberlinedc.com to discuss your (re)payment options.