

TRAILSIDE NEWS

January 2026

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Community News

- Metro District The next regular Metro District board meeting Tuesday, February 17, 2026, 5:30 – 7:30 PM

Monthly \$47 Fees Cancelled

- Beginning January 1, 2026, the District is no longer assessing the monthly \$47 fee for Trailside homeowners.
- STOP your automatic payments.
- Any overpayments will be refunded in March by mail.
- All outstanding balances from previous months are still due and must be paid.
- **Any questions - contact Jennifer Brink at jbrink@wolfersbergerllc.com.**

Changing from Fees to Property Taxes

The Metro District Board recently voted to eliminate the monthly Cundall Farms \$47 fee in favor of collecting funds via property taxes. The following letter was sent out to all residents to inform them of the reasoning behind this change. This will hopefully make things easier for residents and improve the collection process.

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Trailside Calls for Service:
Thanks to Thornton Police Officer Karina Orellana for the Calls for Service reports.

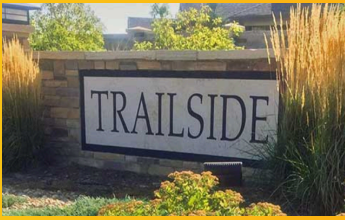
November 2025 TPD Total Calls - 10

- 11/17/2025 13:13 - Animal Call - Gone on Arrival
- 11/26/2025 7:50 - Animal Call - Clear on Report
- 11/20/2025 10:39 - Behavioral Health Followup - Advise If Needed
- 11/19/2025 20:55 - Check Well Being - Clear to Assist
- 11/19/2025 22:12 - Check Well Being - Clear to Assist
- 11/15/2025 21:38 - Civil Matter - No Report
- 11/3/2025 12:36 - Domestic Violence - Clear on Report
- 11/6/2025 17:59 - Noise Complaint - over Prior to Arrival
- 11/27/2025 20:47 - Suspicious Activity- No Report
- 11/17/2025 7:08 - Threatening Suicide - Negative Contact

December 2025 TPD Total Calls - 11

- 2025-12-03 14:10:52 - Animal Call - Cleared on Supplemental Report
- 2025-12-03 14:36:14 - Animal Call - Warning Issued
- 2025-12-09 12:56:40 - Animal Call - Courtesy Notice
- 2025-12-09 13:32:35 - Animal Call - Warning Issued
- 2025-12-09 21:11:26 - Animal Call - No Report
- 2025-12-31 23:04:31 - Juvenile Problem - Warning Issued
- 2025-12-27 00:12:40 - Medical Call Charlie - Clear to Assist
- 2025-12-05 07:48:58 - Threatening Suicide - Negative Contact
- 2025-12-05 12:04:24 - Threatening Suicide - Clear on Report
- 2025-12-30 18:13:07 - Traffic Stop - Clear to Assist
- 2025-12-23 16:25:43 - Vehicle Inspection - No Crime Occurred

For comments, corrections or suggestions, a free mention for your Trailside business, or to submit a photo of your pet, contact Alan at twowhites@gmail.com.



Changing from Fees to Property Taxes (Continued from Page 1)

January 07, 2026

Notice Re. Elimination of Monthly Fees and Corresponding Property Tax Increase

Cundall Farms Homeowners:

Beginning January 1st of this year, the District will no longer be assessing the monthly \$47 fee on all homeowners in the Trailside Subdivision. In March, the District will be mailing out refund checks to all homeowners that have a credit balance on their property account. If you have set up monthly autopay services through your bank, GoZego or any other financial service, please be sure to turn off such payment service.

Although fees will be eliminated in 2026, the District has increased the property tax levy for 2026. The mill levy for 2026 will be 72.015 mills – a 23.637 mill increase from the District’s 2025 mill levy of 48.378.

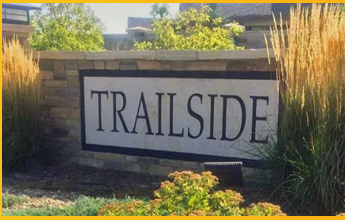
Since mid-2024, the District Board has successfully reduced the District’s administrative costs by approximately \$50,000 from \$140,000/year down to \$90,000/year. However, the costs to operate, insure and maintain the parks and open spaces serving the Trailside community has increased significantly over the past 5 years causing District operating costs to exceed revenues collected by the District from property taxes and fees.

The District’s 2026 budget represents a balanced budget – budgeted expenditures (including contributions to the District’s capital reserve account) do not exceed budgeted revenue. To balance the budget for 2026, the District Board considered raising the monthly fees from \$47/mo to \$79/mo (a 68% increase). However, the Board decided to eliminate the monthly fees in favor of raising the property tax rate for two reasons.

First, because the State of Colorado provides subsidies to tax districts on property tax revenue (but does NOT provide any subsidies on fees collected by tax districts), the District Board noted that switching from fee revenue to tax revenue will increase the subsidy revenue the District will receive from the State of Colorado. In past years, the State subsidy has ranged between 5% and 9% of tax revenue collected by a district.

Second, an increasing trend of homeowners not paying (or paying late) the monthly fees to the District was causing the collection costs of the District to increase and interest income earned on cash balances to decrease. Eliminating the District’s dependence on fee revenue also eliminates these two financial issues affecting the District. Unlike fee revenue, 100% of property tax revenue is generally collected each year with minimal collection costs incurred by the District.

As a reminder, the District is essentially a “flat tax” District – which means the District has the ability to modify its tax rates each year to offset changes in the taxable values of homes to ensure the District receives a level amount of taxes each year. Many property tax districts Colorado homeowners pay into are “fixed rate” districts where the tax levy is fixed and homeowners pay more in property taxes to such districts each year as property values increase. When considering the 2026 budget, the District Board set the tax revenue at an amount (\$547,200) that the Board believes will be sufficient to adequately fund District operations each year for



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several years into the future. In addition, the Board reviewed and considered the tax rates and fees levied on homeowners in nearby communities (which is attached to this letter in **Exhibit A**).

The District's 2026 budget is available for review and may be downloaded from the document library on the District's website at www.cundallfarmsmetro.org.

Regards

Charles Wolfersberger

District Manager

charles@wolfersbergerLLC.com

Exhibit A

Nearby Metro Districts

	Metro District	2025 Mill Levy	Monthly Fees?
1.	Talon Pointe Metro	98.314	\$100/mo
2.	Willow Bend Metro ^{***(a)}	91.731 (2026)	--
3.	Fallbrook Villas Metro ^{***}	80.693	--
4.	Mayfield Metro ^{***}	79.178	--
5.	Amber Creek Metro ^{***}	76.066	--
6.	North Holly Metro	72.601	+HOA Dues
7.	Cundall Farms Metro	72.015 (2026)	--
8.	Eastcreek Farm Metro ^{***}	60.000	--
9.	Orchard Farms Metro ^{**}	57.161	\$47/mo
10.	York Street Metro ^{***}	56.000	--
11.	Lewis Pointe Metro ^{***}	55.421	--
12.	Cundall Farms Metro	48.378 (2025)	\$47/mo



****** - If the \$47/mo fee was converted into property taxes, the total mill levy for Orchard Farms Metro would increase to approximately 70.39 mills.

******* - Lower landscape costs due to City of Thornton owning and maintaining the park and all recreational facilities within these districts.