



SOLSTICE™

Homeowner Orientation Guide

Solstice Owners Association and Mirabelle Metropolitan Districts No. 1 & 2

Welcome to Solstice! As an owner in Solstice, you are a member of both Solstice Owners Association (“Association”) and Mirabelle Metropolitan District No. 1 & 2 (“District”). The services provided by each entity work in cooperation to provide a common basis for preserving, maintaining, and enhancing homes and property values through the establishment of a system of property rights, binding covenants and restrictions and rules and regulations.

CONTACT INFORMATION

Advance HOA Management Team:

- General Manager: Ben McDowell | 303-482-2213 x229 | ben.mcdowell@advancehoa.com
- Assistant Manager: Hannah Wasson | 303-482-2213 x354 | hannah.wasson@advancehoa.com
- Architectural Coordinator: Sophie Fairbairn 303-482-2213 x357 sophie.fairbairn@advancehoa.com

Maintenance and General Service Requests: Please direct all service requests to Client Services.

- 303-482-2213 option 2
- clientservices@advancehoa.com
- www.advancehoa.com Go to Owner Sign In. Via owner portal, click on the “Resident Request” tab on the bottom left.

Architectural Requests:

Applications are required for all exterior improvements. To obtain an application for architectural review, please log in to the community website or contact Advance HOA Management at clientservices@advancehoa.com. You may submit your application via the website at www.advancehoa.com/homeowner-login or at clientservices@advancehoa.com. Please reference the Solstice Residential Landscape Design Guidelines. Owners must complete installation of front, rear, and side landscaping within 90 days of taking title to the property, unless title is taken between October 1 and April 1 in which case completion of landscaping can be delayed until the next occurring June 15.

After-Hours Emergency Maintenance:

Please call 800-892-1423. Emergency maintenance is an event that has caused major damage to community property and/or is causing damage to the property and requires immediate attention.

Amenities: For room rentals, pools cards and access, access to mysolsticelife.com and questions on community events, please contact BlueStar Resort & Golf.

- Club General Manager: Alex Pavlenko | alex.pavlenko@mysolsticelife.com | 303-367-3784



COMMUNITY SERVICES

Common Area Maintenance: The Association owns and operates The High Line House, fitness building and the pool. BlueStar Resort and Golf, an amenity company directly manages these facilities. The District, a quasi-municipal corporation and political subdivision of the State of Colorado, owns and maintains District-owned Property, such as common area parks, trails, playgrounds, etc. Residential streets are maintained by Douglas County.

Trash Removal: Trash service has been contracted through the Association and the cost for the service is billed to residents as an additional charge with the monthly assessments residents pay to the Association. Trash days are Tuesdays and recycling occurs every other week. The service provider is Waste Connections. They can be reached www.wasteconnections.com/ or 303-288-2100.

Snow Removal:

- Snow removal in the common area is provided by the District. It is conducted on the community trails after 4" of accumulation and around the mail kiosks when accumulation reaches 2" inches.
- Snow removal around The High Line House is provided by the Association. It is conducted on sidewalks when accumulation reaches 2" and in the parking lot when accumulation reaches 4".
- Upon installation and initial acceptance by Douglas County, the County will plow the public streets, in accordance with their Snow Removal and Route Priority Map. Priorities are as follows: 1. arterials 2: collector/ school bus routes 3: local roads 4: cul-de-sacs. Additional information can be found on the Douglas County website: www.douglas.co.us/public-works/road-maintenance/ice-and-snow/

Covenant and Architectural Enforcement: Enforcement is conducted by the District for the entire community. Please familiarize yourself with the Declaration of Architectural, Use and Maintenance Restrictions for Mirabelle Metro District, along with the Solstice Residential Landscape Design Guidelines. These documents can be found on the owner's website www.advancehoa.com. The Architectural Folder can be found in the Document Section.

Amenities: All amenities and lifestyle functions for the Association are managed by BlueStar Resort & Golf. BlueStar Resort & Golf is your direct contact for all questions related to reservations, pool cards, events, etc.

ASSESSMENTS, FEES, AND MILL LEVIES

Association:

- Assessment and Trash Fee: Solstice Owners Association charges a monthly assessment and monthly trash fee.

District:

- Operations Fee: Mirabelle Metropolitan District No. 1 charges a monthly operations fee.
- Mill Levy: The county will assess a District mill levy as part of your taxes each year. This mill levy funds the operations, administration, governance, and certain infrastructure financing of the community. You may find the current mill levies at the Colorado Department of Local Affairs at <https://dola.colorado.gov/lgis/>.



WEBSITE INFORMATION

- www.advancehoa.com/homeowner-login
Advance HOA Management offers a community website to make payments, view your account, submit architectural or general requests, and to access community information. This login gains you access to both your Association and Metro District accounts and these accounts will be linked via a toggle on the top left of the home page. Once you have a username and password, you may also download the mobile app, Community Link by eUnify. For assistance, please contact Client Services at clientservices@advancehoa.com or 303-482-2213.
- www.mirabellemetrodistrict.com
Please go to this site for Metro District documents and meeting postings.
- www.mysolsticelife.com (MSL)
This website is your source for community events, neighborhood updates, and lifestyle. MSL is managed by BlueStar Resort & Golf. For access, please scan the QR code or contact Alex Pavlenko at alex.pavlenko@mysolsticelife.com or 303-367-3784. It may take up to 1 to 3 business days for your access to be initiated by BlueStar.



ROLE OF ASSOCIATION AND DISTRICT

Association

- Operation and maintenance of amenities (High Line House, fitness building, pool). These facilities are managed by BlueStar, an amenity company.
- Trash collection.
- Snow removal at the High Line House.

Metro District

- Maintenance of District owned parks, trails, playgrounds.
- Architectural review and covenant enforcement.
- Snow removal on District common areas.

UTILITIES

- Highlands Ranch Water (Formerly Centennial Water and Sanitation)
 - Water and sewer supplier
 - 303-470-9857
- Xcel
 - Electric / gas service
 - 800-895-4999

