

MCA



2823 Roslyn Street
Denver, CO 80238
303-388-0724
www.stapletoncommunity.com



Stapleton Community Guide

Master Community Association 



Stapleton MCA Contact Information

OFFICE LOCATION AND HOURS

2823 Roslyn Street
Denver, CO 80238
Telephone: 303-388-0724
Fax: 303-388-1673
Office Hours: 9:00am - 4:00pm, Monday - Friday
Aquatic Hours: 10:00am - 7:00pm, Monday - Sunday

STAFF

Executive Director: Keven Burnett
Business Manager: Jenifer Graham
Aquatics Director: Paula Deorio
Community Director: Diane Deeter
Membership Coordinator: Gretchen Wittkowski
Communications Coordinator: Dani Mead

EMAIL INQUIRIES AND QUESTIONS

info@stapletoncommunity.com
events@stapletoncommunity.com
pools@stapletoncommunity.com

COMMUNITY INFORMATION

www.stapletoncommunity.com
www.facebook.com/StapletonMCA

Nearby Recreation Centers & Libraries

FACILITY NAME

ADDRESS

PHONE

Recreation centers:

Central Park Rec Center	9651 MLK Blvd.	720-865-0750
Hiawatha Davis Rec Center	3334 Holly St.	720-865-0591
Martin Luther King Jr. Rec Center	3880 Newport St.	720-865-0530
Montclair Rec Center	729 Ulster Way	720-865-0560

Local libraries:

Sam Gary Branch Library	2961 Roslyn Street	720-865-0325
Central Library	10 W. Fourteenth Ave. Pkwy.	720-865-1111
Martin Luther King, Jr. Library	9898 E. Colfax	303-739-1940
Park Hill Branch Library	4705 Montview Blvd.	720-865-0250
Schlessman Family Branch Library	100 Poplar Street	720-865-0000

Important Contacts

EMERGENCY NUMBERS

Emergency Response	Denver Police	911
District 2 Dispatch (non-emergency)	Denver Police Dept	720-913-2000
Fire Dispatch	Denver Fire Dept	720-913-2400

CITY AND COUNTY OF DENVER (WWW.DENVERGOV.ORG)

Neighborhood Inspection		311
Animal Control		311
Noise Control		311
Abandoned Cars		311
Street Maintenance		311
District 11 Councilman	Chris Herndon	303-331-3872

DENVER PUBLIC SCHOOLS (WWW.DPSK12.ORG)

Public Schools	DPS—Administration	303-377-0898
Westerly Creek School	DPS (ECE—5th)	303-322-5877
William Roberts School	DPS (ECE—8th)	720-424-2640
Odyssey School	DPS (Charter)	303-316-3944
Denver School of Science & Technology	DPS (Charter)	303-320-5570
Denver School of the Arts	DPS (Charter)	720-424-1700
Swigert International School	DPS	720-424-4800

UTILITY SERVICE PROVIDERS

Xcel Energy	Electrical Service	800-895-4999
Denver Water	Water Service	303-628-6000
Comcast	Cable Service	303-603-5563
Qwest	Phone Service	303-257-0866
Solid Waste Management	Trash Service	311
Denver Recycles	Recycling Service	720-865-6805

ASSESSMENTS (WWW.MSIHOA.COM)

MSI-Stapleton MCA, Account Tech	Stacey Wills	720-974-4163
MSI, Inc.	Main Number	303-420-4433

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Letter from the Executive Director

Dear residents,

Welcome to the Stapleton community! We are happy you have chosen to live in Stapleton. We believe that you will enjoy the unique quality of life here. This guide is intended to provide you with essential information regarding the Stapleton Master Community Association (MCA).

The Stapleton MCA is a 501(c) 4 nonprofit community development organization whose mission is to create and sustain a sense of community within Stapleton through comprehensive parks and recreation management, ongoing community event and cultural programming, and the long-term operation and sustainment of community facilities and assets. The Stapleton MCA is responsible for all property owned by the Park Creek Metropolitan District which includes community pools, town greens, neighborhood parks, pedestrian paths, and parkways.

The Stapleton MCA is funded through monthly assessments levied to each property owner within the boundaries of the Stapleton planned unit development (PUD). The assessment authority granted through Colorado state statute is outlined in the Association's Declaration, which you were provided when you purchased your property. All property owners within the Stapleton PUD are members of the Stapleton MCA and are subject to this monthly assessment.

The Stapleton MCA is organized into seven delegate districts. A copy of the delegate district map can be found on our website. Members of each district elect a delegate annually to act as the primary advisory committee to the Stapleton MCA Board of Directors. The board is the governing body which transacts the business of the Stapleton MCA. All MCA governance documents as well as our budgets, financials and meeting information are posted online and can be downloaded at www.stapletoncommunity.com.

The Stapleton MCA welcomes all forms of comments and suggestions from the residents on how we may better serve the community. We look forward to hearing from you and seeing you around Stapleton.

Sincerely,



Keven A. Burnett
Executive Director



property via the rear alleys by never shoveling snow onto any alley surface.

DURING MAJOR SNOW EVENTS

During major snow events, as defined by current Denver City & County standards, the Stapleton MCA will initiate its emergency snow removal plan for the alleys along with the city's plan for neighborhood streets. In the event of a major snow event, the snow removal plan will include the continuous use of heavy equipment, light equipment and hand work to remove snow from alleys, intersections and major pedestrian paths. Alley work will be limited to the removal of enough snow from the alleys so residents can access their garages. This emergency-only procedure involves attempting to open up a single 9' drive lane through each alley in the community. The drive lanes will not be scraped down to pavement, to eliminate the need to truck any snow off site. This allows us to expedite the process ensuring that we can get to everyone's alley within the shortest period possible. This procedure does not negate individual property owners from participating in the snow removal during these types of storms.

Although we are unable to address the complete removal of snow on the roads, it is our goal during a major snow events to remove enough material to allow for some level of travel in and out of the alleys. Paths and parks will be completed to open up some level of pedestrian travel. We will continue to address all the pocket parks and pathways to ensure that they are as snow free as possible to promote pedestrian access throughout the community.

STAPLETON SNOW REMOVAL

Many Stapleton residents continue to ask who is responsible for snow removal throughout Stapleton. The answer is that there are several entities who take on snow removal responsibilities on a regular basis from the City and County of Denver down to individual property owners. The system works when everyone does their part.

MAJOR ROADWAYS AND ARTERIALS

Major roadways and arterials are the responsibility of Denver's department of Public Works. Snow removal on these designated roadways begins prior to every snow event and continues throughout its completion. Roads are placed in different priority levels and are addressed as equipment becomes available. For a complete diagram of these identified roads, please visit www.stapletoncommunity.com.

NEIGHBORHOOD STREETS

Neighborhood streets are not addressed on a regular basis by the city unless a "major snow event" of one foot or more occurs. The city's policy for major snow events can be found at www.stapletoncommunity.com.

NEIGHBORHOOD SIDEWALKS

Neighborhood sidewalks are the responsibility of the adjacent property owner or sub-association. When the sidewalk is located adjacent to a community park or parkway the Stapleton MCA will remove snow. When the sidewalk is located adjacent to a regional park (East West Greenway, Westerly Creek) Denver Parks and Recreation will be responsible for snow removal.

NEIGHBORHOOD ALLEY SURFACES

Neighborhood alley surfaces are to be routinely maintained by the adjacent property owner or sub-association. Residents and sub-associations are not permitted to shovel or plow snow in such a manner that it impacts the access of the alley by any vehicle. Snow should always be shoveled, plowed and stored onto the landscaping areas located within each alley easement. **Residents or sub-associations found to have caused access issues due to improper snow storage can be issued a violation notice and corresponding fine for the cost to cure if the MCA is required to remedy the situation. Please respect all residents need to access their**

The Stapleton MCA community website, www.stapletoncommunity.com, is an online, one-stop shop for community news and upcoming events. This resource can also be used to access resident ActiveNet accounts to make reservations, register for programs and events, and to renew Resident Membership Cards. There are many additional resources for residents online, including links to the City of Denver services, a Stapleton sub-association contact list, and other local organizations near and around Stapleton.

Residents can access and download the MCA's governance documents via the website. Stapleton MCA policies, budgets and financials, meeting minutes, and lists of board members and community delegates are all available to the public. This information is available as a resource for residents to better understand the direction of the community.

Residents can also access their ActiveNet accounts online at www.stapletoncommunity.com. ActiveNet accounts allow residents to renew Resident Membership Cards, register and pay for programming, and reserve community parks and facilities. Residents with an ActiveNet account will be automatically included in the Stapleton MCA database to receive email alerts from the community. To opt out of email blasts, please email info@stapletoncommunity.com or call 303-388-0724. The MCA website can securely process credit card payments for online transactions.

Residents will also find a link on the website to the *Front Porch*, a monthly publication that features stories highlighting people and news from the Stapleton area. The *Front Porch* is published independently, but publicizes Stapleton MCA community events and information each month on page two.

The Stapleton MCA community website is a great way to engage with Stapleton. Whether you're looking for pool schedule updates, board meeting minutes, the calendar of events, or to renew your Resident Membership Card, always start at www.stapletoncommunity.com.

Resident Membership Cards

All Stapleton residents are eligible to receive a Resident Membership Card. These cards allow access to all Stapleton community outdoor pools and can be presented at select Stapleton merchants to receive various discounts. For online registration support, please email info@stapletoncommunity.com or call 303-388-0724.

The cards are issued by the Stapleton MCA office to all Stapleton residents. Cards are valid for one year and can be renewed annually online at www.stapletoncommunity.com (before the expiration date). Residents must be in good standing and current with association dues to obtain a Resident Membership Card. Households are permitted a maximum of two adult membership cards.

For first time card requests, residents must create an online registration account at www.stapletoncommunity.com. Please visit the Stapleton MCA website and hover over "ACT NOW!" (located in the blue boxes on the left-hand side of the page). Click on "Access my ActiveNet". You will be directed to a new web page. Click on "Set Up New Account" and follow the prompts to enter your personal information. Account approvals can take up to 48 hours. Once approved (verification of resident ownership in good standing) you will be able to purchase a Resident Membership Card, register for online programming/ events and reserve parks and facilities.

Initial resident membership card holders must obtain their card in person. New residents can visit the Stapleton MCA office or any of the outdoor pools (during the summer months) to purchase the Resident Membership Card.

Each member of the household will need their own individual card. Resident Membership Cards are non-transferable and non-refundable. Residents must bring their RMC to enter each facility. If residents cannot present their card at the time of entry, they will be charged the daily entrance fee regardless of whether they have purchased a membership.

Stapleton households are issued a maximum of two adult cards per property address. Additional adults must follow the temporary resident process.

Residents may want to utilize the "Quick Reference Guide" at www.stapletoncommunity.com. The quick reference guide offers step-by-step guidance for new users. You may also email info@stapletoncommunity.com or call 303-388-0724 if you need assistance.

Fees associated with a Resident Membership Card:

- New Resident Membership Cards, replacement cards, expired cards and in-person reactivation: \$20 each
- Renewal cards (available online only): \$10 each + processing fee



GENERAL MAINTENANCE

Routine maintenance of alley surfaces is the responsibility of the adjacent property owner or sub-association. Routine maintenance is defined as sweeping dirt, sand or standing water as well as normal snow removal (see snow removal information on page 20). Personal property (including vehicles) may not be left or parked in alleyways for an extended time. All alleys must remain free of any items that would impede any other property owner or Denver city vehicle from free access through that alley. Any item left in any alley is subject to removal by the Stapleton MCA at the owners' expense.

Impeding an alley shall constitute a violation of the MCA rules and will result in a violation notice and fine consistent with the Stapleton MCA covenant enforcement policy.

REPORTING A PROBLEM

Residents may report existing alley problems to the MCA by emailing alleys@stapletoncommunity.com or by contacting the MCA by phone at 303-388-0724.

Alley Maintenance Policy

INTRODUCTION

This policy statement is designed to outline the specific role that the Stapleton MCA will play in the repair of concrete alleys located within the community. The Stapleton MCA is the entity responsible for the major repair or replacement of all Park Creek Metropolitan District alleys located within Stapleton. All alleys are under "Construction Warranty" for the first two years after substantial completion. Upon acceptance, each alley managed by the Stapleton MCA will be placed into the annual alley inspection program. It is important to note that most if not all concrete alley surfaces will crack and show signs of wear during the course of its usable lifespan (20+ years).

FREQUENCY OF INSPECTION

Inspection of the alleys, under the maintenance of the Stapleton MCA, will be done every 12 months. This inspection process will occur each spring to allow for all of the freeze-thaw action to finish from the previous winter. From this inspection, a comprehensive list of all necessary repairs will be generated. The list will include location of failure, type of failure, size of failure, etc. From this list, the work will be delegated to the Stapleton MCA crews for repair based upon the priority levels described below.

PRIORITY OF REPAIRS

The priority list of alley maintenance and repairs:

- Priority Level 1 – Replacing concrete panels that have crumbled the full depth of the concrete
- Priority Level 2 – Replacing heaved concrete panels greater than 2" that create a safety hazard
- Priority Level 3 – Replacing sunken concrete panels where excessive standing water accumulates (approximately 2"- 3" depth over 10' – 15' of surface area)

WHAT DO I NEED TO BRING FOR PROOF OF RESIDENCY?

1. **Owners** must bring a current photo ID (Driver's License) with a current Stapleton address **OR** current photo ID with closing documents.
2. **Renters** must bring a valid lease agreement **AND** utility, phone, or credit card statement with your name and current Stapleton address.
3. **Dependents** must provide a copy of a valid birth certificate or adoption documentation to receive a membership card.

To renew your Resident Membership Card:

- Please visit www.stapletoncommunity.com, click on "Access My ActiveNet" (located under "ACT NOW"). The link will direct you to another page. Click on "Access My Account". Log in to your account and follow the prompts to renew your membership.

Temporary Residents:

Temporary residents may be eligible to receive a Temporary Resident Membership Card if they meet the temporary residency requirements. Temporary residents must reside in Stapleton. Requests for this status will be considered for situations such as: **dependent college students living at home for the summer (18 and older), roommates, foreign exchange students, contracted au pairs, older adults living full-time with home owner and grandchildren living full-time with grandparents.** Temporary Resident Cards are only valid for one summer season. Temporary residents must re-apply for temporary residency status each year.

To apply for a Temporary Resident Card:

1. Complete the Temporary Resident Request Form, which can be obtained in the MCA office.
2. Provide proof of student status, valid au pair contract, current credit card statement, bank statement, or cell phone statement with both the applicant's name and current Stapleton address.
3. Turn in all required paperwork to the MCA office. Please allow 24-48 hours for processing. Please make sure you provide a valid phone number or email address on your application. Temporary residents will be notified via phone or email of their acceptance.



Aquatics

The Stapleton MCA operates and maintains four outdoor recreational pool facilities that are designed to meet all of the community's needs. Generally, the pools open Memorial Day weekend and close for the season on Labor Day. Because each facility offers its own unique amenities, each pool incorporates a unique schedule and menu of programs suitable for its design. The facility schedules are intended to balance the community's demand for programming while providing uninterrupted open swim from 10:00am until dusk. Each pool is open to the public and fully staffed with certified lifeguards. To ensure the quality and safety of our aquatic facilities and programs, the MCA is very selective in hiring and training its aquatic staff each season. Pool programming schedules can be found online at www.stapletoncommunity.com. All pool facilities have bathrooms, showers, changing facilities, and are equipped with barbeques and picnic tables.

Aviator Pool is located at 8054 E. 28th Avenue. Aviator Pool offers both adult and youth programming throughout the week. This pool has designated lap lanes, a diving board. Open swim begins at 11:00am and ends at approximately 6:45pm. Aviator may close early for private parties and events.

Puddle Jumper Pool is located at 2401 Xenia Street. PJ Pool was designed specifically for our young swimmers. This pool offers a variety of fountains and kid-friendly structures - it's the perfect pool for toddlers and preschoolers. PJ's hours are typically 10:00am to 6:45pm daily. PJ's amenities include play structures outside the pool, bubble jets, fountains and splash pads inside the pool. PJ may close early for private parties and events.

F-15 Pool is located at 2831 Hanover Street. F-15 Pool also offers a combination of open swim and aquatics programming. There are some play and water interactivity features available for swimmers. In addition, there are always two 25-meter lap lanes available for exercise and training. The pool is framed with a large open lawn area. F-15's open swim schedule is 11:00am to 6:45pm daily. F-15 may close early for private parties and events.

Jet Stream Pool is located at 3574 Alton Street. Jet Stream is located north of Central Park. This pool also offers a variety of programming. Amenities include designated lap lanes and a diving board. Jet Stream's open swim schedule is 11:00am to 6:45pm. Jet Stream may close early for private parties and events.

Pool Admission

Stapleton's four community pools are open to the public and available on a first-come, first-serve basis. Each pool has a mandatory daily capacity ranging from 200 to 400 people at the pool at any given time. All Stapleton residents ages 12 months and older can access the pools using their Resident Membership Card in lieu of the daily entrance fee.



permits are available every day until 10:00pm (permits are REQUIRED for exclusive use of the parks and for groups larger than 20 people). Park permits assure that your space is reserved for the date and time requested. Permits also guarantee that sprinklers and other maintenance items will not be used during your permitted time at the park. The MCA does not manage Central Park, Greenway or Fred Thomas Park. Please visit denvergov.org or call 311 for more information about Central Park, Greenway or Fred Thomas Park.

Amenities: each pocket park has different amenities; some include hardscapes and pergolas, while others have barbecues and play structures. Parks do not have restroom facilities or water and electrical access. Payment is due in full at the time of the reservation. Please access your ActiveNet account at www.stapletoncommunity.com to make a reservation and acquire permits.

THE GREEN

Located between Roslyn and Syracuse Streets on 29th Avenue, The Green is the MCA's largest park facility and is available for corporate reservations on a first-come, first-serve basis on days and evenings not used by the MCA for community events. This space can hold up to 1500 people and catering is allowed inside the park area. Please email info@stapletoncommunity.com to book your summer party on The Green.

Amenities: The Green comes with access to portable restrooms (during summer months only), stage, trash removal following events, and electrical access adequate for DJs, bands and movies. Outside catering is allowed. The facility is adaptable to many types of event set-ups and can be tailored to residents' event needs.

RESERVATIONS

The Stapleton MCA facilities may be reserved online 90 days in advance. Remember, you need to have an online account established to reserve parks and facilities. If you would like to reserve a facility more than 90 days in advance, please email info@stapletoncommunity.com. All fees must be paid in full at the time of reservation. Please note that the pools and The Green require a refundable security deposit at the time of reservation.

For more information and details about reservations and to check the availability at each facility, visit www.stapletoncommunity.com. Under "ACT NOW!", please click on "Access My ActiveNet". Login to your ActiveNet account and "Reserve Facility". Once in the reservations area, residents can view all parks and facilities by type and look at calendars to check the availability prior to making a reservation. If you need assistance with your reservation, please email info@stapletoncommunity.com.



Facility & Park Reservations

The Stapleton MCA owns and manages several parks and facilities in the community. Park and facility reservations are required for private events and exclusive use. Reservations can be made online through your ActiveNet account at www.stapletoncommunity.com. Facility rental costs vary depending on the facility, expected attendance, and length of reservation time. Park reservation costs vary on the size of the park and the expected attendance. In addition, all City and County of Denver ordinances must be followed. Each park and facility has specific amenities which are described below. For more information on park and facility reservations, please visit www.stapletoncommunity.com, call 303-388-0724 or email info@stapletoncommunity.com.

MCA COMMUNITY ROOM

The Stapleton MCA's Community Room is perfect for small meetings and lectures. The room is 1200 square feet and can accommodate up to 50 people. Reservations are available daily from 8:00am - 9:30pm (as availability permits). Amenities: projector, whiteboard, wireless internet access, tables, chairs, drinking water dispenser and restrooms.

OUTDOOR POOLS

Each of Stapleton's four pools are great locations for celebrations and private events in the summer. The pools are available to residents for after-hour reservations. The MCA will staff private events at the pools with certified lifeguards. Pools can accommodate up to 200 people. Amenities: pool manager and trained lifeguards, charcoal barbecues, fire pits, reservable DJ, restrooms, and the option for outside catering. Outside DJs are not permitted. Reservations are available from June 1 - August 3. A refundable deposit will be collected and payment is due in full at the time of the reservation.

We also offer party options during our open-swim pool hours. Our Party Pads are great locations for all types of get-togethers. Plan your next birthday party, graduation party, anniversary celebration, promotion party, bridal shower, or BBQ at any of our four pool facilities. Party Pad rentals include lifeguard assistance, reserved deck space, shade and swimming for up to 20 guests. If expecting more than 20 guests, an additional fee will be applied for each non-resident guest over the 20 person limit. This fee is due at the end of the reservation. 2.5 hour rental blocks are available for reservations at each facility. To reserve a Party Pad, please access your ActiveNet account at www.stapletoncommunity.com. Payment is due in full at the time of the reservation.

SMALL & LARGE PARKS

The Stapleton MCA manages a variety of parks in the Stapleton community. Park



All nonresidents must pay the daily entrance fee to enter the pools. We accept cash and credit cards at each facility. There is a standard daily entrance fee for all ages. Entrance fees are posted in the Aquatics Guide and on the entry signs at each pool facility. Entrance fees are non-refundable and pools do not issue rain checks in the event of inclement weather.

Unlimited Guest Passes: Stapleton residents may purchase pre-paid guest passes at a discounted rate. Residents may purchase up to 4 unlimited guest passes (2 per adult) each season. Residents must be present with their guests at the time of entry. Unlimited guest passes expire at the end of each summer season. To purchase a guest pass, please visit the MCA office or during open swim at any of the four pools (beginning Memorial Day).

AQUATICS PROGRAMMING

The Stapleton MCA offers a variety of swim lessons to accommodate all ages and abilities of swimmers. Lessons are available at all four Stapleton pools. Stapleton follows the American Red Cross standards teaching method. Programs include: adult swim conditioning (Masters and Tri-Training), private swim lessons (all ages), group swim lessons (both youth and adult), Junior Lifeguard Program, Dive Team and the Stapleton Stingrays swim team. Class descriptions and prices can be found online at www.stapletoncommunity.com and in the annual Aquatics Guide, which is released in March.

Adult Swim Conditioning Programming includes the Masters Swim at Aviator and Tri-Training at Jet Stream. Whether you're a novice swimmer or an expert, Stapleton's Adult Swim Conditioning Program will adapt to your needs and provide a unique swimming experience. Masters Swim will be held on Mondays and Wednesdays and will include workouts with a competitive feel. Tri-Training will be held on Tuesdays and Thursdays and will focus on stroke work.

The Junior Lifeguard Program will offer youth the opportunity to learn about water safety, first aid and CPR/ AED all while introducing each participant to the techniques and skills necessary to becoming a professional rescuer. For more information about the Junior Lifeguard Program, please visit www.stapletoncommunity.com or email pools@stapletoncommunity.com.

The Stapleton Stingrays swim team consists of the Stapleton Stingrays at Jet Stream, Stapleton Stingrays Metro League and the Stapleton Squirts. Registration for this team opens in March for residents and each member of the team must pass a swim evaluation. For more information about the swim teams, please visit www.stapletoncommunity.com.

To register for aquatic programs, please access your ActiveNet account at www.stapletoncommunity.com or call 303-388-0724.

Community Events

The Stapleton MCA manages community events and programs to create a vibrancy and a sense of community for our residents. A majority of Stapleton's community events are centered around The Green in the 29th Avenue Town Center.

The Stapleton MCA event calendar kicks into high gear late May through early September. The summer boasts something for everyone from outdoor movies and live concerts at The Green, to shopping and sampling at our outdoor markets.

EVENT NEWS AND INFORMATION

Please visit www.stapletoncommunity.com to access event details and updates. Tickets can be purchased for select events on our website through resident ActiveNet accounts. Also, ensure you've created an online account so you will receive email alerts directly from the MCA regarding news on upcoming community events.

WINE TASTINGS

The MCA hosts a variety of wine tastings throughout the spring, summer and fall. WOW: Wine on Wednesday is an indoor, educational experience which focuses on pairing fine wines to cheeses from specific regions. Classes are held once a month (Feb-May & Nov-Dec) in the MCA Community Room. First Friday Flights begin in June and will be held outside at the West Crescent. This event features select wines and cheeses in a casual, festive environment. FFF are held once a month from June-October.

OUTDOOR MOVIES AND CONCERTS

Every other Friday from June through August, the big screen truly comes to The Green - our 40-foot version is Colorado's largest inflatable movie screen. Movies are free and begin at dusk. The summer movie schedule includes genres for everyone from family and adventure to comedy and musicals.

Stapleton has also created an outdoor amphitheater experience. Concerts are held every other Saturday night during the summer. Shows generally begin around 6:00pm and all concerts are free to the public.

SUMMER MARKETS

Both attendees and vendors alike report that Stapleton's markets rival some of the best local markets in Denver. The Green, which hosts both the Sweet William Market and the Farmers' Market, creates a unique shopping experience. The Sweet William Market is an open-air vintage, antique and art market that occurs on the last Saturday of every month from May through September. From crafts and household items to clothing and original art, there's shopping galore for that one-of-a-kind item. For more information or to become a Sweet William vendor, please visit www.sweetwilliammarket.com.

Assessment Information

All property owners are responsible for ensuring that assessments are current. Assessments are due by the 1st of each month in which it is levied. All assessments which are not received by the 10th are considered delinquent and will trigger a notification letter sent to the property. Accounts with delinquent assessments are subject to late fees and interest. Accounts more than 90 days past due are subject to lien by the MCA. Any account which is sent to collection is subject to additional legal fees that cannot be waived. For a complete description of the MCA collection policy, please visit www.stapletoncommunity.com. Hover over "Governance" and click on "Governing Documents". The description is listed under "Policies" on the web page.

Within 60-90 days of closing on your home, you will receive a coupon book with your individual account number and property address. Please review the information for accuracy. It is the responsibility of the property owner to make sure all assessments are current.

There are several ways you can pay your assessment:

1. Return each coupon in the windowed envelope with a check for the assessment due.
2. Complete the ACH form located online at www.stapletoncommunity.com and return it with a voided check from the account that you wish to use to: Stapleton MCA, C/O MSI Inc 390 Interlocken Crescent Suite 500, Broomfield, CO 80021.
3. Set up bill pay through your online banking using the information located on your individual coupon. Confirm the lock box address each time you receive a new coupon book. Remember, the property owner is responsible for ensuring that assessments are received.

Check payments for monthly assessments should be mailed to:

Master Community Association
With your account number and/or Property Address
US Bank • PO Box 54136 • Los Angeles, CA 90054

To access your assessment account online, please visit www.stapletoncommunity.com. Hover over "About Us" and click on "Assessments". There is a link to the MSI web page on the left side of the web page. Click on "Access Assessment Account". You may also pay your monthly dues online through the MSI secure portal page.

To make the Stapleton community reflect the diverse character of Denver, there are a few restrictions and rules. The primary requirement of the Community Declaration is that owners must maintain their property in a clean, wholesome condition and landscaping must be installed within one year of occupancy. City and County of Denver ordinances must always be followed. For the most part, the Association will rely on the "best judgment" of owners to conduct themselves in a manner that will be sensitive to neighbors.

Stapleton Design Review Committee (SDRC) is limited to residential units and is only for material changes to the exterior of a home.


Approval by SDRC is required for:

- Improvements involving an addition or deletion of square footage to a home
- Addition of an exterior deck or balcony at the primary entry or above the first floor of the home
- Substantial change to the architectural style and character of the home
- Adding an accessory or additional structure on the lot
- Substantial change to the roof plane or lines of the home

Approval by SDRC is not required for improvements involving:

- Changes in exterior color
- Fencing or walls
- Landscaping additions or changes
- Sheds or storage structures
- Changes to the front door
- Addition of a deck or patio at ground level and is not at the primary entry to the home

The homeowner is responsible for obtaining all necessary City of Denver permits prior to beginning any improvements to the property. To apply for a Design Review, please complete the form online at www.stapletoncommunity.com. Completed forms must be emailed along with electronic renderings of the project to sdrc@stapletoncommunity.com. Please allow a minimum of 30 days to receive approval and or comments on any major renovation.



The Farmers Market is held every Sunday from mid-June through mid-October. You will find Colorado-grown fruits and vegetables, tasty baked goods, specialty meats, gourmet food items and much more! This is a great way to support local growers and provide the community with options for healthy eating. For more information or to become a vendor, please visit www.sweetwilliammarket.com.

STAPLETON ROCKS...A CONCERT FOR A CAUSE

Stapleton Rocks is a 10 hour benefit concert featuring local bands that perform throughout the day on The Green. Outdoor games and kid-friendly activities are available and all proceeds benefit the selected event nonprofit organization. A concessions stand is also available throughout the event and proceeds also benefit the select nonprofit.

STAPLETON BEER FESTIVAL

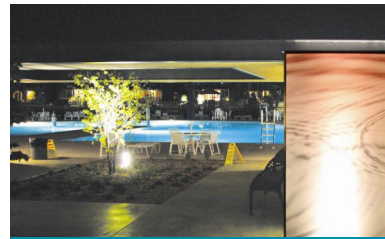
This beer festival tops the charts as one of the most popular events of the season. The MCA hosts this annual festival in late summer, featuring local craft brewers and food trucks. Last year over 15 breweries and 8 food trucks made their way to The Green to showcase their brews and flavorful foods. Is beer not for you? Come and enjoy the live music and experience two free concerts that will take place at The Green during the Beer Festival. Beer, soda, and water will also be available for sale.

WINTER WELCOME

The Winter Welcome is held on the Friday before Thanksgiving. This festive event features our annual tree-lighting ceremony on 29th Avenue, along with other family-friendly activities. Activities include S'more roasting, rock climbing wall, carolers and dancing trees, roasted almonds and more! Proceeds from this event will benefit a select event nonprofit organization.

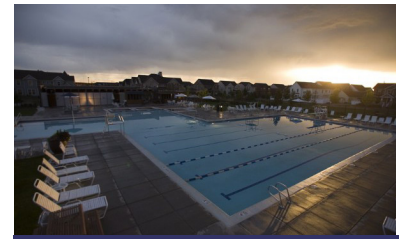
OTHER ANNUAL EVENTS

The year yields many opportunities to gather together as a community for fun-filled events and activities suited for residents of all ages. The Stapleton MCA hosts the annual Egg Scramble on The Green in early spring. Thousands of eggs are scattered across The Green for this scramble. Active Minds seminars are held throughout the year, featuring monthly topics and discussions. Theatre on The Green is held at The Green and features performances by the Aurora Fox Theatre. The 4th of July Pancake Breakfast and Parade is held at Central Park and is also one of the swim team's largest fundraisers. Tickets for the breakfast can be purchased at the event. Shakespeare on The Green is a two-day festival on The Green. The Kids' Triathlon is held at Jet Stream in August and gives children a chance to compete in a kid-size triathlon. Dog Daze is held at F15 Pool and allows neighborhood dogs to splash and play in the pool before it closes for the season. The Stapleton Pumpkin Patch is held during the final Farmers' Market of the season. For more information about these events, please visit www.stapletoncommunity.com.



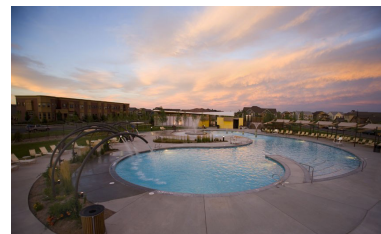
F15 Pool

2831 Hanover Street **303.355.5078**



Aviator Pool

8054 E. 28th Avenue **720.941.3414**



Puddle Jumper Pool

2401 Xenia Street **303.393.0018**



Jet Stream Pool

3574 Alton Street **303.296.0884**



The Green