

# Bradley Ranch Metropolitan District

Welcome to the first issue of your community's very own newsletter. It is our goal to provide all owners & residents with important news and information about our community. We intend to send out four newsletters a year.

For an electronic copy of our newsletter and additional information regarding our community please visit our website at <https://landhuisco.com/portfolio/bradley-ranch-metropolitan-district/>

---

## **Board of Directors:**

Sean Helzer

Ryan Likness

Robert Orwig

Rose Schultz - New Board Member

Christopher Nickell - New Board

Member

## Newsletter Content:

- ❖ List of Events
- ❖ Introducing New Board Members
- ❖ Bradley Ranch MD Projects
  - Pocket Park Near Odin and Makalu
  - Monument sign at entrance
  - Walking Path
  - Community Beautification
- ❖ Community Reminders

## List of 2023 Events

**May 10, 2023:** Brandley Ranch Metropolitan District (MD) Board Meeting Wednesday, May 10, 2023, at 6:30 p.m, Zoom Meeting

<https://us02web.zoom.us/j/81203366014?pwd=dDc4R1ZiQVdYMjJHbmxQbGI5bkt6dz09>

Meeting ID: 812 0336 6014

Passcode: 214312

**June 10, 2023:** Community Clean Up Event - See page 3 for details.

**November 2023:** Brandley Ranch MD Board Meeting - Date, Time, and Location TBD

**August 2023:** Brandley Ranch MD Board Meeting - Date, Time, and Location TBD

## Introducing New Board Members

The Bradley Ranch MD was scheduled to have elections in May for two open seats. These open seats are a result of the terms expiring for both Jeffrey W. Mark and Chasity McMorrow. The May 2, 2023, regular election that was scheduled was canceled because there were two candidates for the two open seats that were put forward for election beyond the initial self-nomination process.

We are pleased to welcome both Rose Schultz and Chris Nickell to the board for a four-year term. Their terms began May 2, 2023.

## Bradley Ranch MD Projects

### Pocket Park Near Odin and Makalu

A small park is being considered for an area new Odin and Makalu. The park is currently under development. The design and construction plans are anticipated to be completed by the end of the summer.

### Monument Sign

Many of you may have noticed a community sign is under construction at the community's entrance on Tochal. It should be noted that the sign has the statement "A Covenant Protected Community". This is to highlight that Bradley Ranch has standards and rules that each homeowner has agreed to abide by upon purchasing their home. Below is a basic rendering of the sign. The wording and logo are metal, but the rest of the sign is stone.



Figure 1: Basic Rendering of Monument Sign

## Walking Path

A path will be added to the community to connect Wrangell Circle to N Union Blvd. The new path will be completed before the end of the summer.



*Figure 2: Site for path linking Wrangell Circle to N Union Blvd*

## Community Beautification

Residents will notice the community landscaper is hard at work around the community. General landscaping is occurring, and sprinklers will be turned on in May. Part of the landscaping involves reseeding and erosion cleanup.

A Community Cleanup Event is scheduled for June 10<sup>th</sup>. This is a voluntary event to clean up areas in our community such as the detention pond. Details regarding the event will be posted in the next couple of weeks to the Landhuis website (provided in the footer of this newsletter), the community portal, the community Facebook page, and via email.

## Community Reminders

We would like to remind residents that all fence and landscaping plans must be approved by the Bradley Ranch Design Review Committee (DRC). Plans can be submitted via your Online Portal at <https://thelandhuiscompany.appfolio.com/> or via email. Email requests must go to Chasity McMorro at [cmcmorrow@landhuisco.com](mailto:cmcmorrow@landhuisco.com). A copy of the Application for Modifications or Improvements must be included with all email requests. A copy of the application can be accessed at <https://landhuisco.com/portfolio/bradley-ranch-metropolitan-district/>. The document is titled DRC Submittal.

Requests sent via the portal can be tracked by residents. Within the portal there is a section for submission titled Architectural Reviews as shown below in Figure 3 and 4.

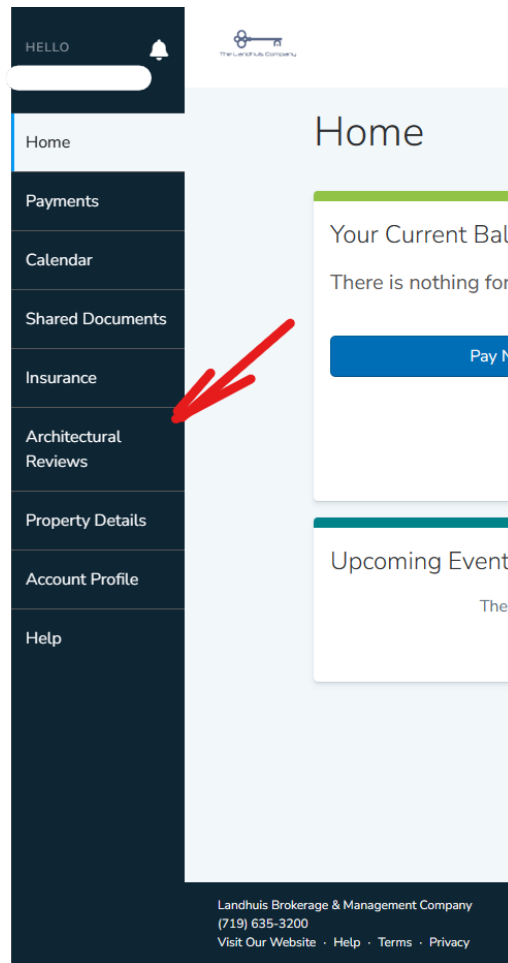


Figure 3: Home Screen of <https://thelandhuiscompany.appfolio.com/> after login

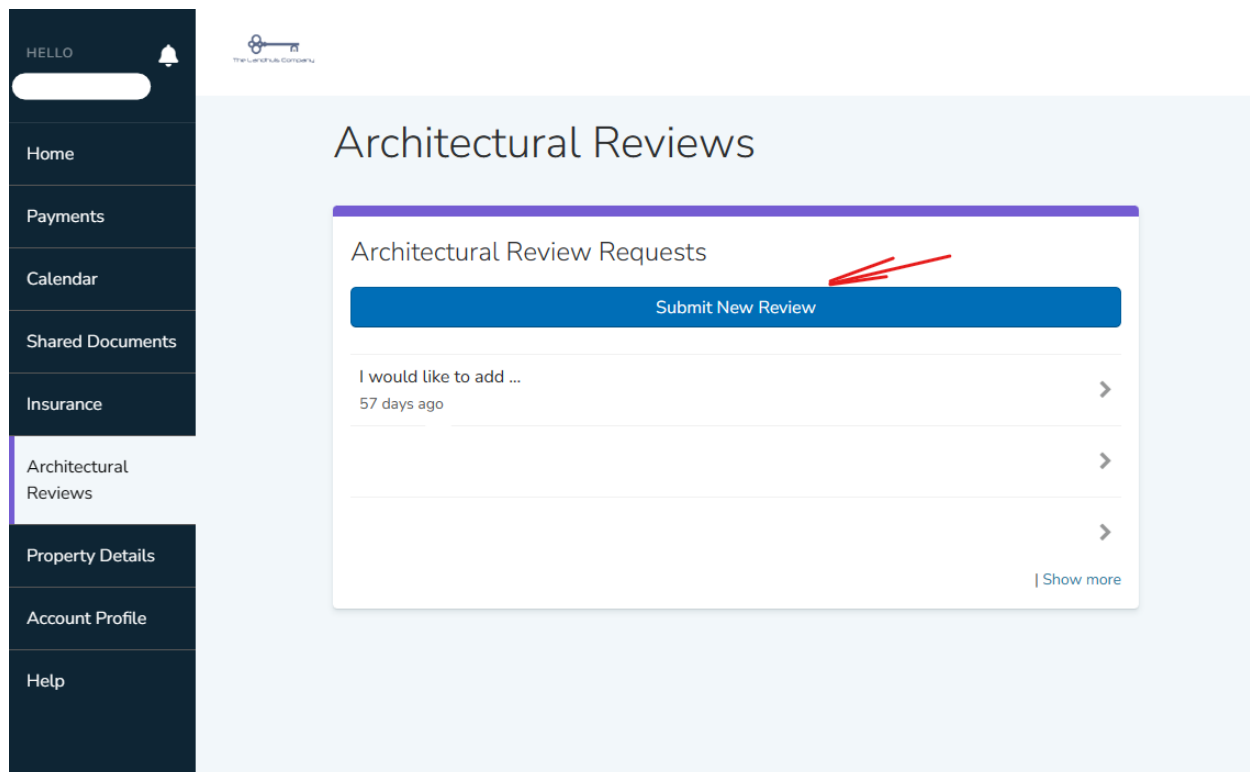


Figure 4: Architectural Review page within the portal