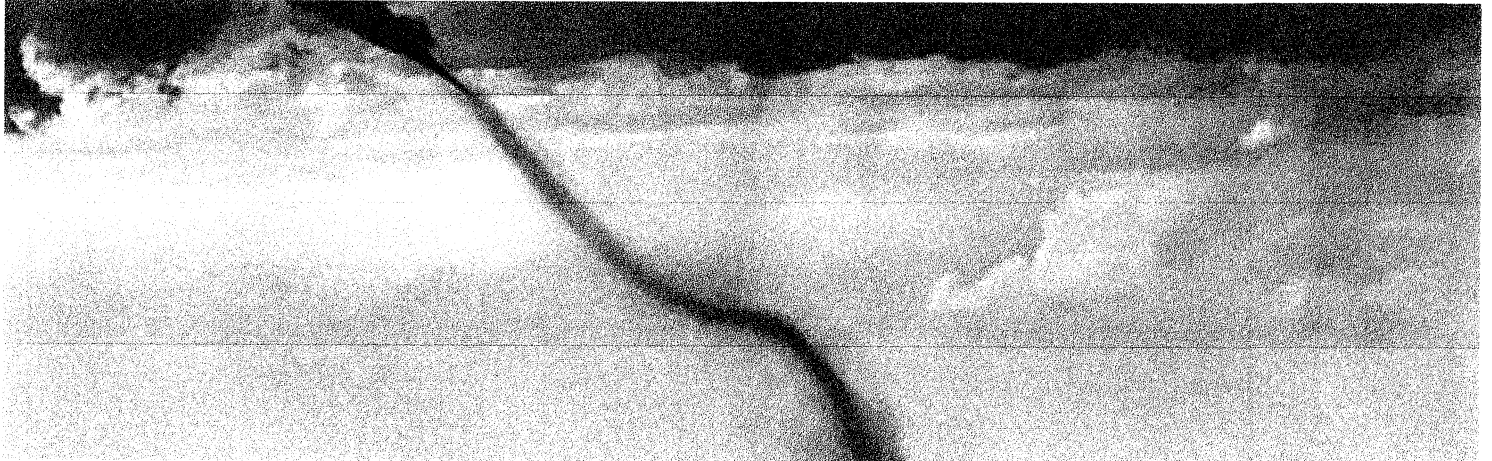




Exhibit I



Reunion Colorado

Private group · 4.7K members



Invite

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Katie Southard

July 10 at 2:29 PM ·



Hi, neighbors.

Did you know EVERY new home builder within 27J pays into a fund called the Capital Facility Fee Foundation (CFFF)?

This organization helps contribute to the cost of constructing new schools and expanding existing ones within 27J. Over the past few years Oakwood Homes in Commerce City has REFUSED to contribute to the CFFF.

As you are aware 27J will be asking for another bond this year. And when THESE DEVELOPERS do not contribute to CFFF the MASSIVE IMPACT new housing has on 27J will become an additional TAX burden on property owners like YOU and ME!

27J will turn towards voters to incur MORE debt! PLEASE email Commerce City Council and DEMAND public hearings to occur so the people have an opportunity to speak on this issue!!!

citycouncil@c3gov.com

All home builders in Brighton pay to this fund, there is no reason Oakwood in CC should not have to.

Please send an email.



[https://www.sd27j.org/site/handlers/filedownload.ashx?](https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=15373&dataid=24606&FileName=CFFF%20Trifold%20Brochure_Jun2021.pdf)

[moduleinstanceid=15373&dataid=24606&FileName=CFFF%20Trifold%20Brochure_Jun2021.pdf](https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=141&dataid=27853&FileName=2018%20CFFF%20Contribution%20Summaries.pdf)

[https://www.sd27j.org/site/handlers/filedownload.ashx?](https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=141&dataid=27853&FileName=2018%20CFFF%20Contribution%20Summaries.pdf)

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Ernest Garza and 25 others

109 Comments

Like

Comment

[All Comments](#)



Katie Southard Author

Tell the city how you feel

bhuseman@c3gov.com

nfrank@c3gov.com

omadera@c3gov.com

jguardiola@c3gov.com

churst@c3gov.com

rlsmith@c3gov.com

mgrimes@c3gov.com

snoble@c3gov.com

jallen-thomas@c3gov.com

Oakwood homes must pay or our children will

Like · Reply · 1w



Kevin Hood

Not to mention the kickbacks these builders get from suppliers!

Like · Reply · 1w



Alicia Tuttle

Do you have the public records showing all of this is true?

Like · Reply · 1w



Katie Southard Author

Alicia Tuttle yes.

Oakwood was paying in to the CFFF, but discontinued it in 2018

[https://www.sd27j.org/site/handlers/filedownload.ashx?](https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=141&dataid=27853&FileName=2018%20CFFF%20Contribution%20Summaries.pdf)

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Like · Reply · 1w



View 1 more reply



Alicia Tuttle

Katie Southard thank you, I just wanted to read the information

Like · Reply · 1w



Nat A Lei



Katie Southard Author

Nat A Lei yes, they have to agree. See docs above in the links.

Like · Reply · 1w



Lori Sleizer Shankle

If it is going to be a bond and up to a vote it will probably be voted down. Most of them have been. That is one of the reasons the schools are on a 4 day school week.

Like · Reply · 1w



Katie Southard Author

Lori Sleizer Shankle the most recent bonds were not voted down. The board has been talking about it the last four meetings.

Like · Reply · 1w



Trevor Lewis

Call Kelly Leid. You know how passionate he is about this community.

Like · Reply · 1w



Benjamin Simonds

With how much we pay in taxes in this metro district, they don't need more money, they need to allocate it better. There is no way we should be paying as much as we do and the schools "can't afford to opporate five days a week." Maybe budget better?

Like · Reply · 1w



Korri Stauffer

Benjamin Simonds pretty certain our metro district dues don't pay for anything school related

Like · Reply · 1w



Melissa Peruzzi

Benjamin Simonds check out your actual tax statement. Not very much goes to schools. Most goes to metro district. These schools need money to build and staff NEW schools bc the existing are over flowing. With more and more houses being built the schools have no where to put these new families. Class sizes are already too large. This isn't a budget issues or spend better issue. This is new buildings and more staff. This district as it is, is one of the lowest per pupil funded in the state. I am sorry the metro district makes our taxes ridiculously high. It sucks. I know it does. But the schools need this bond to pass.

Like · Reply · 1w



View 2 more replies



Syd Quenzer

Melissa Peruzzi very nicely said. The school district can't keep up with the influx of new homes/new kiddos coming into the district. 27J is a very low funded-per student district. People need to look at the tax statement and see that the majority of your taxes go to your metro district, not to schools etc



Victoria Villarreal

Wonder if that's why Oakwood homes floorplans base prices are less than other builders? Like Lennar or Richmond 🤔

We home school our kids so this doesn't exactly apply to us. But I am curious of the backstory of why Oakwood doesn't. It wouldn't surprise me if builders are hiking up prices (aside from lumbar shortage and covid repercussions) so that they can get more from the buyers while still claiming a tax write off for their "contributions" to this fund.

Like · Reply · 1w · Edited



Dan Woelfel

Victoria Villarreal You still pay the the property tax (even if you home school) assuming you are a homeowner. So any 27j levy increase wii affect you financially.

Like · Reply · 1w



View 1 more reply



Katie Southard Author

Victoria Villarreal

https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=15373&dataid=24606&FileName=CFFF%20Trifold%200Brochure_Jun2021.pdf

This has at least some insights. It appears they agree to it, so it's voluntary on some level

Like · Reply · 1w



Gretchen Fern Lapham ✍️

Regardless if this is true or not, please vote yes in November for the schools. Reunion desperately needs votes for kids, education and its future. 100% for 🗳️👍👏



Like · Reply · 1w



J.j. Jacks ✍️

Can we refuse to pay HOA and get away with it??

Like · Reply · 1w



Dan Woelfel

J.j. Jacks Not related to this topic, but if you don't pay your HOA dues the HOA can file a lien against you.

Like · Reply · 1w



J.j. Jacks ✍️

Dan .. yup !! You're right ... we pay the year in full Jan 10th ...

Like · Reply · 1w



Steve Kochevar ✍️

Oh geez. Another bond for 27J??? The LAST ONE WAS APPROVED! None of the schools were open for a year. What the hell is happening to that money?!!!



Korri Stauffer

Steve Kochevar The schools were not closed for a year. People were still working. Teachers were still teaching and custodians were cleaning the schools constantly

Like · Reply · 1w



Melissa Peruzzi

Steve Kochevar the schools were closed from March until august. And most of that being summer break. Schools were still open and operating.

Like · Reply · 1w



View 1 more reply



A A Ron Nelson

This kinda promoting is sad 🙄🙄🙄 sounds just as fake as the money going to the schools

Like · Reply · 1w



Melissa Peruzzi

Benjamin Albert Huseman do you know anything about this subject? Can you give any info on the developers and making payments into this fund?

Like · Reply · 1w



Katie Southard Author

Melissa Peruzzi i believe they were paying into the fund and now they are not. Since 2018.

Like · Reply · 1w



Katie Southard Author

Melissa Peruzzi https://www.sd27j.org/site/handlers/filedownload.ashx?moduleinstanceid=15373&dataid=24606&FileName=CFFF%20Trifold%20Brochure_Jun2021.pdf

Like · Reply · 1w

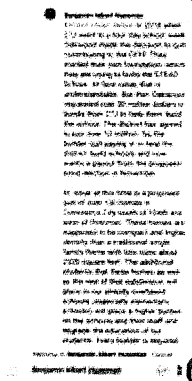


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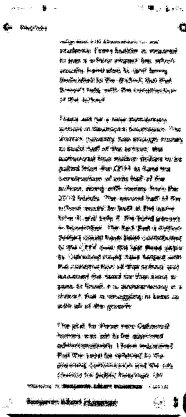
Kerstin Olsen Helsel

Here is the response I got from the Mayor about this issue.





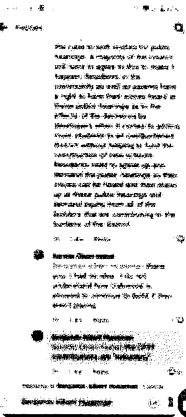
Kerstin Olsen Helsel



Like · Reply · 1w



Kerstin Olsen Helsel



Like · Reply · 1w



Kelly Wilson Ramos

Here's the info from the 2018 Board of Directors meeting. Fees Not Paid YTD, October 2018 Building Permits, and 3rd Quarter Closings Recaps. Kerrie reviewed the fees not paid YTD and 3rd quarter closings. Nicole Frank mentioned that Commerce City is bringing unpaid fee data to a study session in an effort to work with builders to encourage participation in the CFFF. Kelly Leid mentioned that Oakwood Homes has established the Reunion Community Foundation (similar to the CFFF). Builders in Reunion, which had previously paid fees to the CFFF, will instead pay Oakwood Homes going forward. These funds will only be available to Reunion, as opposed to fees paid to the CFFF by other builders in 27J which support capital construction for the whole district. Date was November 2018

Like · Reply · 1w · Edited



Teresa Donnelly

What it comes down to is that, unless the new neighborhoods are 55 and over, there will be many new families with school age children moving here. The classrooms are already too crowded, so yes, the district needs money to build more schools. My son graduated 4 years ago. but they can count on a ves vote from me.



Sara Chiado

Brittan Campbell

Like · Reply · 1w



Steve Kochevar

In addition to wanting us to again raise our Mill Levy, we had constant arguments about the two small pools in Reunion—that are not open to every one in the area.

How about a master entertainment project like they have in Stapleton? Pools, Recreation Fields, outdoor venues, and small businesses (like Stanley Marketplace), that is open to ALL residents? Turnberry, Fonterra, Buckley Ranch, Renunion, Southlawn, the new homes along 96th (whatever they're called), the Apartments being build along 104th, and the new homes along 104th.

We are supposed to be viable community, but it's very exclusive—until voting time, when you want more of our tax money for 27J, a Library, or the SACFD's projects.

Like · Reply · 1w



Nancy Estrada Allarid

Steve Kochevar 27j, a library,ect is for commerce city not just reunion

What do you mean the small pools are not open to everyone? Do you mean other neighborhoods should be able to use the small pools? Turn berry and buff Mesa both have pools as well so we should all be able to go use those pools as well?

There are community pools open to ALL commerce city residents (paradice island and the rec centers)

We need more schools for the area period

They are all over crowded

Middle schoolers and high schooler don't have lockers because there is not enough for everyone

So yes they are asking for more money from all COMMERCE CITY residents not just Reunion residents

Like · Reply · 1w



4 Replies



Erica Roybal

Okay I emailed

Let us know what else we need. ... [See More](#)

Like · Reply · 1w



Erica Roybal

This is what I heard back

Public Hearing Request



Hi Erica,
I understand your concern regarding the small pools in Reunion. However, the small pools are not open to everyone because they are located on private property. We are currently working on a plan to make the pools more accessible to all residents.



Steve Kochevar
Hi Erica,
I understand your concern regarding the small pools in Reunion. However, the small pools are not open to everyone because they are located on private property. We are currently working on a plan to make the pools more accessible to all residents.

Hi Erica,

I need more to look into this further. However, this is not how development typically works. Developers typically have to contribute land for future schools or the school can request a payment in lieu of property if they don't see the need for the property. Let me look into this further and get back to you.

Regards,



Kelly Wilson Ramos Same message

Like · Reply · 1w

View 3 more replies



J.j. Jacks

There is a huge development going in, in old commerce city between 64th & 62nd/hwy2 & Holly St ... an apartment complex that looks to have over 100 units ... it takes maybe 1/4 of the whole space ...

Like · Reply · 1w



Melissa Peruzzi

J.j. Jacks that is not part of 27j. Only the northern part of commerce city is in 27j.

Like · Reply · 1w



J.j. Jacks

You're right ... That's Adams 14

Like · Reply · 1w



Sarah Cannady

I like living in this community, but our taxes are ridiculously high!! At some point the bleeding needs to stop and we need to force the state, school district, builders, or whoever, to figure out other solutions instead of constantly asking us to pay ... **See More**

Like · Reply · 1w



Melissa Peruzzi

Sarah Cannady so punish the kids because the metro district charges you too much? 🙄

Like · Reply · 1w



12 Replies



Allison Romagnoli

Sarah Cannady I don't disagree. I pulled my kids out of 27J because the quality of education my kids were getting was subpar and I am over paying so much in taxes to a city and school district that can't use taxes dollars appropriately. I do think Oakw... **See More**

Like · Reply · 1w · Edited



View 1 more reply



Andrea Mulkey

Allison Romagnoli preach! Throwing more money at a failing system isn't going to fix it. It's dysfunctional and we took our kids out of the district too.

Like · Reply · 1w





Kelly Wilson Ramos ✎

Here's more information including minutes from their past meetings Oakwood is not listed as a contributor although it does state this is voluntary participation.

<https://www.sd27j.org/Page/131>



SD27J.ORG

Planning / Capital Facility Fee Foundation

Like · Reply · 1w



Jj. Jacks ✎

?

Like · Reply · 1w · Edited



Kelly Wilson Ramos ✎

It's \$865 per single dwelling home

Like · Reply · 1w



Benjamin Albert Huseman ✎

Kelly Wilson Ramos yes

Like · Reply · 1w



Jj. Jacks ✎

\$865 from \$7k in school taxes to live in original Reunion 🤔🤔. Our taxes have doubled since buying in 2005.

Like · Reply · 1w · Edited



Benjamin Albert Huseman ✎

Jj. Jacks the 865 is not an annual payment from taxes, it was a one time fee at the time of construction.

Like · Reply · 1w



Jj. Jacks ✎

Curious question ... 27j ... border from Brighton and Commerce City is 120th ... some kind of deal was made between Brighton and Commerce City, for us to be in 27j .??

Like · Reply · 1w



Melissa Peruzzi ✎

Jj. Jacks I don't think a deal was made. 27j also includes an area of Thornton as well. Not sure who or how these boundaries were selected but 27j has many cities included in its boundaries.

Like · Reply · 1w · Edited



Gretchen Fern Lapham ✎

■ **Jessie Budden**

Like · Reply · 1w





Bryan Reynolds

I don't have kids so I will always vote against increasing my taxes for schools until I can actually see how these funds are being used, and why teachers are still being paid shit to educate these little monsters and have to deal with Karen parents. Pa...

See More

Like · Reply · 1w



Vonnie Johnson

Commerce City has not been effective at attracting business to this area. 27j school district has had terrible communication with residents.

The lack of transparency has caused many residents frustration.

I can see where a developer would decide to streamline the process of obtaining a school. I don't mind that Oakwood would move forward, get a new high school built, and decide to begin their own foundation. Yes they asked for money from the district to contribute. My tax dollars go to help fund education- it makes sense.

The bottom line is we were told years ago that if we paid more taxes a high school would be built to "help and solve all the Prairie View problems"- it eventually passed and they built it on the other side of the district then asked for more money.

It's great to get another elementary but there is still a huge lack and gap for high school out here as well. 27j hasn't fixed it. I'm not saying Stead will fix it either but at least it's a start and an option- one that wouldn't be available if the Oakwood hadn't taken initiative.

I definitely believe in education and funding it. Schools are so important!!!

I don't like this blasting of a company because they aren't contributing to a voluntary fund some believe they should. They are, IN FACT, contributing to help education in this area and taking initiative.

Like · Reply · 1w



Write a comment...



Press Enter to post.



Public Hearing Request Inbox



me 7:03 AM

I would like to request a hearing for CFFF about Oakwood Homes not paying into the fund since 2018 and the addition...



Madera, Oscar - CC 12:48 PM

to me



Hi Erica,

I will have to look into this further; however, this is not how development typically works. Developers typically have to contribute land for future schools or the district can request a payment in lieu of property if they don't see the need for the property. Let me look into this further and get back to you.

Regards,

Oscar



Erica Roybal

July 11 at 4:46 PM

This is what I heard back

Like

Comment



Write a reply...

Press Enter to post.





9:00 63%

← Replies 🔍

Benjamin Albert Huseman
 Kerstin Olsen Hesel in 2018 when 27J went to a four day school week Oakwood made the decision to quit contributing to the CFFF. They started their own foundation, which they are using to build the STEAD School. At face value, that is understandable. But then Oakwood requested over 30 million dollars in bonds from 27J to help them build the school. The district has agreed to just over 10 million. So, the builder quit paying in to help the district build schools and now wants a payout from the proposed bond election in November.

At issue at this time is a proposed plat of over 120 homes in Commerce City south of 104th and west of Potomac. These homes are supposed to be compact and higher density than a traditional single family home with lots sizes about 2500 square feet. The additional students that these homes as well as the rest of that subdivision will place in our already overtaxed schools (especially elementary schools) will place a higher burden on the schools and their staff and degrade the education of our students. Every builder is required

Replying to Benjamin Albert Huseman · Cancel

📷 Benjamin Albert Huseman 📷 ➔



Kerstin Olsen Hesel

July 10 at 9:03 PM · 📷

Here is the response I got from the Mayor about this issue.



📷 Like

📷 Comment



Write a reply...

Press Enter to post.



9:00 [status icons] 63%

← Replies 🔍

degrade the education of our students. Every builder is required to pay a school impact fee, which usually translates to land being dedicated to the district, but that doesn't help with the construction of the school.

There will be a new elementary school in Reunion's Southlawn. The district currently has enough money to build half of the school. We authorized four million dollars to be pulled from the CFFF to fund the construction of only half of the school, along with money from the 2015 bonds. The second half of the school would be built at the same time if, and only if, the bond passes in November. The fact that a million dollars could have been contributed to the CFFF over the last three years by Oakwood could have helped with the construction of that school and lessened the need for that bond to pass to finish it is disheartening in a district that is struggling to keep up with all of the growth.

The plat for these new Oakwood homes was set to be approved administratively. I have requested that the case be referred to the planning commission and the city council for public hearings. On

Replying to Benjamin Albert Huseman · Cancel

Benjamin Albert Huseman



Kerstin Olsen Helsel

July 10 at 9:03 PM ·



1

Like

Comment



Write a reply...

Press Enter to post.



9:00 63%

← Replies 🔍

the case to both bodies for public hearings. A majority of the council will have to agree to this to make it happen. Residents in the community as well as parents have a right to have their voices heard at these public hearings as to the effects of the decisions by developers when it comes to adding more students to an overburdened district without helping to fund the construction of new schools. Residents need to speak up and demand the public hearings so their voices can be heard and then stand up at these public hearings and demand equity from all of the builders that are contributing to the burdens of the district.

5h Like Reply 2



Kerstin Olsen Hesel

Benjamin Albert Huseman thank you. I had no idea.. I do not understand how Oakwood is allowed to continue to build if they aren't paying.

5h Like Reply 3



Benjamin Albert Huseman

Kerstin Olsen Hesel the CFFF contributions are "voluntary".

5h Like Reply 2

Replying to Benjamin Albert Huseman · Cancel



Benjamin Albert Huseman



Kerstin Olsen Hesel

July 10 at 9:03 PM ·



1



Like



Comment



Write a reply...

Press Enter to post.

