

From: Shelia Rossum Mauldin <rymauldin@aol.com>

Sent: Monday, July 20, 2026 10:37 AM

To: Ruger, Stephen - CM <sruger@c3gov.com>

Subject: Street Parking/Racing/Loud Music

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Hello Stephen, thank you for taking my questions:

- I understand that street parking is public parking, however I feel there should be a limit to how many vehicles/work vans/work trucks/commercial trucks can park on the street. I live in Reunion 20 years now and the vehicles parking on the street have drove the property value down. I have lost more than \$100,000. in property value and this is the number one reason; I have been told by several Realtors.
- The neighbor sold 2 years ago, lost \$50,000. and was told his realtor because of the street parking and asked his neighbor to park his commercial van in Reunion storage and he would pay the cost. His home sold in the next 2 weeks.
- People with 3 or more vehicles that don't have space in their garage should utilize Reunion vehicle storage units! I know a vehicle is considered abandoned if it has not move in 3 - 5 day. While I have called several times on vehicles that park in front of my home or across the street, that blocks my ring camera, and this is just not fair. Also, because of the vehicle belongs to a former Judge in Adam County always moves his vehicle minutes after I have made the call. I also mention that on the survey I received after the call.
- Adams County need to do more about street parking. Let them park in their driveway or use Reunion vehicle storage units for their extra cars.
- Reunion HOA, state they no longer control street parking, and I think they should change that back. Property value was up when the controlled street parking.
- Cars with loud music should be given a ticket. I have been driving and loud music have scared me so bad, I have almost wrecked. This should fall under notice control. How do you report this without putting myself and others in danger?
- I have also seen some street racing going at least 70 miles per hour doing rush hours on 104th Tower.

- Cars with loud mufflers is a distraction to others driving.

Thank you

Shelia & Ray Mauldin

Sky Clean

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From: Christi <ccruzlopez10@gmail.com>
Sent: Monday, July 20, 2026 11:54 AM
To: Ruger, Stephen - CM <sruger@c3gov.com>
Subject: Turnberry Tax Over Charging

[You don't often get email from ccruzlopez10@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I have sent Joanne Sandoval several messages regarding the Turnberry taxes and a letter most of us have received with Oreos we are paying duplicate for a road. Here are the documents. I would like to know what the City is doing to rectify this and reimburse the homeowners.

ATTENTION!!

Turnberry Crossing Homeowners are being Double-Charged for the Roads and Utility Lines – which is a \$2,500/year drain on every household's budget to fund this scam

If paying \$2,500/year for a double billing scam is something you are interested in contesting, then please take the 10 minutes needed to read this letter!

Dear Turnberry Neighbors,

The house you bought is located in the BNC3 metro district and nearly 50% of the property taxes you pay each year on your house goes to the BNC3 metro district.

Most homeowners in Turnberry Crossing pay about \$7,053 in property taxes each year.

Over 1/3rd of those taxes you pay each year (about \$2,511/year) is used to make payments on a bogus \$18,000,000 debt entered into by BNC3 metro in 2022 when BNC3 board members were all employees of Catellus Corporation – the land owner/developer for Turnberry Crossing.

The BNC3 debt is owned by Catellus – which means BNC3 sends our tax dollars each year to Catellus for the next 40 years to make payments on this debt. Catellus "loaned" BNC3 \$18 million and Catellus employees on the BNC3 board then sent the \$18,000,000 in cash to Catellus to "reimburse" Catellus for construction costs – most of which costs were already paid for by the home builders and directly passed on to the homeowners.

The double charge scam

Catellus did not actually build any of the roads or utility lines in Turnberry Crossing – except for the main Peoria Road – but Catellus submitted Century Communities and American Homes 4 Rent's roads and utility line construction records to BNC3 asking BNC3 to "reimburse" Catellus \$14,000,000 for construction costs that was paid by Century Communities and American Homes 4 Rent.

A video of the September 2025 board meeting of BNC1 and BNC2 (posted on BNC1 and BNC2's websites) can be viewed where those boards report they had discovered Catellus used BNC2 and BNC1 tax funds to "reimburse" Catellus for constructing Potomac Street even though Lennar and KB Homes paid for that construction.

Century Communities paid for the cost to build the roads and utility lines in Turnberry Crossing. Century Communities, and like every other homebuilder out there, Century recovered their road and utility construction costs when selling their homes to us. So, the cost of the roads and utility lines was included in the price of the homes we purchased.

Because Catellus submitted to the Catellus people on the BNC3 board the \$14 million in road and utility construction records of Century and AHAR and BNC3 paid the \$14 million to Catellus by issuing debt.

Turnberry Crossing homeowners must now pay an average of \$2,500/year to BNC3 to pay off this debt that was used to pay for the roads and utility lines a second time.

Nowhere in our home purchase documents were we informed that we would be charged twice for the roads and utility lines - once by Century Communities and once by a BNC3 tax board run by Catellus employees.

Century never bought any "rights" to \$14 million in funding from BNC3 and could not therefore give away or transfer to Catellus its "rights" to \$14 million in BNC3 funding.

Catellus and BNC3 claim Century and AH4R simply contracted away their "rights" to \$14 million to Catellus.

In 2014, Catellus bought all of the land in BNC3 and land in a few other locations and paid about \$30,000 per home lot.

In 2021, Century and AH4R paid \$17,843,017 to Catellus for 297 vacant home lots (about \$60,077 per home lot).

If part of the money Century and AH4R paid to Catellus was for purchasing the "rights" to the \$14 million in road and utility funding from a Catellus-controlled BNC3, then the remaining \$4 million Century and AH4R paid to Catellus was for the vacant home lots (about \$14,100 per home lot - \$16,000 LESS than what Catellus paid for the lots). Does anybody really believe land developers are selling home lots at 50% LESS than what they paid to buy such home lots???

If you agree that Century and AH4R did NOT purchase any rights to \$13.6 million in BNC3 funding, then the \$13.6 million in cash paid out by the Catellus-controlled BNC3 board to Catellus was nothing more than a bogus payment disguised as a "reimbursement" of road and utility construction costs (which was already paid for by the home builders).

RECALL THE BNC3 BOARD

The homeowners who got on the BNC3 board in 2025 DO NOT CARE ABOUT THIS SCAM. They continue to use Catellus' accounting firm (CliftonLarsonAllen, LLP), Catellus' law firm (McGeady Becher) and Catellus' management company (SDMS) to advise and assist the Board. All of these firms helped Catellus and Century set up this scam in 2022 using the BNC3 tax district.

The homeowners on the BNC3 board DO NOT CARE ABOUT THIS FACT and allow the Catellus-hired firms run the BNC3 district for them. In fact, the BNC3 Board issued \$2.7 million in ADDITIONAL debt in 2025 and paid the proceeds of the debt to Catellus with Clifton Larson Allen and McGeady Becher also charging huge fees to get a piece of the \$2.7 million. Who knows how much more in taxes we will be paying in the future on this new debt!!

The homeowners on the BNC3 board are also aware the bogus BNC3 debt is owned by Catellus and that it is costing Turnberry Crossing homeowners \$2,500/year to fund this bogus debt. They are apparently more interested in making friends with millionaires than protecting their neighborhood from double billing scams - a neighborhood where I know many families are financially struggling to pay for \$4 gas, higher insurance premiums and have not seen a pay raise in the past 2 years.

If paying approximately \$2,500 per year towards this district debt is financially significant for your household, homeowner involvement matters. NOBODY (City, County, Federal Housing Authority) outside of Turnberry Crossing is going to help Turnberry Crossing homeowners because it is not their problem. We do not have the voting power as a neighborhood to matter to any politician.

Turnberry Crossing homeowners CAN recall the BNC3 board. The homeowners in Turnberry on the north side of 104th Avenue successfully recalled the Catellus employees off of their boards in 2020. So, removing board members through recall elections can be done successfully.

Can you make a difference by supporting a recall election? Yes!! There are several cases in the past 5 years where homeowners have successfully worked together in recalling and replacing their metro boards and then negotiated millions in debt reductions with the developers that had abused the metro districts they controlled.

If you are interested in learning more about successful homeowner-initiated recall elections and where they occurred, contact homeowners (like you) who volunteer for the "Coloradans for Metro District Reform" (<http://metrodistrictreform.org>) to obtain more info:

- John Henderson (jhh11@gmail.com)
- Ryan Keeler (ryankelimited1@gmail.com) - President of metro board in Reunion
- Brian Matise (bmatise@gmail.com)
- Fayre Rumczyk (fayrerumczyk@gmail.com)
- Korin Barr (korin@springbarr.com)

Also, consider contacting your Commerce City Council representative Joanna Sandoval - jsandoval@c3gov.com

These people can help you connect to the right people who can help support Turnberry Crossing homeowners with conducting a successful recall election and these people can connect you with other homeowners in our neighborhood who share similar concerns.

Every homeowner in Turnberry Crossing should ask:

Are you comfortable paying roughly \$2,500 per year through the year 2052 knowing that you are paying twice for the construction of the roads and utilities in Turnberry Crossing?

Tax Area 1002 - Turnberry Crossing

Name	Tax Year	Local Gov Mil Levy	School Mil Levy
ADAMS COUNTY	2020	27.479	0.000
BNC METRO DISTRICT 3 - CITY NATIONAL	2020	27.322	0.000
BNC METRO DISTRICT 3 - DEBT	2020	75.967	0.000
COMM-FICE CITY	2020	2.613	0.000
COMM-FICE CITY NORTH/IN RE/RASTRUC/TURE/OID	2020	8.060	0.000
RANGER VIEW LIBRARY DISTRICT	2020	3.714	0.000
REGIONAL TRANSPORTATION DISTRICT	2020	0.000	0.000
School District 277-Brighton	2020	0.000	56.290
SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT 4	2020	14.750	0.000
SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT	2020	2.200	0.000
URBAN DRAINAGE AND FLOOD CONTROL DISTRICT	2020	0.000	0.000
URBAN DRAINAGE SOUTH PLATTE	2020	0.100	0.000
Total		167.112	56.290

House value	\$ 540,000
Assessed Value Rate	6.22%
Taxable house value	\$ 33,548
BNC3 debt mil levy	75.967
Property taxes paid to BNC3 for debt each year	\$ 2,533.36%
Total property taxes paid in 2020	\$ 7,053.08%

In case you want to fact-check this document, go to the Adams County Clerk and Recorder's website online and look up the following documents:

- Warranty deed - Catellus selling home lots to American Homes 4 Rent for \$12,678,950 (Reception #2021000077768 dated 06/29/2021)
- Warranty deed - Catellus selling home lots to American Homes 4 Rent for \$1,265,032 (Reception #2021000089317 dated 07/27/2021)
- Warranty deed - Catellus selling home lots to Century Communities for \$3,904,035 (Reception #2021000077811 dated 06/24/2021)
- Public Trustee Certificate of Purchase - Catellus purchase of land for \$17,881,792 (Reception #2014000013024 dated 03/04/2014)
- BNC3 Financial Statements and Supplementary Information for the Year Ended December 31, 2024 (posted on the Colorado State's website)
- You must contact BNC3 directly for a copy of the scam "reimbursement" agreement between BNC3, Catellus and Century Communities; although this is a public document, BNC3 does not advertise its existence

Interested in digging deeper? Ask BNC3 for the Board Indemnification resolution passed in 2025 that essentially requires Turnberry Crossing homeowners to tax fund the legal defense of the Board if current or past BNC3 board members are ever prosecuted for any criminal conduct. (Not sure this is even legal?? But it sure does show that the BNC3 board is worried!)

Christi Cruz