



November 7, 2023

Dear Lowry Property Owner:

The Lowry Community Master Association's (LCMA) Annual and Budget Ratification Meetings will be held on **Thursday, December 7th, 2023, starting at 6 pm**. The meetings will be held in person again this year in the Eisenhower Chapel, 293 Roslyn St., Denver, CO 80230. The meetings have two primary goals: (1) to ratify the operating budget for the upcoming year and (2) to elect Board of Directors members.

Proxy Forms Needed

To accomplish the purposes of the Annual Meeting, we must have a quorum. Achieving a quorum means at least 15% of LCMA members must attend the meeting in person or by submitting a proxy. If you are unable to attend the Annual Meeting on December 7th, please complete and submit the enclosed proxy form. Information about the LCMA Board candidates is enclosed.

There are three sections to complete on the proxy. A proxy gives someone else the ability to vote for you at the Annual Meeting, such as a neighbor (complete Section 1) or the LCMA Board Secretary (leave Section 1 blank). You may direct the proxy holder how to cast your vote for LCMA Board candidates (complete Section 2) or you may grant that privilege to your proxy holder (leave Section 2 blank). *The person you give your proxy to must be present at the Annual Meeting to cast your vote.* Please return your proxy by 5 pm on Wednesday, December 6th, 2023.

2024 Operating Budget

The Board is pleased to present for your review the proposed 2024 Operating Budget. The proposed budget is based on assessments for the Association remaining the same at \$90 per unit per quarter. For those owners who have primary or secondary access to their garage via an LCMA owned and maintained alley who pay an additional Alley Individual Purpose Assessment, that assessment will also remain the same at \$50 per unit per quarter.

In addition to Community Management of the nearly 3 square miles (1,866 acres) that is the Lowry Community, your LCMA assessments support maintenance of the following assets:

- 665,996 gross square feet of asphalt in alleys and private roads
- 17,765 gross square feet of concrete in roundabouts, aprons, and plazas
- 261,074 gross square feet of concrete sidewalk and edging
- 185,545 gross square feet of curbs, gutters, and drain pans
- 87 storm sewers
- 22.5 acres of parks which is divided into 10 parks
- \$345K of playground equipment
- 89 mailbox kiosks

- 14,520 gross square feet of ground cover
- 1,200 trees
- 89 streetlights & 15 pole hook lights
- \$2M irrigation equipment
- 1100 linear feet of iron fencing
- 15 brick monuments
- 3,300 linear feet of brick wall
- 1,815 gross square feet of metal trellis
- 3,000 gross square feet of concrete / flagstone retaining wall
- 3,085 gross square feet of flagstone path and plaza

2023 Recap

2023 was a busy year for the LCMA. This year the LCMA hosted a variety of neighborhood events including the Lowry Yard Sale, a Concert and Movie Night in the Park, a Neighborhood Concert, Treat Truck Tuesdays, and Food Truck Thursdays.

The LCMA's Buildings and Grounds Committee installed new park furniture (benches, trash cans, etc) throughout Lowry, along with a new playhouse for Liberator Park. Tree care continues to be a focus, along with ongoing maintenance of LCMA-owned roads and alleys. The Lowry Design Review Committee has been guiding three major commercial development projects through the design review process. The LCMA undertook an urban wildfire risk analysis of the neighborhood that will inform a new Landscape Master Plan to update and enhance LCMA-owned parks, greenways, open spaces, and walkways.

New state legislation regulating HOA's was passed and required significant updates to the LCMA's governing policies and Design Guidelines. As always, the LCMA advocates for Lowry with the City and County of Denver, Denver Police, Denver Fire, Denver Parks and Recreation, and Denver Forestry.

Stay Informed

Sign up at [lowrydenver.com](https://www.lowrydenver.com) to receive a bi-monthly Lowry eNewsletter featuring LCMA news and events, as well as community and City of Denver news and events. You can also follow us on Facebook and Instagram via the links on the [lowrydenver.com](https://www.lowrydenver.com) website.

Automatically Pay Assessments

For your convenience, LCMA members have the option of paying their quarterly assessments via ACH so that your assessments are automatically deducted from your checking account. An ACH form is enclosed.

Sincerely,



Mary Carr, Executive Director
Lowry Community Master Association