

# MCA

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## Mission Statement

The Stapleton MCA is a 501(c) 4 Non Profit Community Development Organization whose mission it is to create and sustain a sense of community at Stapleton through comprehensive management of parks and recreational facilities, community events and cultural programming.

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## MCA History

The Stapleton MCA was originally created and funded in 2001 by Stapleton's Master Developer (Forest City) through the statutes identified in the Colorado Common Ownership Act of 1973 (CCIOA) to be responsible for the operation and management all property owned by the Park Creek Metropolitan District which includes community recreational facilities and centers, neighborhood parks, pedestrian paths, parkways and alleys for the common benefit of all Stapleton residents.

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 residents are provided when they purchased property. All property owners (residential & commercial) within the Stapleton PUD are members of the Stapleton MCA and are subject to these community assessments.

At the inception of the Stapleton community, monthly "single family" home assessments were set at approximately \$32 / month. It was always envisioned that as new facilities came online that incremental increases to those assessments would be necessary to adequately respond the neighborhoods needs. Over the past 11 years we will have brought on over 40 parks, 6 aquatic facilities and been able to dramatically expand the community programming, all the while keeping up with the ability to repair and replace aging components necessary to meet the community standards. With next years anticipated rates we will have accomplished all that with average increase of \$0.72/month/year to the average Stapleton homeowner.

Since 2006 the SMCA has been a self-managed organization consisting of the Executive Board, Community Delegates and an Executive Director. The "Community Delegates" set annual assessment rates as part of the budgeting process. Stapleton is currently organized into 14 delegate districts. Members of each district elect a delegate annually to act as the primary advisory committee to the Executive Board. The board is the governing body, which transacts the business of the SMCA. The Executive Director manages the day-to-day operations of the organization and oversees SMCA staff and contractors.

All SMCA documents, budgets, financials and meeting information are posted online and can be downloaded at [www.stapletoncommunity.com](http://www.stapletoncommunity.com). The MCA welcomes all forms of comments and suggestions from the residents on how we may better serve the community.

# Stapleton MCA Budget / Assessment History

