



HARMONY

HOME TO HAPPY



THE **HOA** & THE
METRO DISTRICT



HOA

What does the HOA do?

- Provides community services as approved by the Board of Directors
- Processes design review modification requests
- Enforces community standards, guidelines and policies
- Hires and trains all Association staff members
- Bills and receives all member assessments
- Maintains the financial records of the Association
- Assists the Board in preparing the budget
- Staffs, operates, and maintains the Association amenities and common areas
- Resident-only lifestyle programming and events

How much are the HOA assessments?

The total due is **\$93.78 per month***, **billed directly to homeowners on a quarterly basis**. The quarterly amount covers the \$80/month HOA assessment and includes an additional \$13.78/month fee for trash and recycling collection.

When are assessments due?

Billed quarterly, assessments are due on the first day of January, April, July, and October.



The HOA is a separate entity from the Metro District with separate assessments. Scan this code with your phone to learn more.



THE METRO DISTRICT

Harmony is located within the Powhatan Community Authority and Powhatan Road Metropolitan District Nos. 2 and 3—collectively, the “District.” The District was formed to support the development and maintenance of **vital infrastructure and amenities** for the Harmony community, including the community parks, basketball/volleyball courts, open space trails, certain common areas, detention ponds, fencing adjacent to common areas, and certain portions of the underdrain system. The District is also responsible for snow removal along certain common area sidewalks and the Ellsworth Avenue drive lanes.

Costs associated with the administration, operations, and maintenance of the public improvements owned and operated by the District are paid for by tax revenues collected through mill levies imposed by the District and through an operations fee, currently set at **\$25 per quarter**. A \$100 transfer fee is due upon any transfer/sale of property.

Additional information and operations and maintenance maps for the District can be found at PowhatanRoadMetroDistrict.com



Scan this code with your phone to learn more about what a Metro District is.



LIVING IN HARMONY

What's it like to live in Harmony?

At Harmony, we provide opportunities to bond with neighbors and build lasting relationships and traditions. Whether it's a concert in the park, a neighborhood BBQ, or a Trivia night in the community center, there will always be an opportunity to build connections and make long lasting memories with your family. For more information on events, please see our [Event Calendar](#).

Check out our *new community clubhouse!*

You'll find a fitness center with a cardio room, weight room and group fitness room, golf simulator, kitchen, coffee bar, multipurpose room, and a foosball table.



HARMONY HOA

- HOA-Owned Amenities Maintenance, Operations and Management
- Community Architecture and Standard Management and Enforcement
- Community Lifestyle Program Management
- Managed by the Harmony HOA Board of Directors
- Enforce Community Standards
- Manage HOA Amenity Center
- Provide Community Services



All questions and inquires can contact
a HOA Management Team Member at
(720) 776-3200

THE METRO DISTRICT

- District-Owned Parks, Playgrounds, Trails and Open Space Maintenance, Operations and Management
- Major Roadway and Open Space Fence Maintenance
- Managed by the Powhatan Road Metropolitan Districts and Authority Board of Directors