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THE INDEPENDENCE POST
NEIGHBORHOOD HAPPENINGS



Falling for October | Independence | 2026

October has officially arrived, bringing crisp mornings, golden afternoons and that unmistakable change in the Colorado air. The days may be getting shorter, but this is one of the best times of year to get outside and enjoy Independence.

Take a walk along the trails, watch the colors begin to change, check in on the final harvest at the Community Garden or simply linger outside with neighbors before cooler days settle in. This is the season for an extra layer in the morning, sunglasses by afternoon and absolutely no guarantee you'll be dressed correctly for both.

And there's plenty happening this month. **Fall Fest** is right around the corner, **Story Time** continues at the Clubhouse, along with **Boos and Booze** Adults Halloween Party, **Trunk or Treat**, our gardeners are wrapping up another growing season, and we're finding more ways for neighbors to connect as life moves back indoors.

So, grab a sweater, get outside, and enjoy it while it lasts. October in Colorado doesn't stick around nearly long enough! 🍁🍁🍁

Clubhouse Winter Staffed Hours

Monday & Wednesday: 4–7 p.m. | Tuesday & Thursday: 10 a.m.–2 p.m. | Saturday: Noon–6 p.m.

While staffed hours have changed for the season, gym access hours will remain the same, and the clubhouse's regular Monday cleaning closure from 10–11 a.m. will continue.

Need help with your access card, have a clubhouse question or want to connect with the Front Range Recreation team? Stop by during staffed hours or email the clubhouse staff at: IndependenceDenver@gmail.com.

OCTOBER COMMUNITY EVENTS

HAPPENING IN INDEPENDENCE

October Has Plenty Up Its Sleeve

Fall has officially arrived, and we're celebrating it right here at Independence.

Fall Fest is almost here! Join us **Saturday, October 10 from 12-3 p.m.**, for the Fall Front Porch Market with over 30+ vendors, pumpkins, seasonal fun, **Best of Pot and our 2nd Annual Chili Cook-Off**, plus plenty of other reasons to grab a neighbor, extended family, and friends, taste some chili and join the fun. Come hungry and bring your fall spirit. We'll see you at Fall Fest!

Think your chili has what it takes to be crowned Best in Pot?
CLICK HERE to enter the Chili Cook-Off.

Here are last year's winners! Who will win this year?



While you're here, make the event picture worthy and capture your memories! Evermore & Co. Photography will be offering mini family photo sessions during Fall Fest – an easy opportunity to update those family photos while everyone is already dressed, out of the house and hopefully cooperating.

For mini-session details and availability, email evermore.co.photography@gmail.com.



Interested in being a vendor and getting yourself or your business in front of Independence residents and guests? Click here and fill out the form to receive info about becoming a vendor!

We are also looking for student and adult Fall Fest volunteers!

Interested? Click here.



Big Adventures for Little Readers

The Elizabeth Library is coming back to Independence for another morning of stories, songs, creativity and a little imagination.

Please note: for October, Story Time has moved to Thursday, October 22.

Thursday, October 22 | 10–11 a.m.

The Homestead at Independence

Sarah Coleman, a librarian with 30 years of teaching experience, will lead our littlest neighbors through a read-aloud, songs or rhymes and a fun craft or hands-on activity.

Story Time is a sweet way to build early literacy skills, discover new books and maybe make a new little friend along the way.

CLICK HERE TO SAVE YOUR SPOT

Parents or caregivers must remain with their children during the program.

Can't make it on Thursday? The Elizabeth Library also hosts Story Time every Monday and Wednesday at 10 a.m. Visit the library or click here to learn more.

BOOS & BOOZE

The Kids Don't Get All the Halloween Fun

The Independence Social Committee is taking over the Clubhouse for an **ADULTS-ONLY** Halloween night filled with music, food, free drinks and just the right amount of mischief.

Saturday, October 24 | 6–8 p.m.



The Homestead Clubhouse
Independence residents | Adults only

Come in costume, come as you are, bring your favorite neighbor—or come meet a few new ones. Costumes are optional. Having a good time is highly encouraged.

Food and drinks are on us, but RSVPs are required, so the Social Committee knows just how many boos... and how much booze... to plan for.

Click here to RSVP.
Leave the little monsters at home. This event is only for adults!

TRUNKS, TREATS & A LITTLE HALLOWEEN MISCHIEF

Now It's the Little Monsters' Turn!'

After the grown-ups have their Halloween fun, we're handing things over to the kids!

Join the Independence Social Committee for Trunk or Treat on Halloween morning.



Costumes, decorated trunks, plenty of treats and a neighborhood full of ghosts, goblins, superheroes and princesses await.
Saturday, October 31 | 10 a.m. | The Homestead/Independence Parking Lot

Dress up the kids, grab those treat buckets and come see what your neighbors have hiding in their trunks.

Want to decorate a trunk and hand out treats? We need you, too! Bring your creativity, your candy stash and your Halloween spirit. The more trunks, the more fun for our little trick-or-treaters.

CLICK HERE to RSVP or register your trunk.
Come for the candy. Stay for the costumes. Let's send October out with a BOO!

Community Garden Update



The Growing Season Isn't Over Yet!

October means harvest season is wrapping up; and our cooler Colorado nights are a little reminder that frost isn't far behind. It's time to enjoy those last tomatoes, peppers, herbs and late-season favorites while beginning to think about moving the garden from outside to inside.

We're making plans to put the Independence Community Greenhouse to good use this fall and winter, with hopes of creating opportunities for residents to keep growing, learning and getting their hands in the dirt year-round.

Stay tuned—we're just getting growing.

Questions about the garden? Email IndependenceCOCommunityGarden@gmail.com.

INDEPENDENCE PREPAREDNESS

Preparedness Doesn't End with September



National Preparedness Month may be over, but being ready is something worth carrying into every season. Wildfire, severe weather, flooding, power outages and unexpected evacuations can happen quickly, and a little planning ahead can make those moments much easier to navigate.

Start Here: Sign Up for Elbert County Alert
(If you were previously registered for CodeRED, you are NOT automatically enrolled in the new Elbert County Alert system, you must register again.)
Elbert County Alert is a free emergency notification service that sends local public safety information by text, phone or email, including Wildfires, Tornados, Floods, Severe storms, Evacuations, Shelter-in-place orders, Law enforcement activity, and other public safety

emergencies

CLICK HERE to register for Elbert County Alert.

Then, Take 10 Minutes at Home

- Know more than one way to leave your neighborhood or area.
- Keep a basic go-bag with essentials ready.
- Include medications and copies of important information.
- Have food, water, carriers or leashes and a plan for your pets.
- Decide how your household will communicate if you're separated.
- Don't routinely let the gas tank or EV charge get uncomfortably low.

You don't need a bunker full of canned beans to be prepared. You just need a plan you can actually use.

For more ideas on building an emergency plan, supplies and preparing your household, CLICK HERE to explore Ready.gov.

Join the Independence Social Committee

Have Ideas? We'd Love to Hear Them.

Some of the best things happening in Independence started with a simple idea from a neighbor.

If you enjoy bringing people together, planning events, decorating, welcoming new residents, organizing volunteers or simply sharing creative ideas, consider joining the Independence Social Committee. Whether you have an hour to spare or want to be more involved, there's a place for you.

Help us create the events, traditions, and experiences that make Independence feel like home.

Meetings: Third Tuesday of each month *(new meeting date)*

Time: 6–7:30 p.m.

Location: Independence Clubhouse

Questions or interested in joining?

IndependenceSocialCommittee@gmail.com

Great communities don't happen by accident — they're built by neighbors who care.

Stay Connected:

- Keep an eye on your email (and your junk folder, just in case)
- Add Contact@IndependenceDenver.com to your address book
- Follow community pages: FB: IndependenceNeighborhood | IG: @indneighborhood
- Follow the Community run pages: FB: Women of Independence Neighborhood | FB: Neighbors of Independence (proof of residency required for access)
- The Independence Lifestyle: Where Community & Nature Connect



HAPPENING IN THE TOWN OF ELIZABETH

Sometimes you don't have to go far to find something fun to do. Get out, explore and support the community right outside Independence. Click here to Visit the Town of Elizabeth website for event details and updates

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Happening Nearby



Pumpkins, Corn Mazes & Cider Donuts...Oh My!

If you haven't made it to **The Patch** yet, October is the month to go. Located just down Highway 86 in Kiowa, this family-owned farm is celebrating its **10th anniversary** with weekends packed with fall fun.

Get lost in the Walter-themed corn maze, take a hayride, visit the farm animals, race down the giant slide, tackle mini golf, fire an apple cannon, pick the perfect pumpkin—and yes, **get the apple cider donuts. Trust us on this one.**

The Fall Festival is open **Saturdays and Sundays from 10 a.m.–6 p.m. through October 31**, with additional fall-break days **October 15 & 16.**

Single-Day Admission: $27.95 | Ages 2 & under: FREE

It's close, it's local and it's basically October doing what October does best.

CLICK HERE to see everything happening at The Patch and purchase tickets.

DENVER BOTANIC GARDENS

Denver Botanic Gardens | Fall is in Full Bloom

October is one of the best times to visit the Denver Botanic Gardens, with seasonal events for just about everyone.

Pumpkin Festival at Chatfield Farms | Oct. 9–11
Corn Maze | Weekends through Nov. 1
Ghosts in the Gardens | Select October nights
Glow at the Gardens | Oct. 15–18 & 21–24

You'll also find fall family programs, garden tours, yoga, art classes and plenty more throughout the month.
CLICK HERE to explore the full October calendar and find your fall favorite.

DENVER ART MUSEUM

Denver Art Museum | Make a Date with Art

Looking for a change of scenery? October is a great time to wander the Denver Art Museum, explore the galleries or try something creative yourself.

Tuesday, October 13 is an SCFD Free Day, with free general admission for everyone. Kids 18 and younger are always free for general admission.

October also brings creative workshops and classes in printmaking, drawing, painting, bookmaking and clay sculpture, so there's plenty to discover beyond the galleries.

CLICK HERE to explore what's happening at the DAM this October.

THE BUTTERFLY PAVILION

Butterfly PAVILION

Butterfly Pavilion | Things Are Getting a Little Creepy

October is the perfect month to appreciate the creatures that crawl, flutter and occasionally make your skin crawl at Butterfly Pavilion.

A few October highlights:

- Toxic Terrors After Dark | Oct. 8**
- Beginner Macro Photography | Oct. 10
- Photo Hour | Oct. 11
- Spider 101 | Oct. 12
- Homeschool Day | Oct. 15
- Bugs & Brews | Oct. 30

Plus, you'll find Sensory Friendly programming and plenty of opportunities to explore the butterflies and fascinating creatures that live there.

Visit Butterfly Pavilion to see the full October calendar, dates and registration details.

The Toxic Terrors After Dark event is for adults only.

INDEPENDENCE

COMMUNITY COLLECTIVE

The Independence Lifestyle:

Where Community & Nature Connect

The Independence Lifestyle continues to grow through neighbors connecting over shared interests, spontaneous conversations, and simple moments together. Whether it's joining a walking group, trying a new hobby, meeting for coffee, starting a book club, or bringing a brand-new idea to life, this is your opportunity to help shape the community you want to be part of.

Community also means looking out for one another. If you or someone you know is facing a difficult season, experiencing food insecurity, or simply needs a helping hand, please know you're not alone. Your privacy will always be respected, and support is available. Reach out confidentially to Kristin@IndependenceDenver.com

Watch the newsletter and The Independence Lifestyle: Where Community & Nature Connect Facebook group for upcoming gatherings, clubs, and opportunities to get involved.

Club listings are shared for informational purposes and are not necessarily endorsed by the Independence Overlay Metropolitan District.

Current Grassroots Clubs at Independence Include:

MONDAY NIGHT GRAVEL — Catch It While You Can



The sun is setting earlier, the temperatures are dropping and our Monday evening riding window is getting shorter. If you've been meaning to join RUST Cycling's Monday Night Gravel Ride, now's the time. Squeeze in a few more miles, enjoy those crisp fall evenings and take advantage of the season before daylight—and eventually snow—have other plans.

Pump up the tires, grab your helmet and get out there while you still can.
Learn more at RUST Cycling.

CLUB SPOTLIGHT Thinking Snow Yet? We Are!
Calling all skiers, snowboarders and people who start checking the mountain forecast way too early... Wax the skis. Tune the board. Winter is coming.

The Independence Ski & Snowboard group is kicking off the season with a night at the Clubhouse! Come meet fellow snow enthusiasts, swap plans for the upcoming season and maybe find a few new neighbors to hit the slopes with.

SAVE THE DATE: Sunday, November 22 | 6 p.m. | The Homestead Clubhouse
BBQ, drinks and good times provided.

Want to get connected before then? Join the Independence Ski and Snowboard group on Facebook or contact Isaiah Ofalt at ilofalt@gmail.com

INDEPENDENCE HUNTING & FISHING CLUB
Reach out to Robert at RobertCase7676@gmail.com or call 719-247-0067

INDEPENDENCE ART CLUB
Please contact Joe Bennett at JoeBennett.co@gmail.com or 303-503-8634

Happy Tails, Happy Trails

Fall Walks Are Calling

Cooler days, crunchy leaves and Colorado sunshine make October pretty hard to beat for a walk with your favorite four-legged sidekick.

While you're out enjoying Independence, remember the basics: **leash up, scoop the poop, share the trail and be mindful of barking**, especially during those early morning and evening hours.



A little courtesy keeps our trails, parks and open spaces enjoyable for everyone—whether they're walking on two legs or four.

For ongoing animal concerns, Elbert County Animal Control: 303-621-2027.

Meet Pebbles!

This month's furry face belongs to me. Think your pup deserves a little Independence fame next month? Send us your favorite photo: Kristin@Independencedenver.com

INDEPENDENCE COMMUNITY CLUBHOUSE

Clubhouse Quick Reference

Need help with your access card, have a question or want to reserve the Clubhouse? Front Range Recreation staff are here to help.

Staffed Hours

Monday & Wednesday: 4–7 p.m.
Tuesday & Thursday: 10 a.m.–2 p.m.
Saturday: Noon–6 p.m.

Gym access remains unchanged with your community access card, including the regular Monday cleaning closure from **10–11 a.m.**

Have a question, need help with access or interested in reserving the clubhouse? Stop by during staffed hours or reach out to IndependenceDenver@gmail.com.

Save these hours—you never know when you'll need them!

Safety Reminder: Ponds & Open Space

Independence's ponds and open spaces are an important part of our community landscape, but please remember that ponds are not recreational areas. They serve essential irrigation, retention and detention purposes and should not be entered or used for swimming, fishing, boating or other activities.



Our open spaces are meant to be enjoyed on foot—**motorized vehicles are not permitted**.

Thank you for helping protect these areas and keeping Independence safe and beautiful.

Emergency Contacts:
Fire – 303-646-3800
Sheriff – 303-621-2055

INDEPENDENCE METRO DISTRICT AND PUBLIC ALLIANCE

Public Alliance
DISTRICT MANAGEMENT. BUILT DIFFERENTLY.

Please save his contact information below. If you have questions or simply want to introduce yourself, the Public Alliance team is here to help:

Phone: 720-213-6621
Email: Contact@PublicAllianceLLC.com

Visit, bookmark, and favorite the Independence Websites where you can find information about community happenings, news, meetings, documents, and all things related to Independence and the Metro Districts:

The Overlay District – Homestead and Pool/Gym
Districts 1-6 – Where You Live
Independence Water and Sanitation District

COMMUNITY REMINDERS

An October Message from the Metro District

Annual Reuse Water User Certification

Quick update: Over 400 residents have already completed their Annual Reuse Water User Certification, and our goal is for every resident to participate!

As part of the Independence Water & Sanitation District's reclaimed water permit issued by the Colorado Department of Public Health and Environment (CDPHE), the District is required under Colorado Regulation 84 to provide annual education to residents who utilize the reclaimed water irrigation system and maintain documentation that this information has been received.

To satisfy this requirement, the District asks all residents connected to the reclaimed water irrigation system to complete the 2026 Annual Reclaimed Water User Certification.

Why is this required?

The purpose of the Annual User Certification is to help ensure residents understand:

- Reclaimed water is non-potable and intended for outdoor irrigation only.
- Basic safety practices associated with reclaimed water.
- The proper use of the District's reclaimed water irrigation system.

This certification is not intended to create additional responsibilities for homeowners or grant additional authority to the District or the State. Rather, it is one component of the District's annual reporting requirements under Colorado Regulation 84 and helps demonstrate that users of the reclaimed water system have received basic educational information regarding its safe use.

Quick and Easy to Complete

The certification consists of approximately 10 brief yes-or-no questions and typically takes less than two minutes to complete.

As this is the first year the District has implemented the Annual User Certification process, we appreciate your participation as we work to satisfy the State's reporting requirements while continuing to operate one of Colorado's conservation-focused reclaimed water systems.

💧 Did You Know?

Independence was one of the first communities in Colorado to implement a community-wide reclaimed water irrigation system. By using reclaimed water to irrigate our parks, open spaces, and residential landscapes, the District helps conserve valuable drinking water supplies for future generations.

Helping Improve Resident Education

The District also intends to use the survey results to better understand which aspects of the reclaimed water system residents are already familiar with and where additional information may be helpful. If common questions or areas of uncertainty are identified, Management will include short educational articles in future District newsletters to help residents better understand the reclaimed water system that serves our homes and community.

Additional information regarding the District's reclaimed water system, including educational materials and frequently asked questions, is available on the District website. Click here.

Thank you for helping the District continue operating one of Colorado's most innovative water conservation systems safely, responsibly, and in compliance with State regulations. We appreciate your partnership in protecting one of our community's most valuable resources.

Learn More About Colorado's Reuse Water Program:
Click HERE
Complete Your Annual User Certification:
Click HERE
Or scan the QR code ➞



Thank you for taking a few minutes to participate and support the District's commitment to water conservation and responsible resource management.

RESIDENTIAL WATER & NON-POTABLE WATER UPDATE AND LANDSCAPING

Friendly Reminder: Landscape Design Review Requirements

As a reminder, homeowners are required to submit an ACC Design Review Application and receive approval before installing landscaping or making other exterior improvements to their property. In addition, initial front and rear yard landscaping should be completed within six (6) months of closing on your home, as outlined in the Independence Design Guidelines.

Over the next two months, the District's Compliance Team will be conducting routine community audits. If you have not yet submitted a Design Review application or completed landscaping without prior approval, we encourage you to do so now to help avoid receiving a compliance notice.

If you have questions about the Design Review process or are ready to submit your plans, please review the Design Guidelines and application materials here: Covenants & Design Guidelines - Independence Overlay Metropolitan District, then email your completed ACC Design Review application and supporting documents to the **District Manager at** Ryan@PublicAllianceLLC.com for review.

Thank you for helping preserve the quality, appearance, and long-term value of the Independence community.

Section 8.1.1 Sightly Conditions: Each Unit shall at all times be kept, maintained, repaired and replaced in a good, clean and sightly condition by the Owner thereof.

Fall Irrigation & Winterization Reminder

Fall is here and now is a great time to begin preparing your home and landscaping for colder weather. The District's irrigation system is expected to remain operational through mid-October, weather permitting. The Independence Water and Sanitation District currently has plans to shut down the irrigation system on Thursday, October 15. Please be on the lookout for additional community email blasts with further instructions on how to complete your irrigation shut off and winterization process.

Residents are encouraged to plan ahead and contact their irrigation or landscaping professional to schedule winterization of their individual irrigation systems. As a reminder, homeowners are responsible for turning off their irrigation water at the residential curb stop before the District shuts down the community irrigation system for the season.

Turning off your irrigation water beforehand is an important step in the winterization process. If a home's irrigation supply remains open when the District system is shut down, pressure may become trapped within the individual irrigation system, potentially resulting in damaged or burst pipes.

Please plan accordingly and consider scheduling your winterization service in advance so your system is properly prepared before colder temperatures and the District's seasonal shutdown arrive.

Planning a Fall Landscaping Project?

If you are planning to complete new landscaping this fall, please keep the District's anticipated mid-October irrigation shutdown in mind. As a general rule of thumb, residents should plan to complete new planting and landscaping projects at least 30 days before the anticipated irrigation shutdown to provide new sod, seed, trees, shrubs, and other vegetation adequate time to receive regular watering and begin becoming established before winter.

Establishment and watering needs vary depending on the type of vegetation and weather conditions, so residents are encouraged to consult with their landscaping professional when planning late-season projects.

2026 Irrigation Updates

Fall is upon us and the District will be discontinuing the delivery of irrigation water to your home

as of 12:00 p.m.on Thursday - October 15, 2026. If you have not already done so, it’s time to make plans to winterize your residential irrigation system before the District begins the winterization process.

Please be aware that this date may change as it is weather dependent.

Please contact your landscaper to have them winterize your irrigation system, or if doing this yourself please follow these recommendations from our water operator:

1. Locate the irrigation valve box in the front yard of your home
2. Inside of that box you will see a PVC supply pipe, and next to that is a yellow topped PVC pipe
3. To drain the irrigation line on the downstream side of the meter pit, turn the stop and waste valve at the bottom of the yellow tube 90 degrees. This will require a 5ft valve key, which can be purchased at Lowes or Home Depot, or you can contact an irrigation company to perform the service.

This link will direct you to the required valve key.

You may then wish to run your irrigation system timer to cycle the valves to ensure that the supply line fully drains back to the meter pit.

If you have any above ground piping you may wish to cover to protect from extreme temperatures.

As you know, Colorado can sometimes be dry during the winter months so if you need to water trees, shrubs or grasses, please connect a garden hose to the hose bib on the outside of your home and use your potable water supply to irrigate when appropriate. This is recommended when temperatures remain above 40*F for three or more days at a time.

Required Non-Potable Irrigation Water Signs: (See Photo)



Semocore, the District's water operator, has been installing required non-potable irrigation water signage at homes throughout the community and will continue over the next several weeks. The signs will be placed near each residence's front stairs.

The District's irrigation system uses non-potable water, which is safe for landscape irrigation but not safe for drinking or human consumption.

The Colorado Department of Public Health and Environment (CDPHE) requires visible signage identifying non-potable water systems as part of statewide public health and water system identification requirements. Please do not remove or tamper with these signs once installed.

The District will be considering fines for Signs that have been installed and then removed by the homeowner.

We love seeing Independence shine through every season, and as we move into the spring growing season, here are a few timely reminders to help keep our community safe, welcoming, and looking its very best.

Community Trash Cans & Dog Waste Stations
The District continues to work with ELCI to perform weekly litter removal throughout the community, including the maintenance of community trash cans and dog waste stations.

As a friendly reminder, these receptacles are intended for small household and pet waste items only. Please do not dispose of large or bulky materials. These materials can damage or tear the trash bags, creating additional cleanup challenges and maintenance costs.

We appreciate everyone's cooperation in helping keep Independence clean, safe, and enjoyable for all residents. Thank you for doing your part to keep our community looking its best.

To report a concern please email: Ryan@PublicAllianceLLC.com**.**

Please keep in mind that Elbert County has enacted Stage One Burn Restrictions. Click here for more information.

Community Trails, Open Space, and Parks
The District has installed signs at the trailheads around the community to remind residents that unauthorized vehicles are not allowed on the trails anywhere in Independence. This includes dirt

bikes, golf carts, ATV’s, or any other motorized vehicles that may cause damage to the trails. The use of motorized vehicles in District Open Space, including near the Water and Sanitation facilities is strictly prohibited.

A reminder to residents to keep our shared park spaces clean and nice for everyone. Do not leave any trash behind and please use the pathways as intended. Keep bikes and foot traffic out of the rock beds and vegetation.

PARKING REMINDERS

To help keep our streets safe and accessible for walking, biking, and other summer activities, we encourage residents to utilize their garage(s) and driveway for vehicle parking whenever possible, reserving street parking as a secondary option. Please do not park on crosswalk areas and block access to district trails, open space, or parks.

RECREATIONAL VEHICLES

As a reminder during the summer season, recreational vehicles, boats, campers, utility trailers, and similar equipment may be temporarily parked within the community for loading, unloading, cleaning, or preparation purposes. However, pursuant to the community's governing documents, these vehicles may not remain parked on a lot, driveway, or street for more than **72 hours** without being removed.

We appreciate everyone's cooperation in helping maintain the appearance and character of the community. If you have any questions regarding any District-related topics, please contact District Management.

SEASONAL DECORATIONS

As a reminder, seasonal decorations should be removed within 15 days after holidays.

TRASH CONTAINERS

As a reminder, HBS is now part of Waste Management. Residents may call Customer Service (888) 496-8824 for any service-related questions and/or requests.



For all completed homes with a certificate of occupancy:

- Trash containers may be placed curbside after 6 a.m. on pickup day.
- They must be returned to proper storage by 9 p.m. the same day.
- Containers should be stored out of sight between pickups.
- These small steps keep our neighborhood clean and looking beautiful!

DESIGN REVIEW

Thinking about a winter project or planning ahead for spring? Any exterior changes — landscaping, patios, architectural modifications — must be submitted for design review before work begins. You can find covenants and design guidelines on the Overlay Districts page. Click here for more information.

For New Homeowners, what is a Special District?

Special districts are created to fill service gaps in county services. In Colorado, these districts function as local governments or political subdivisions of the state, adding a third level of government in the United States. This level includes counties, municipalities (cities and towns), school districts, and other entities such as authorities and special districts. For the Independence community, several Metropolitan Districts are in place:

- **Independence Overlay Metropolitan District**: Oversees public amenities, enforces Covenants, and acts in lieu of an HOA.
- **Independence Metropolitan Districts 1, 2, 3, 4, 5, and 6**: Metropolitan Districts dedicated to residential development.

- **Independence Water & Sanitation District**: Provides water and sanitary sewer facilities and services to the entire community.
- **Independence Commercial District**: Will oversee future commercial operations.

If you have any questions about our community's districts, architectural review tips, design guidelines, or resident responsibilities related to home ownership in the Independence Community, as well as inquiries about water, landscaping, trash, etc., please contact Public Alliance, LLC at 720-213-6621 or Contact@PublicAllianceLLC.com.

INDEPENDENCE COMMUNITY BLOG



Emergency Preparedness Tips Every Colorado Homeowner Should Know

Colorado homeowners enjoy four distinct seasons, beautiful open spaces, and plenty of opportunities to enjoy the outdoors. Although there's plenty to love about living in our state, you should also be prepared for the unexpected. Natural disasters can strike quickly, and being caught off guard can have costly consequences.

Click here to read our latest blog post!

JOIN US ON SOCIAL FOR THE LATEST UPDATES!

WE LOVE HEARING FROM YOU!

If you have questions at any time, please reach out to us!

For community-related questions:

Contact@IndependenceDenver.com

For resident-related events:

Kristin@IndependenceDenver.com

For District-related questions (water, landscaping, etc.):

Public Alliance Main Number: 720-213-6621

Email: Contact@PublicAllianceLLC.com

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