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Spring Energy | Community in Motion | 2026

A Note to Our Neighbors

May has a way of keeping us on our toes out here. One day feels like spring, the next reminds us we're still very much in Colorado. The open space is starting to shift, the light is lingering a little longer, and there's a quiet sense that everything is waking back up—even if the weather hasn't quite made up its mind yet.

This time of year always feels like a reset. Not rushed, not overly polished—just a gradual return to being outside, reconnecting, and settling back into the rhythm of the community.

As we head into a busier season, you'll start to see more opportunities to gather, meet neighbors, and spend time together again. Whether you've been here for years or just recently moved in, this is one of the best times to lean in a little and get connected!

Access Card Reminder

Independence has transitioned to a new access system for the gym, pool, and Community Center. Keypad PINs are no longer active—entry now requires a District-issued access card. Residents can pick up their card at the Community Center during staffed hours. Each household will receive one card initially, with the option for a second.



Staffed Hours (through Friday, May 22):

Mondays & Wednesdays: 4–7 p.m.

Tuesdays & Thursdays: 10 a.m.–2 p.m.

Saturdays: 12–6 p.m.

Beginning Saturday, May 23:

Staffed hours will expand to **10 a.m.–8 p.m., seven days a week** with the opening of the pool.

The gym remains accessible outside staffed hours with key fob access. Stop by during staffed times for reservations, access setup, or general assistance.

For full details, pickup requirements, and policies, please click here to visit the Recreation page on the [Independence Overlay Metropolitan District](#) website.



MAY COMMUNITY EVENTS

Thank You, Independence Volunteers

A heartfelt thank you to everyone who volunteered at the **Spruce & Reduce event on Saturday, April 25**. We appreciate you taking a little time out of your Saturday to care for where you live—and to help others do the same.

Your participation truly makes a difference, and it shows in the pride we share in this community.

Missed the Event? We've Got You Covered

If you weren't able to discard your items during Spruce & Reduce, there's still an option. HBS offers **25% off bulk item pickup** for HOA residents with convenient curbside service.

Simply call **720-547-8600** and mention code **HOAVIPMM25** to schedule your collection.

An easy way to keep things clean without the heavy lifting.

HAPPENING IN INDEPENDENCE



Summerfest | Saturday, May 30

You won't want to miss this.

Summerfest is back on **Saturday, May 30 from 10 a.m.–3 p.m.** at the Homestead and it's shaping up to be one of the best days of the season!

This is our community's kickoff to summer, bringing together residents, neighbors, and guests for a relaxed, come-and-go day filled with **live music, food trucks,**

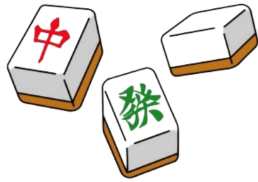
Front Porch Market shopping, and a few fun surprises along the way.

Whether you stay for an hour or settle in for the afternoon, it's an easy way to get outside, connect with neighbors, and enjoy everything that makes life in Independence feel a little different.

And if you know someone who's been curious about the community... this is a pretty great day to invite them to come take a look.

More details to come—but for now, mark your calendar and save the date!

Interested in joining us as a vendor? We'd love to hear from you. Please email Kristin@IndependenceDenver.com to be added to the list.



Learn to play American Mahjong! Did you miss out on the first session? Additional classes will be available on May 16 from 3-6 p.m., **REGISTRATION IS REQUIRED.** [Click here](#) to register. *There is a \$30 fee to be paid directly to the instructor.*

Independence Community Garden | Now Signing Up

Ready to get your hands dirty?

Planting season begins **May 30**, and garden plots are now open for sign-up. Whether you're a seasoned grower or just getting started, it's a great way to connect, learn, and grow something of your own.

Applications can be found on the Independence Overlay Metropolitan District website—[click here](#)—or email Kristin@Independencedenver.com for more information.

A big thank you to this year's garden leaders, **Melanie and Jennifer**, for helping bring the space to life!



HAPPENING CLOSE TO HOME



FARM & RANCH DAY

Agricultural Fun for All Ages!
~Mother's Day Pancake Breakfast~
~Livestock ~ Annual Plant Sale~

Saturday, May 9 2026

9:00 AM TO 1:00 PM

Around Town | Farm & Ranch Day with CALF

2330 Interstate 25 Castle Rock Co

[Click here](#) to learn more.

Looking for something a little different this month? Farm & Ranch Day is one of those events that feels like stepping right into the heart of Elbert County.



Spend the day exploring working ranch life up close with CALF! From equipment demonstrations to animals, local vendors, and hands-on experiences, Farm & Ranch Day offers fun for all ages including kids and adults. It's a chance to slow down, learn something new, and connect with the agricultural roots that shape this area. If you haven't been before, it's worth the visit.

If you have, you already know it's one of those events people come back to year after year.

Take a look at the [event details](#) and plan to spend some time at this event on Saturday, May 9!



Independence Community Garage Sale

Friday & Saturday June 5 & 6 | 8 a.m.–2 p.m.

Our community garage sale is coming up—we'll take care of signage and promotion to help bring in shoppers. All you need to do is set up your garage with your sellable items and join in. More Details to come via email and posted on community Facebook pages.

Bring Your Ideas & Help Shape What's Next

Spring is bringing fresh energy, and the Independence Social Committee is already planning what's next. If you enjoy brainstorming, organizing, or simply want to be part of the conversation, we'd love to have you join. We could truly use a few more hands at the table—join the Social Committee and help turn great ideas into memorable experiences for our community. To get involved or be added to the mailing list, email IndependenceSocialCommittee@gmail.com.

Meetings: First Tuesday of each month

Time: 6 – 7:30 p.m.

Location: Independence Clubhouse

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)
- NEW [The Independence Lifestyle: Where Community & Nature Connect](#)



Food Trucks Are Back at Independence



Food Truck Wednesdays | 4–7 p.m.

Food Truck Wednesdays are back—mark your calendars.

Join us each week from **4–7 p.m.** for an easy midweek dinner with a rotating lineup of local favorites. No cooking, no cleanup—just grab a meal and spend a little time outside with neighbors.

Get ready for a delicious summer lineup.

Trucks are subject to last-minute changes.

May 6 – Cooking with a Crown

May 13 – Philly on the Go! (Philly Cheesesteaks)

May 20 – Rolling Italian Pasta Kitchen

June 3 – Uptown Humboldt

June 10 – Ragbag Bistro

June 17 – Tacos Por Dias

June 24 – Woodhill Small Batch BBQ

July 1 – La Mesa

July 8 – Tacos Por Dias

July 15 – La Mesa

July 22 – Pierogies Factory

July 29 – Lucky Bird

August 5 – Colorado Berliner Haus

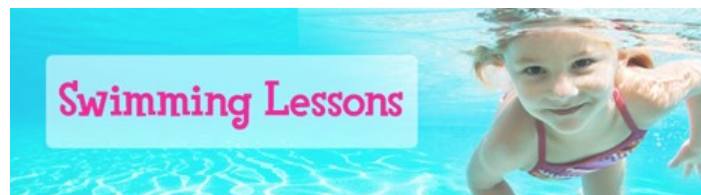
August 12 – La Mesa

August 19 – Woodhill Small Batch BBQ

August 26 – La Mesa

September 2 – What Would Cheesus Do

Pool Update | Swim Lessons in the Works



We're excited to share that we now have a swim instructor available for the upcoming season.

Lessons will take place before open pool hours and will be **coordinated directly** between families and the instructor, with options for private or two-student sessions.

"Hi, my name is Tessa and I am graduating from Legend High School this May. I have been a competitive swimmer for over 10 years and have taught lessons at Dolphinz Swim School for two years. Please reach out at 720-766-2126 or TessaWaterman17@gmail.com if you're interested in scheduling private lessons."

Water Fitness at Independence | Instructors Wanted

Let's bring mornings at the pool to life!

We're looking to add early morning water fitness classes this summer—before regular pool hours

—and we're searching for the right person to lead them.

If you're a certified instructor, have experience leading aquatic fitness, or know someone who does, we'd love to connect.

Interested? Reach out to Kristin@IndependenceDenver.com and let's make it happen.

HAPPENING IN THE TOWN OF ELIZABETH



Elizabeth
COLORADO

As we head into summer, the Town of Elizabeth has a full lineup of events that are easy to jump into and worth checking out.

From a [Main Street Car Show](#) on May 29 to the popular [Friday Night Market & Concert Series](#) running June through mid-August, there's something happening almost every week—live music, local vendors, and a great small-town vibe.

Later in the season, you'll also see community favorites like another Main Street Car Show in August, the 5K & Family Color Run, and additional celebrations that bring the whole town together.

If you're looking for something to do close to home, this is a great place to start. To explore the full Town of Elizabeth events calendar, [click here!](#)

May 9 – Town Clean Up Day

May 29 – Car Show on Historic Main Street

June 12 – August 14 – Friday Night Market

August 21 – Car Show on Historic Main Street

August 29 – 250/150 Main Street 5K and Color Run

August 29 – 250/150 Celebration at Running Creek Park

September TBA – Birthday Bash Movie Night

September 26 – Historic Downtown Walk & Talk

December 5 – Mayor's Tree Lighting



Community Spotlight | Elizabeth Library

If you haven't stopped by the Elizabeth Library yet, this is your sign.

It's more than just books—think **eBooks, audiobooks, streaming content, online resources, and nearly endless reading options** through a statewide library network. You'll also find **computers, free WiFi, printing, faxing, and notary services** available for everyday needs.

For families, **Story Time** is a great way for kids to build early literacy, explore new books, and connect with others through stories, songs, and simple hands-on activities. The library also offers **book clubs, youth and adult programs, and volunteer opportunities** if you're looking to get more involved.

Stop by anytime for a quick tour—they'd love to show you around and help you make the most of everything available. [Click here](#) to explore programs and activities.

Elizabeth Library

303-646-3416

pplibraries.org

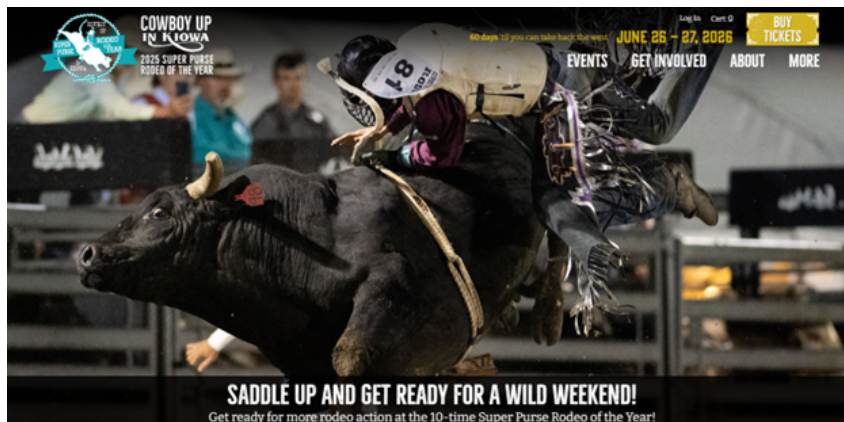
Save the Date:



The crisp air in the pines and beautiful sunsets provide the backdrop for one of the first and most exciting PRCA rodeos of the season. From an opening concert right on the arena floor featuring **Mitchell Tenpenny, Tracy Byrd, & Tyler Farr** to the excitement of the Chute Out and the military celebration of the Red, White, and Blue Rodeo, we have something for everyone. The Parade on Saturday morning brings the town together to celebrate a heritage rich in the Western Way of Life and a sense of community.

The Elizabeth Stampede Rodeo, a truly authentic experience, is a great way to kick off the summer! [Click here](#) for the schedule, to buy tickets, and to learn about the heart stopping excitement!

2026 Cowboy Up in Kiowa Rodeo



To purchase tickets, [Click here](#).
Mutton Bustin' registration is now open!



Mutton Bustin' offers youngsters between the ages of 4 and 7 a chance to begin their own rip-roaring rodeo careers.

Here's how it works: kids hop on a sheep and hold on as long as they can for a fun, fast ride—whether it's one second or ten; it's an exciting experience they won't forget.

For more information, [click here](#).

HAPPENING NEARBY

Around Denver & Beyond

May is packed with energy across Denver, making it a great time to get out and explore. The month kicks off with the lively **Cinco de Mayo Festival (May 2–3)** at Civic Center Park, followed by events like the **RiNo Street Fair (May 9)** and **Monster Jam World Finals (May 9)** at Empower Field. As the month continues, you'll find **Rock de Mayo (May 23)** and the **Denver Arts Festival (May 23–24)** over Memorial Day weekend, along with **FAN EXPO Denver (May 28–31)** closing things out with a full weekend of pop culture and entertainment.

Music and performance are everywhere this time of year—from Red Rocks concerts to productions like *Hadestown (May 5–10)* and *Madama Butterfly (May 2–10)* at the Denver Center and Opera Colorado.

In the Garden

Denver Botanic Gardens | Peak Spring — Ongoing

May is when the Gardens truly shine. Tulips, alliums, and early summer perennials are in full swing, making it one of the best times of year to visit—no special event required.

Denver Botanic Gardens Spring Plant Sale — May 8–9

If you're planting this season, this is the place. With more than 50,000 plants selected for Colorado's climate, it's easily one of the best plant sales in the city. Members get early access and a discount, and reservations are required. Go in with a plan... or don't.

At the Museum

Denver Art Museum | Free Day — May 12

The DAM offers one free general admission day each month, and May's falls on the 12th. No reservation needed—just a great opportunity to explore current exhibits without the usual ticket.

THE BUTTERFLY PAVILLION



For Families | Butterfly Pavilion Summer Programs

If you're looking for something a little different for the kids this summer, the Butterfly Pavilion offers hands-on programs that go beyond the typical camp experience.

Their [summer camps](#) (ages 5–9) are built around exploring nature, science, and the small creatures that keep our world running. Think interactive projects, live animal encounters, and time spent exploring exhibits all designed to get kids curious, engaged, and off screens for the day. Camps run as full-day programs, with both single-day and week-long options available.

They also offer [Homeschool Days](#), which are themed experiences that include classes, activities, and hands-on learning opportunities at a discounted admission rate perfect for families looking to mix learning with something more immersive and fun.

Space is limited for most programs, and registration is required so if this sounds like a fit, it's worth taking a look sooner rather than later.

[Click here](#) to visit the Butterfly Pavilion website to explore programs, dates, and registration details.



COMMUNITY COLLECTIVE

The Independence Lifestyle:

Where Community & Nature Connect



Independence Lifestyle continues to grow as a simple, resident-driven way to connect through shared interests, ideas, and everyday moments. Whether it's a walking group, game night, gardening conversations, or something that hasn't started yet, this is where those connections begin informally, is flexible, and shaped by you.

Just as importantly, this community shows up for one another in quieter ways. If you're facing food insecurity or going through a tough time, please remember you're not alone. Your well-being and your privacy matter, and there is no shame in asking for help, this is a community that cares. You can reach out to Kristin@IndependenceDenver.com for assistance, and your privacy will be honored.

Opportunities to connect will be shared here in the newsletter and through the **new community Facebook group**, [The Independence Lifestyle: Where Community & Nature Connect](#). The goal is simple — make it easy for neighbors to find each other and spend time doing the things they enjoy.

Do you have an idea you'd like to explore? Reach out to the new community Facebook group (link above) and let's help bring it together. You can also email karpssk15@gmail.com or karpcbk15@gmail.com if Facebook isn't your thing.

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

Current Grassroots Clubs at Independence Include:

INDEPENDENCE SMALL BUSINESS GROUP

A welcoming space for local entrepreneurs, creatives, and business owners to connect, share ideas, and support one another in a relaxed setting. No formal agenda or pressure, just good conversation and a community of neighbors who want to see each other succeed. If you'd like to join us, please RSVP to vicki.mhp@gmail.com.

MONDAY NIGHT GRAVEL — LET'S RIDE!

Stay up to date on upcoming rides at rustcycling.com/events or follow along on Instagram for the latest updates and ride invites

INDEPENDENCE HOMESCHOOL CO-OP

Homeschool co-op is over for the season and we are looking for a new chairperson! If you would like to head up learning opportunities, field trips, and homeschool meetups, email Kristin@Independencedenver.com for more information.

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



INDEPENDENCE COMMUNITY CLUBHOUSE

A Reminder from the Clubhouse

The Independence Community Clubhouse is your hub for fitness, reservations, and resident support. The gym is open daily with key card access and is **closed Mondays from 10–11 a.m. for cleaning.**

Front Range Recreation is available during staffed hours to assist with access, reservations, and questions—please bring proof of residency and a photo ID.

Staffed Hours (through May 22):

- Mondays & Wednesdays: 4 – 7 p.m.
- Tuesdays & Thursdays: 10 a.m. – 2 p.m.
- Saturdays: 12 – 6 p.m.

Beginning Memorial Day Weekend:

Staffed hours expand to **10 a.m.–8 p.m., seven days a week** with the opening of the pool.

For reservations or questions, stop by during staffed hours or email

Office@FrontRangeRecreation.com

or IndependenceDenver@gmail.com.

A May Message from the Metro District

RESIDENTIAL WATER & NON-POTABLE WATER UPDATE AND LANDSCAPING

It is officially springtime, landscape maintenance matters. Please take a moment to check for lingering weeds or trees that may not have survived the winter. Keeping yards neat supports the welcoming character of Independence.

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.

2026 Irrigation Season Begins

- Irrigation services were successfully activated on Monday, April 20th.
- If you have not yet turned on your irrigation, please ensure your personal irrigation valves are turned ON (open). All residents will need a 6' Sprinkler Valve Key to turn on (and off) your irrigation valve. A **Sprinkler Valve Key** can be found at a local home improvement store such as: Home Depot, Lowes, or on Amazon.
- If you have turned on your irrigation valve and still do not have water running to your system, please make sure that during the winterization process you or your landscaper did not inadvertently turn off any valves around the irrigation meter.
- Please note that individual home irrigation systems are the responsibility of the homeowner, including turning the valve on and off, maintenance, and repairs.
- **We kindly remind residents to use water responsibly. Excessive or inefficient use may lead to higher individual water bills and could require the District to implement additional restrictions, including the potential for excess-use surcharges.**

For 2026 the District has implemented the following irrigation restrictions: Click [HERE](#) to learn more

- For 2026 the District has implemented the following irrigation restrictions: Click [HERE](#) to learn more.
- Irrigation of landscaped areas shall be limited to no more than three (3) days per week. Homes with addresses ending in an **odd number** shall only irrigate on **Monday, Wednesday, and Saturday**.
- Homes with addresses ending in an **even number** shall only irrigate on **Tuesday, Thursday, and Sunday**. Residential irrigating is not permitted on Friday.
- Irrigation **shall not** take place **between the hours of 8:00 a.m. and 8:00 p.m.**
- Irrigation zones should be set to **water 10-15 minutes per zone**.
- Runoff of irrigation water is not permitted. Please ensure that your irrigation system timers are adjusted – set to only irrigate on the correct days of the week and that individual zones are timed to prevent overwatering and runoff of irrigation water.

The District encourages users to irrigate responsibly. The current Rate & Fee Resolution can be found on the District's website at: [Rates - Independence Water and Sanitation District](#)

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.

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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.

Notes from the ELCI Landscaping Team:

Our landscaping team continues working behind the scenes each month and into spring.

- Ongoing upkeep and maintenance
- Weekly trash patrol
- Dog stations regularly serviced
- Meeting with a herbicide specialist to develop a long-term strategy for managing weeds in rock areas
- Activation of irrigation in District Parks
- Activation of Dog Park water station
- Activation of water at Community Garden
- If you notice any of the following: a dog station or trash bin needing service, excessive weeds located in a District park or rocky breezeway, or a washed-out trail please [click here](#) to let us know.

The meet-and-greet with our new landscape partner, Environmental Landworks (ELCI), will happen at Summerfest on Saturday May 30th. Residents can meet the team, including an opportunity for residents to see equipment up close and learn more about how the team cares for our community.

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.

RECREATIONAL VEHICLES

A friendly reminder that recreational vehicles, campers, and trailers may not be parked in driveways or on the street for longer than 72 hours (Article 21 in the District's covenants). This guideline helps keep streets clear, improves visibility, and maintains the overall appearance of our community.

SEASONAL DECORATIONS

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

TRASH CONTAINERS



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



Colorado's Housing Shift: What Elizabeth's Boom Means for Denver Homebuyers

If you have been watching Colorado real estate lately, you have probably noticed something interesting. Elizabeth, a smaller town southeast of Denver, is suddenly getting a lot of attention. Elizabeth is growing quickly. New homes are going up, more buyers are looking in this direction, and people are starting to talk about it as a real alternative to Denver.

But this shift is not really just about Elizabeth. It is part of a bigger story about how buyer priorities are changing across the Front Range. As we move into the peak of the residential selling season, read our [latest blog](#) to learn more!



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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