



STONEGATE North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS FEBRUARY 2026

The History of Stonegate North Villages Metropolitan District

Many residents ask about the role of the metropolitan district — how it differs from the HOA — and why there are two separate metropolitan districts in the area. This month, we wanted to revisit this topic and share a bit of a history lesson with our residents, so let's dive in!

A Timeline

Our district was formed in 1998 when the developers elected to separate Stonegate into two distinct areas and metropolitan districts. This legal division created Lincoln Park Metropolitan District and Stonegate Village Metropolitan District. Stonegate Village, with its earlier development timelines, was established as the water provider.

The initial homes built in Stonegate Village were developed from 1982 through the 1980s and 1990s, with the full build-out beginning to develop in 2001. Development in our area, originally named Lincoln Park, began later — with building continuing from 2001 and into the last few years, including the Meritage and Richmond homes being sold and developed in 2019 and 2020, and the Lokal development, just nearing its final sales.

In September of 2020, aiming to create greater continuity

between the two districts, Lincoln Park Metropolitan District elected to change its name to Stonegate North Villages Metropolitan District.

Two Separate Metropolitan Districts

The paths taken by the developers and the community's different development timelines created the need for two districts — which still operate as distinct entities today. While the two districts are separate, many of the amenities and services intersect and joint operating agreements have been created so that residents get the benefit of both Stonegate North Villages and Stonegate Village facilities and land. In fact, it is often difficult to tell where Stonegate North Villages ends and Stonegate Village begins, owing to the contiguous, tree-filled flowing streets that appear to seamlessly join the two communities.

Metropolitan Districts and the Homeowner's Association (HOA)

Metropolitan Districts are governmental entities which fall under the Colorado Department of Local Affairs Division of Local Government. As a special metropolitan district, services are maintained and operated by funds received either through property taxes or fees. With these funds, the district manages and oversees the 24-hour operations across the district including the management of the Stonegate North Villages Community Center, the Family Pool, the Adult Pool & Spa and the numerous parks and open spaces. There is a separate Homeowner's Association (HOA) and this association has oversight of covenant enforcement, trash and recycling and fence maintenance.

Developers separate Stonegate into two metropolitan districts, acknowledging the areas are on different development timelines. The existing entity remains Stonegate Village Metropolitan District and the newer one is named Lincoln Park Metropolitan District.

1998

Stonegate Village Metropolitan District development begins to reach full build-out.

2001

Lincoln Park Metropolitan District, which is continuing to be built out and developed with homes from Richmond, Meritage and Lokal, is renamed Stonegate North Villages Metropolitan District.

2020

The two districts, Stonegate North Villages Metropolitan District and Stonegate Village Metropolitan District, operate independently, but have joint use agreements, allowing residents to use many recreational amenities cross both districts.

TODAY

Board of Directors for Stonegate North Villages

The District is governed by a board of directors who serve staggered terms. You can email the Board of Directors directly at board@stonegatenorthvillages.org.

Vicky Strain, President | **Tim Sepp**
Robert Kuehl | **Jon Kool**

Upcoming Meetings

The next meeting is February 25, 2026. Meeting details can be found at the bottom of the website: StonegateNorthVillages.org

Thanks for making a note of the best ways to reach the district.

Questions on VIZpin?

Email registration@stonegatenorthvillages.org

Need information on the Community Center?

Email reservations@stonegatenorthvillages.org

Need help with ADA accommodations?

Email ada@stonegatenorthvillages.org

Have a question or comment unrelated to VIZpin or reservations?

Email contact@stonegatenorthvillages.org

See a water leak? Emergency hotline: 720-851-8178



Who Does What

To help residents understand who does what in our community — and which entities provide which services — we have produced a handy guide. Please use the QR code here to view that guide and even download the information.



How Do I Know Whether I Live in Stonegate North Villages or Stonegate Village?

Our Stonegate North Villages Metropolitan District website has a quick and handy visual of the area. Check it out to see where the dividing lines are between Stonegate North Villages and Stonegate Village and to get an overview of Stonegate North Villages Metropolitan District and our district's many amenities.

