

LIVE EXCEPTIONALLY, AFFORDABLY

Redlands 360 thrives thanks to a well-established and city-approved consolidated Metro District Plan. These local governing bodies, overseen by both state and local authorities, play a critical role in fostering a vibrant and connected community. Functioning as a financing mechanism, they ensure the development and ongoing maintenance of essential public infrastructure. This includes roads, water/sewer systems, stormwater facilities, parks, trails, and more – all vital elements for a dynamic neighborhood all property owners can enjoy.

A STRATEGIC PARTNERSHIP

This smart collaboration within the Metro Districts means lower fees, simplified billing, and more time for homeowners to delight in the many lifestyle opportunities that make Redlands 360 so special.

- **Fairness and efficiency:** Redlands 360 ensures a cost-effective approach to community maintenance by equitably distributing essential expenses across residents and businesses, resulting in lower association fees for all.
- **Effortless bill management:** Metro Districts fees are conveniently combined with your annual property tax bill, eliminating separate HOA invoices and simplifying your financial planning.
- **Enhanced community value:** From scenic trails and open spaces to other shared resources, the Metro Districts ensure these features are developed and maintained, enriching your everyday experience.
- **Embrace a carefree lifestyle:** The Metro Districts assume regular care and maintenance of public areas, allowing you to focus on enjoying the abundant amenities and living life to the fullest.



THE REDLANDS 360 LIFESTYLE

Our thoughtfully designed community seamlessly integrates with the surrounding natural beauty, fostering a vibrant and enriching way of life. The Metro Districts ensure residents enjoy the full benefits of calling Redlands 360 home:

- **Unmatched outdoor lifestyle:** Enjoy a wealth of trails right at your doorstep, perfect for biking, running, hiking, or simply soaking in the breathtaking views.
- **Landscaped oasis:** Well-maintained medians, expansive open spaces, and thoughtfully designed landscaping create a visually stunning environment you'll love coming home to.
- **The heart of the community:** A Community Center managed by the HOA, will be strategically situated within open spaces, providing a venue for gatherings, and special events and fostering a sense of connection among residents.

Redlands 360 offers more than just a place to live; it's a place to connect with nature, embrace an active lifestyle, and cultivate lasting memories.

PEACE OF MIND AND FINANCIAL STABILITY

The Canyon Rim 360 and Easter Hill neighborhoods are the first to benefit from Redlands 360's mindful Metro Districts financing approach. These neighborhoods currently have a 15 mill property tax assessment dedicated to ongoing operations and maintenance of parks, trails and open spaces. This rate is expected to remain consistent throughout the life of the neighborhoods.



REDUCED HOA FEES

A key advantage of the Metro Districts is the ability to lessen the typical HOA fee liability. The Metro Districts handle the maintenance of public improvements traditionally managed by HOAs, such as parks, open spaces, and more. This translates to reduced HOA fees and management costs for homeowners.

FUNDING PUBLIC INFRASTRUCTURE

The Metro Districts also have the responsibility to levy an additional property tax assessment, up to 50 mills, to finance the construction of essential public infrastructure like roads, sewer systems, water lines, storm drainage, and public amenities. This assessment will only be implemented when necessary to secure financing for these projects and will cease after the finance term expires.

PLANNING FOR A SECURE FUTURE

Growth within the Districts, through additional homes being built and occupied, will generate real estate tax revenue specifically designated for debt repayment. This debt is typically amortized over 30-40 years, ensuring a stable and predictable financing structure with favorable financing terms.

FINANCIAL FREEDOM

Residents can expect a consistent annual property tax assessment for the Metro Districts financing throughout the amortization period. While a full 50 mills may not be assessed immediately, they will be implemented as needed to secure debt for infrastructure projects. This approach ensures long-term financial stability and minimizes year-to-year fluctuations.

TRANSPARENCY AND SHARED KNOWLEDGE

The anticipated timeline for the first debt issuance in these initial neighborhoods is between 2025 and 2026. Redlands 360 remains committed to open communication and will provide residents with detailed updates as the process unfolds. Additional information available at Redlands360MD.com

