The Cordillera Property Owners Association & Metro District

COMMUNITY REFERENCE · CORDILLERA, EDWARDS, COLORADO · NOVEMBER 2026

Seven thousand gated acres, 817 homesites, and two organizations that run them, the CPOA and the Metro District. What comes with owning here, who provides what, what it costs, and the rules worth reading before you write an offer.

START HERE

Two organizations, two jobs, and a private club that is neither.

The Cordillera Property Owners Association, the CPOA, is the private homeowners association for the Divide, the Ranch, the Summit, and the Territories. It is funded by annual assessments and it owns and runs the owner amenities: the Athletic Center, the Trailhead Clubhouse, the Dave Pelz Short Course, the post office, the Vail Gondola Club, and the private fly fishing. It also holds the Design Review Board and the covenants. Cordillera Valley Club has its own separate property owners association and is not part of the CPOA.

The Cordillera Metro District, the CMD, is a quasi-municipal corporation and a special district of the State of Colorado. It is funded by property tax rather than dues, and it handles the physical community: more than 40 miles of paved roads, snow removal, the 24-hour gatehouse and public safety department, roughly 3,000 acres of open space and trails, and the equestrian center, dog park, car wash, and community gardens.

The Club at Cordillera is a separate private golf club that you join on your own. It is not part of either organization and no purchase of Cordillera property includes Club membership. A companion sheet covers it.

THE COMMUNITY

What Cordillera actually is

A 7,000-acre gated alpine community above Edwards, surrounded by roughly a million acres of White River National Forest, with 817 homesites and more than 600 homes built. It is about 25 miles from the Vail/Eagle County Regional Airport and 140 miles west of Denver International.

NEIGHBORHOOD CHARACTER AND WHAT IS NEARBY

The Divide	European architecture in an arid piñon and sage landscape, valued for walkability. Home to the Dave Pelz Short Course, the Granada Glen pond and picnic area, and the Mirador and Camino del Norte trails. Enclaves: Kensington, Les Pyrenees, Alcazar.

The Ranch	Colorado ranch architecture on land that was a working ranch, oriented to people who use the outdoors. Twenty-one miles of hiking, snowshoe, and cross-country trails with a groomed Nordic track, the Hale Irwin Mountain Course and TimberHearth, and the Trailhead Clubhouse with its pools and playground. Enclaves: Bearcat, Cimarron, Club Cottages, Greyhawk, Bentgrass.
The Summit	Mountain modern homes with Gore Range views. The Jack Nicklaus Summit Course and Summit Clubhouse, the Athletic Center with its saltwater pool, hot tub, pickleball and tennis, and access to Big Park and the National Forest.
The Territories	The same Summit setting at a different scale, on lots of 35 acres and up.

> **WORTH GETTING RIGHT EARLY**
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> Cordillera Valley Club is not one of these four neighborhoods. It is a separate property owners association with its own dues, documents, amenities, and rental rules, and the two are confused constantly. Establish which Cordillera a property sits in before quoting anything about dues, amenities, or rentals.

THE CPOA

What ownership includes

These amenities come with the real estate. No club membership is required for any of them.

ATHLETIC CENTER · THE SUMMIT

Sixteen thousand square feet with vaulted ceilings and glass walls facing the Gore Range. Cardio and weight rooms with Pelotons, Cybex machines and free weights, a yoga and group class studio, an indoor swimming center, and a large outdoor spa for eight with an extensive patio.

Open 5am to 10pm daily. Lap swimming by reservation 7am to noon, open swim noon to 10pm. Classes book up to four days ahead. Cordillera ID card required after 6pm. Open to property owners, their family, and their guests.

TRAILHEAD CLUBHOUSE · THE RANCH

A rustic mountain lodge in a forested setting, with a basketball court and playground. The saltwater pool uses saline chlorination, runs two 25-yard lap lanes alongside recreational water, and is half again larger than the pool it replaced. The kiddie pool has a sloped beach entry and water jets, and the hot tub seats about twenty.

Pool open Memorial Day through Labor Day, 9am to 8pm. The clubhouse stays open year round on the same hours. Pools are unguarded and unstaffed and cannot be reserved privately, so they stay available to everyone.

TRAILS AND OPEN SPACE

Roughly 30 miles of private trails across about 3,000 acres of managed open space, some segments for mountain biking and some for horseback, no motorized use anywhere. Winter brings meticulously groomed Nordic and snowshoe tracks.

Owners also reach the White River National Forest directly from the Big Park trailhead. Pets stay leashed, and certain segments close during spring elk calving.

DAVE PELZ SHORT COURSE · THE DIVIDE

A nine-hole par 3 at 1,252 yards and 8,126 feet, one of only two signature Dave Pelz courses in the world. It is a private amenity owned by the CPOA and operated and maintained by the association, so no Club membership is needed to play it.

Cordillera property owners play with no greens fee, paying only a $20 cart rental, and may bring accompanied guests. Club at Cordillera members who are not Cordillera owners, and Cordillera Valley Club residents, are also welcome to play at $35 greens plus $20 cart. Sponsored guests playing unaccompanied pay $25 plus cart.

Open May 27 through September 30, 9am to 6pm, closed Wednesdays for maintenance, last cart tee time 4:30pm. Reserve online or at 970.364.1899.

PRIVATE FLY FISHING

One and three tenths miles of private Eagle River water divided into six beats by reservation, holding wild rainbows, browns, and cutbows. Catch and release, flies and single barbless hooks only, with a permit application and registration through Vail Valley Anglers, who manage the program.

Five stocked ponds need no reservation or permit: Upper Bearden, Lower Bearden, Red Draw, Granada Glen, and the pond at Valley Course hole 3.

EVERYDAY SERVICES

A private post office, a car wash, parking and RV storage, community gardens, a dog park, curbside trash and recycling, and the Cordillera ID card system that gates amenity access.

SEPARATE MEMBERSHIPS

Two things ownership does not automatically include

AMENITY	HOW IT WORKS
Cordillera Vail Gondola Club	A members-only seasonal ski club at the top of Bridge Street in Vail Village, steps from Gondola One. Hearth room and lounge with guest privileges, personal and family lockers, equipment valet and storage, complimentary continental breakfast and après service, boot drying, tuning and rentals. Membership is capped at 212 and is open to Cordillera owners and non-owners alike. Fees through the association's assistant general manager.
Cordillera Equestrian Center	Run by the Metro District and the largest equestrian facility in the Vail Valley, with room for more than 40 horses, two heated indoor arenas, an outdoor arena, and direct trail access into Cordillera and Forest Service land. Lessons, clinics, dressage training, boarding, and summer youth camps for ages 7 to 15. Priced on the district's published fee schedule rather than covered by dues.

THE METRO DISTRICT

Roads, gates, safety, and how it is paid for

The Metro District is a political subdivision of the State of Colorado governed by an elected five-person board. It is funded through property tax, so it does not appear on an association dues statement. It appears on the tax bill.

ITEM	2026 DETAIL
General operating mill levy	34.103 mills, applied to assessed value.
Budgeted property tax revenue	$6,233,088, within total operating revenue budgeted at $7,580,937.
Debt service	All district debt was retired December 1, 2022. No debt service tax unless residents vote to take on new obligations.
Roads and snow	More than 40 miles of paved roads, plowing and snow removal, and two operations buildings.
Open space	About 3,000 acres, with trails, fishing ponds, equestrian paths, forest health work, wildlife programs, and wildfire mitigation.
Also operated	The gatehouse, the Bearden Homestead, the Equestrian Center, the dog park, the car wash, and the community gardens.

PUBLIC SAFETY

Cordillera runs its own Public Safety Department around the clock, staffing the access gates and patrolling the streets. Officers are trained in safety and emergency response but are not police officers. They are the first responders to burglary and intrusion alarms and hand off to the Eagle County Sheriff whenever criminal activity is suspected. They also handle wildlife and loose pet calls. Emergencies still go to 911. Public Safety is reached at 970.926.2335 and the Sheriff at 970.479.2201.

WILDFIRE

Fire protection comes from the Eagle River Fire Protection District. Mitigation is split: the Metro District thins, limbs, and treats community open space using hazard mapping and fire event simulations to build fire breaks and evacuation routes, while the CPOA runs a Residential Wildfire Mitigation Program that gives owners free home assessments on a three-year rotation with structural and vegetative prescriptions. Both work with the fire district and Eagle Valley Wildland. Divide assessments began in June 2026.

RULES AND COSTS

What a buyer needs to confirm

What are the association dues?

The CPOA is funded by annual assessments that are set each year and are not published on the community site. The 2026 CPOA assessment is $3,900 a year. Confirm the exact figure for a specific property through Real Manage before relying on it.

Can the home be rented?

Long term only. Rentals must be 30 days or longer, and short term rentals under 30 days are prohibited in all areas of Cordillera. Owners register through the community portal, submit a Tenant Rental Information Form for each rental, and pay a $600 annual licensing fee. Enclave documents can be stricter than the community rule, so check them.

Do tenants get the amenities?

Not automatically, and this changed recently. Since April 1, 2026, tenants no longer receive amenity access with the lease. A tenant who wants the Athletic Center, the Trailhead, and the Short Course pays $300 a month.

Who approves a remodel or a new build?

The CPOA's Design Review Board, working from the recorded covenants, the bylaws, and the community's planned unit development document. Plan for design review on anything structural or exterior.

What does the metro district cost an owner?

It arrives as property tax, not as a dues bill. The 2026 general operating mill levy is 34.103 mills applied to assessed value, and district debt has been retired since December 2022. Pull the actual tax bill for the specific parcel to see the full picture, since the district levy is only one line on it.

Is the golf included?

The Dave Pelz Short Course is a CPOA amenity, and a Cordillera owner plays it with no greens fee, paying only the cart rental. The three championship courses are not. Those belong to The Club at Cordillera, a separate private club joined independently of the real estate. The two do meet at the Short Course: Club members who are not Cordillera property owners, and Cordillera Valley Club residents, may play it for a greens and cart fee.

WHERE THIS COMES FROM

Sources

Cordillera Property Owners Association	Association role, board structure, amenities owned, design review, wildfire program, governing documents, Real Manage.
Cordillera Metro District	Legal status, 2026 mill levy and budget, debt retirement, roads, gatehouse, open space, district-operated facilities.
Living in Cordillera	Acreage, homesite and home counts, location, neighborhoods, seasonal activity.
Cordillera's Neighborhoods	Divide, Ranch, Summit, and Territories character, amenities, and enclave lists.
Athletic Center · Trailhead Clubhouse · Hiking & Biking · Fly Fishing	Facilities, hours, seasons, access rules, trail mileage, river and pond fishing terms.
Dave Pelz Short Course	CPOA ownership and operation, who may play, greens and cart fees by category, yardage, elevation, season, hours, and reservations.
Golf · Vail Gondola Club · Equestrian Activities	Short Course, gondola club membership structure and cap, equestrian center operations and fee schedule.
Public Safety · Wildfire Preparedness	Department scope, emergency numbers, fire district, mitigation programs.
Homeowner Rental Information · Buying & Selling	30-day minimum, $600 licensing fee, and the April 1 2026 tenant amenity change.
Eagle County Assessor property records	Territories lot sizes, from the Territories at Cordillera subdivision records.

IMPORTANT DISCLOSURE

1. Sources: cordilleraliving.com, the community site published by the Cordillera Property Owners Association and the Cordillera Metro District, pages listed above, extracted August 13, 2026, and Eagle County Assessor property records, November 12, 2026. The $3,900 association assessment is not published on the community site.

2. Dues, mill levies, fees, hours, seasons, and rules are set by the association and the district and change over time. The recorded covenants, bylaws, planned unit development, association rules, and any enclave declaration govern in all cases.

3. Cordillera Valley Club is a separate property owners association, not part of the CPOA, and nothing on this sheet should be applied to a Valley Club property without confirming its own documents. The one overlap is the Short Course, which Valley Club residents may play for a fee.

4. This analysis is AI-assisted, compiled from the sources listed above. Underlying data available on request. Buyers and their agents must verify all figures independently during due diligence.

5. Information deemed reliable but not guaranteed. Not legal, financial, tax, or investment advice.

Prepared for buyers and their agents. Confirm all details independently during due diligence.



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