

July 29, 2020

NEPCO
P.O. Box 714
Monument, CO 80132-0714

Ryan Howser
Development Services
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Reference: Abeyta Minor Subdivision

NEPCO is providing the collective input from its membership that includes more than 9,500 homeowners, 45 HOAs, and over 20,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development and maintenance of northern El Paso County.

1. We again applaud owners for their effort in preserving the zoning for this area.
2. It appears that the Subdivision Summary Form contains an incorrect value for estimated water requirements. Since the water court decree only allows 4 acre-feet of water to be withdrawn per year, the estimated water requirement value should equal the average daily flow (3,571 gal), not the maximum daily use (8,928 gal), which equals 10 acre-feet withdrawn per year.
3. One would expect that the final plat depiction would include the entirety of the driveways that will be used for these lots. The current document posted to EDARP (Exhibit A) is very confusing and appears to vacate such ingress/egress.
4. Please look thoroughly at the Declaration of Covenants and the HOA Articles of Incorporation. Documents which allow a declarant to absolve himself and the Subdivision/HOA/LLC from all responsibility regarding the primary purposes of the association (maintenance of shared driveways; and compliance with water use, replacement, and administration plans) appears to be unusual. In addition, unless the new owner of Lot 3 places his garage in the northeast corner of the Lot, who will be responsible for the portion of driveway on his property that only benefits the owners of Lot 1 & 2?

5. We assume that normal coordination with El Paso County agencies will continue to occur throughout this subdivision and eventual home construction to include compliance with Master Plan, wildfire mitigation, noxious weed, and residential lighting standards.

Thank you for the opportunity afforded NEPCO and the Tri-Lakes area residents we represent to participate in this important effort to encourage prudent and community-enhancing development.

//SIGNED//

Paul E. Pirog
Vice Chairman,
NEPCO Transportation and Land Use Committee

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Greg Lynd
President, NEPCO