

To: Board of El Paso County Commissioners  
Centennial Hall  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903

From: Dr. Fredrick L. Silverman, Professor Emeritus, UNC  
Barbara Z. Silverman  
1460 Symphony Heights  
Monument, CO 80132

✓CC: Craig Dossey and Kari Parsons  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Date: July 17, 2020

Subject: Brookmoor PUD Amendment Project No. 18-007,  
Rev: 7-20-18 11-15-19

Dear Board Members,

We are residents of the Brookmoor Estates neighborhood just east of Monument, CO.

Our HOA Board has been working diligently for about 30 consecutive months to gain access to South Park Dr. through the east portal of our neighborhood. That part of South Park Dr. runs between Symphony Heights and Knollwood. We note that South Park Dr. is a public county road for which all residents of Brookmoor Estates pay taxes to support and to which our access is appropriate. Our HOA Board has engaged with you for a period of about 30 consecutive months. Each document submission from the Brookmoor Estates HOA has explicitly met whatever requirement the Board of El Paso County Commissioners has solicited. And after each submission from the Brookmoor HOA, the Board of El Paso County Commissioners has issued at least one new requirement. That cycle has been repeating for quite a while. We respectfully request that now is the time to end that cycle by approving our request for access to the part of South Park Dr. between the east end of Symphony Heights and Knollwood.

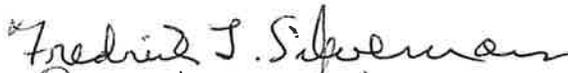
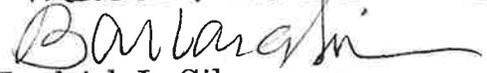
Jody Evans, our HOA President, has written a letter describing the current status of matter, which she indicated "should be a very simple matter, but

has turned out to a very complex and perhaps a politicized process.” We fully endorse that letter from Jody Evans to you.

Traffic load is, perhaps, the central concern of residents along that part of South Park Dr. to which Brookmoor Estates requests access. The Brookmoor HOA presented data from a traffic volume study, for which the Brookmoor HOA paid experts, and those data show that the increase of vehicles per day on South Park Dr. would be only 31, substantially below the high level of concern that residents of South Park Dr. registered. This slight increase of traffic also diminishes the high level of concern for safety that those residents registered. The traffic study experts indicated that South Park Dr., as it exists, will accommodate the daily vehicle flow that it determined to be only 31 from Brookmoor Estates. In his letter to you, Dr. David Schmidt, our Brookmoor Estates neighbor, presented a summary of the data from this traffic study. The Brookmoor Estates HOA has previously submitted the results of that study to the Board of El Paso County Commissioners.

Our personal conclusion is that the Board of El Paso County Commissioners have by now given thorough attention both to the concerns of residents of South Park Dr. and to all of the required documents that the Board now has in its possession from the Brookmoor Estates HOA, collected and presented over a period of about 30 consecutive months. A fair and complete assessment of concerns raised over this issue and of the record of abundant documentation addressing those concerns warrants granting Brookmoor Estates’ request for access to South Park Dr. from the gated east end of Symphony Heights.

Sincerely,

  
  
Fredrick L. Silverman  
Barbara Z. Silverman

**Professor Fredrick Silverman**  
1460 Symphony Hts.  
Monument, CO 80132



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