

July 27, 2020

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

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

From: Kenneth T. and Anne M. Ryals
18980 Connemara HTS
Monument, CO 80132

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

Dear Board Members,

We would like to get your assistance with a matter that has been plaguing our community for many years. Our gated community has 2 gates, but we are only allowed to use one of them. Not only is this an inconvenience, but it is a safety issue as well. No community of 50+ homes should be reliant on one point of exit. By that same logic, the South Park residents should be permitted to egress through Brookmoor whenever their egress via Knollwood is impeded.

Our HOA has been trying for several years to get this issue remedied and has provided every requested document and a traffic study with the understanding that we would be allowed to open the gate. Yet, after meeting all those requirements, we still are not permitted to use our second gate.

We are a community of mostly retired professionals, some of whom do not even drive, and we do not generate a lot of traffic. One positive impact of our exiting via South Park would be to reduce traffic past the elementary school on Lake Woodmoor

All that we are requesting is to be able to drive on a public road, for which we pay taxes. That just seems to be a no-brainer. In this vein, it should be noted that our willingness to permit South Park residents to traverse Brookmoor is granting them access to roads that are privately maintained.

Your assistance in satisfactorily resolving this matter is greatly appreciated.

Sincerely,



Kenneth T. and Anne M. Ryals

Michael and Jean Tetreault
1443 Symphony Heights
Monument, CO 80132

July 23, 2020

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

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

Dear El Paso County Board Members,

We are writing to support our HOA and the residents of Brookmoor Estates in the effort to allow our residents to gain access to South Park Drive via an electric gate currently in place, but not available for our use. As South Park Drive is a public road, and one supported by our tax dollars, we are at a loss to understand why this issue remains unresolved.

Our private community consists of 59 homes, with most of our residents being retired. The maintenance of our properties is funded through our HOA dues. We pride ourselves on being responsible homeowners, good neighbors, and active in our community. The residents of South Park Drive seem to have an impression of us that in no way reflects who we are. In addition, their reasons for keeping the gate closed are selfish and unfounded.

In 2019 our community retained a transportation consultant to conduct a transportation study. I believe the results of the study have been provided to you. It clearly indicates that South Park Drive would be able to accommodate an increase in volume from Brookmoor residents. The impact is minimal. Why is the County unwilling to approve access to the gate based on these findings?

All of us in Brookmoor have been waiting for years to get this gate issue resolved. This is inexcusable. Please honor the requests from our HOA President, and those of our residents. They have provided all the information you should need to make the right decision.

Best Regards,

Michael and Jean Tetreault

Brookmoor Estates Residents

Cc: Holly Williams, El Paso County Commissioner

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July 20, 2020
Centennial Hall
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

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

From: Donald L. Hodge
Lt Col USAF (Ret)
1380 Symphony Hts.
Monument, CO 80132

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

Dear Board Members,

I am writing to you to seek your assistance in what should be a very simple matter, but has turned out to be a very complex and perhaps has become a politicized process. Our original plat provided for Brookmoor homeowners and residents to use the back gate, but this was inconsistent with the original PUD, which provided for EMS use.

We are currently seeking to amend our PUD, so it complies with our original Plat, in conformance with Resolution No 14-301, which stated that "the emergency gate may only be used for emergency access, unless the HOA amends the PUD Plan through the County's public and use process." We have been trying to do this for over two years.

The Brookmoor Estates community (59 homes) is composed primarily of senior citizens, who pay substantial monthly dues for the privilege of the additional security provided by living in a gated community. These dues pay for the maintenance of our streets, which relieves the county of this burden. The homeowners have been seeking for several years to have our back gate open to ingress and egress by Brookmoor homeowners. This is a request to have access to a public road, one that we all pay taxes to support. With the growth of new homes, the intersection of Lake Woodmoor Dr and Woodmoor Dr has become very dangerous. It is currently 5 lanes, with a gas station and bank on one side and a commuter parking lot on the other. Without the use of the back gate, Brookmoor homeowners must access Hwy 105 through this intersection or turn right and pass in front of the elementary school.

The homeowners of the ten homes on the short part of the street of South Park Dr (between Symphony Heights and Knollwood Dr.), have written many letters stating that allowing the residents of Brookmoor to traverse our back gate would somehow threaten their security and that of their children walking to school. In reality, those children cannot access the school from South Park Dr, as the homeowner of the path that runs along Brookmoor's east wall has posted a no trespassing sign. Those children have to walk down South Park Dr, turn left on Knollwood, a busy road, to access Lake Woodmoor Dr,

where the elementary school is located. In addition, the homeowners of Brookmoor Estates do not pose any security threat to the 10 homes on this section of South Park Dr. As the community is gated, there is no public traffic which would traverse Brookmoor Estates to South Park Dr. On the other hand, currently anyone can access South Park Dr from Knollwood, as it is a public road.

Further, with the addition of some 30 homes on Lake Woodmoor Drive, the traffic will increase and only add to the current issue. Reducing traffic flow from Brookmoor's north gate onto Lake Woodmoor Drive seems logical, making Lake Woodmoor safer for the Elementary School students.

This issue has been ongoing far too long and our HOA has complied with all requests from The County. We strongly ask for your favorable and timely consideration and authorize our use of the back gate.


Very respectfully,
Don & Lorraine Hodge
1380 Symphony Hts
Monument, CO 80132

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