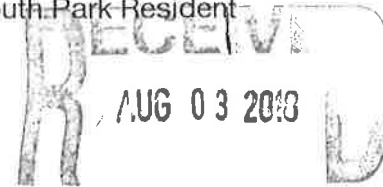


To: Kari Parsons, Project Manager/Planner II
E.P.C. Planning and Community Development
Date: July 20, 2018
Subject: Brookmoor gate-Project # 18-007 PUD Amendment
Title: Letter of Opposition

From: South Park Resident



When we bought our home prior to Brookmoor construction, we were informed that the new development at the end of South Park would have an EMS ONLY gate. Our neighbor next door attended these meetings. We bought our home with the knowledge that this would remain a quiet dead end street. Over the past 13 years, we have witnessed how their traffic has negatively affected us. These occurrences were also prior to the full development of Brookmoor. At this time the *current* count is 59 homes and the amount of traffic would obviously be substantially greater than noted previously. Additionally, their past history of usage and non-compliance has resulted in significant disruption to our neighborhood.

2 examples:

1. They have used the gate many times over the years knowing full well it was an EMS ONLY gate. In particular, they decided to use it for residents in 2012. This traffic continued for 3 months even though the county warned them to cease gate usage. The county was then forced to pursue litigation in order for them to comply with the PUD.
2. They placed a chain at the front of our turnabout on South Park drive. This resulted in large vehicles having to back out blindly onto busy Knollwood drive. It also resulted in our garbage service being stopped due to the "safety hazard" per Waste Management. Our multiple U-turn vehicles had to turn around in our driveways. This again required the county to pursue litigation of Brookmoor to remove the chain.

In view of Brookmoor's past actions and behaviors to purposely disrupt our neighborhood while intentionally dis-regarding and defying the county, we are confident that they will not honor limitations of the gate. We take this into very serious consideration. Given the ability to remove the restrictions on their gate will result in a grossly negative impact to our street, properties, and surrounding roads. We too, have had to endure the explosive Monument growth such as the hundreds of homes across from us at Village Center, Kum&Go visitors and locals, and the Monument Academy traffic to mention a few. This has made Knollwood and Hwy 105 extremely congested especially at peak hours and will only worsen with additional Brookmoor traffic.

Impact to South Park Drive:

- Many will speed as they did before making it unsafe to enter and exit our driveways.
- Many more than 56 vehicle trips per day (estimate from the transportation memorandum) will use the east gate.
- The additional traffic noise will affect all of us 24/7.
- Due to the traffic and noise, our home values may negatively be affected and the desirability of our neighborhood WILL ABSOLUTELY be affected upon resale.
- South Park east will be affected with a left turn onto Knollwood due to the substantial traffic increase.
- The Brookmoor traffic will also affect an already congested Knollwood and Hwy 105 especially at peak times.
- When we have snow many cars park on the street leaving only one available lane. We are not a plowing priority and this would create an extremely dangerous situation especially around our blind curve.

Our homes have been here for over 30 years while they have been here less than half of that. We all chose our homes here because it was a quiet dead end street. They chose their homes knowing the east gate was EMS ONLY. While Brookmoor has South Park outnumbered 6:1, we are hopeful that this ratio will not be a determining factor in the decision-making process. There are a much greater number of local residents and factors that will be affected by lifting the existing gate restrictions. The proposed PUD amendment (change #2) specific to the gate will not be a "minimal" impact nor is it "mostly a housekeeping issue" as the 'Letter of Intent' states.

We strongly oppose the removal of the gate restrictions.

To: Kari Parsons, Project Manager/Planner II
E.P.C. Planning and Community Development
Date: July 20, 2018
Subject: Brookmoor gate-Project # 18-007 PUD Amendment
Title: Rebuttal to the Transportation Memorandum

While the Transportation Memorandum “looks” rather *nice*, the contents have no true or real value. They are simply based on “average estimates” from a 2012 book. While an actual traffic count cannot be performed since the gate is currently closed, utilizing traffic formulas and calculations from a book and plugging in numbers does not exactly reflect accuracy.

The word “estimates” was used 8 times. These “estimates” are not specific to the resident activity of Brookmoor or the true potential impact to South Park drive. The “estimates” and “averages” are not indicative of realistic numerical data for this particular application.

In 2012 when Brookmoor again decided to ignore Code Enforcement and use the gate for 3 months, we saw and heard the negative impact to our quiet dead end. Back then, many, many of the homes were not yet built. Now with 59 current homes, the negative impact would obviously be much greater. The 90/10% split between the gate usage is not even a close projection or “estimate”.

If it were an accurate estimate and the reason for the PUD change is related to “safety” as previously claimed, then 90% of resident trips are not concerned about a “safety” issue and will continue to use the current front access as they have been doing for many years now.

The Brookmoor residents currently have an alternate route if they wish to avoid left turns onto Lake Woodmoor and Woodmoor Drive. They are able to make a right turn onto Lake Woodmoor and another right turn onto White Fawn Drive. This leads them to Knollwood Drive and then onto Hwy 105. Some of the residents have been using this route.

- One might wonder why such a driving force to use the east gate for only 10%?
- One also might wonder is it really safety and not convenience?
- Why disrupt and change the “Woodmoor” environment and reputation for 10% of Brookmoor traffic?

However, when a short cut is discovered or more convenient access becomes available, most often people will surely use it. This is exactly what will happen as it relates to the usage of the eastbound Brookmoor gate.

South Park Resident

To: Kari Parsons, Project Manager/Planner II
E.P.C. Planning and Community Development
Date: July 31, 2018
Subject: Brookmoor PUD Amendment Project No. 18-007



Statement of Opposition:

Gate History

Since the beginning of the construction of the Brookmoor estates, the East gate was limited to EMS use by the PUD. In 2012 Brookmoor residents were being issued keys to open the gate. These residents entered and exited the gate using lock and key. Traffic became more noticeable, but by the end of May 2012 the Southern section of the gate was converted to a motorized solar powered gate. The gate mechanism was operated by portable transmitter, like a garage door opener. Increasing numbers of these transmitters were being distributed to the residents for use in their personal vehicles. The PUD and County personnel did not authorize the use of the gate for resident traffic, nor the installation of this powered gate. The traffic in and out of the gate became alarming. Unlike the Traffic study estimate, we on South Park Drive witnessed actual traffic from Brookmoor at a time when there were far fewer homes built. At this point we were seeing construction traffic and resident traffic, round the clock. South Park residents sought help from the County.

All home buyers knew the status of their respective neighborhoods.

Virtually all of the South Park residents choose to live on a dead end quiet street with minimal traffic. There was no pending change to this status. That choice would be removed after the fact if a PUD Amendment were approved.

Brookmoor residents choose to live in an exclusive gated and walled community, separate and apart from the existing neighborhood. There was notably one entrance and exit. The PUD in effect clearly limited the use of the East gate for EMS purposes only.

Impact of an amendment to the PUD

Allowing an amendment to the gate PUD would not be compatible with the neighborhood that has existed for thirty years. Instead of traffic consistent with a dead end street, South Park Drive residents would experience traffic consistent with a Blvd. Based upon observed traffic by Brookmoor residents during the Summer of 2012, the volume of traffic would be far greater than the estimate projected in the traffic study. The increased traffic and noise produced by 59 additional homes (currently), six times the number presently using the street, would be a severe negative impact to the residents of South Park Drive. South Park residents would experience a dramatic degradation in the quality of life from this increased traffic. Truly, the desirability of the neighborhood would diminish. This also affects future real estate sales prospects. Many would be buyers may put off by the traffic seen on the street. In addition, this increase in traffic would adversely impact those on South Park Drive (East) making a left turn onto Knollwood Blvd.

Visitor parking and winter storm parking are an issue. Many of the driveways are too small and too steep to accept parking in the driveways. This leads to parking on the street, which results in areas with only a single lane that is passible. With a dramatic increase in traffic on the street, safety concerns rise sharply.

Traffic Study - An Estimate taken from an Engineering Text Book.

The conclusions made in this memorandum are made without regard to any actual traffic observations. Under section, Trip Generation, the first sentence says it all: "Estimates of the vehicle trips generated by the subdivision have been estimated using trip generation rates from Trip Generation, 9th Edition, 2012 by the Institute of Transportation Engineers (ITE)." The memorandum content is based upon a reference taken from a text book. The traffic study findings are preposterous given the actual traffic that was witnessed during the Summer of 2012, when Brookmoor residents used the gate in defiance of county authorities. South Park Drive would receive traffic from another 59 households (currently) or a minimum of 118 additional cars, based on a two car average. No one can accurately predict the number of cars that will use the alternate path, but given the opportunity to use another street it would undoubtedly rise. An assertion has been made by Brookmoor residents that safety is the overarching concern. How credible is a traffic study that projects that a mere 10% of the residents would avail themselves of a safer route, while the remaining 90% would accept the "danger" and continue using their main gate?

Disregard for county personnel direction

In past, Brookmoor has not coordinated with the County before making changes to their property boundaries. Even when confronted by County Enforcement personnel, they have persisted in doing what they knew was disallowed by the County. Only the threats of litigation by the County have resulted in eventual compliance by Brookmoor. 1.) Cessation of use of the powered gate by Brookmoor residents during the Summer of 2012. 2.) Removal of the chain used to block the South Park Drive turnabout, 2016.

A new larger solar panel was installed.

It would appear that Brookmoor residents felt confident about the eventual approval of the PUD Amendment as they installed a new larger solar panel on 16 Jan 2016.

This solar panel installation was perplexing in view of the next action taken by Brookmoor the following month - The Chain.

Turnabout Blockade - The Chain

Background:

According to County personnel, the turnabout property which had always serviced South Park Drive residents and visitors was mistakenly sold to Brookmoor as part of their property. It was never articulated to the residents of South Park Drive as an issue until Dec 2015. Brookmoor cited high insurance costs as a reason that the turnabout might have to be closed to traffic.

The Chain was installed on 17 Feb 2016. This chain blocked the turnabout and access to the fire hydrant located within the turnabout. As no EMS lock was employed in locking the chain, this would have resulted in an unnecessary delay in having to cut the chain in order to approach with fire equipment.

During the times that the chain was up, all large vehicles had to back in or back out, onto or from Knollwood Blvd. Some residents missed garbage pickups and others missed deliveries, as some companies would not allow their drivers to venture down a road with no place to turn around. This deliberate act had lifestyle consequences for the residents of South Park Drive.

The Chain was taken down in early March 2016.

The chain was reinstalled on 19 May 2016.

Brookmoor residents informed South Park Drive residents that Brookmoor made an offer to the County to give the turnabout property in exchange for allowing their use of the gate. When the County failed to respond to Brookmoor's offer by the deadline that they set for the County, the chain was reinstalled. At this point it became clear that the turnabout closure was being used as a bargaining chip to influence the county to let them use the gate for personal vehicles. Did Brookmoor ever realize an insurance premium savings over the deliberate inconvenience they subjected South Park Drive residents to for months?

County Supervisors approved a lawsuit of Brookmoor on 14 Jun 2016 over the chain installation.

The Chain was later taken down.

During this extended period, one of the South Park Drive residents made three requests to get Brookmoor to suspend the turnabout blockade because of the need to bring in large vehicles or increased traffic flow. Purpose: 1.) Moving into the neighborhood. 2.) Delivery of cabinets. 3.) Woodmoor community garage sale. All three requests were denied by Brookmoor.

South Park Drive residents urge the County to disapprove the PUD Amendment request for:

Brookmoor PUD Amendment Project No. 18-007



Martin & Maria Wade
1230 South Park Drive
Monument, CO 80132
719 464 6240

August 08, 2018

El Paso Planning Commission
ATTN: Kari Parsons
2880 International Circle
Ste. 110
Colorado Springs, CO 80910

Subject: Opening of emergency gate from Symphony Heights to South Park Dr.

Dear Ms. Parsons,

I am writing to express my wife's and my opposition to the opening of the gate between Brookmoor Residential Area and Woodmoor Residential Area allowing people to access Knollwood Blvd using South Park Drive.

We have experienced their residents using South Park Drive before, had close calls with them driving down the street at approximately 35-40 miles per hour and ignoring the stop sign at South Park and Knollwood Blvd when making turns toward SR 105. These are a few of the reasons that we oppose this change in the Planned Unit Development (PUD)

1. The increase in vehicle traffic will negatively impact the turn onto Knollwood Blvd. The turn is already difficult because of poor visibility from South Park Drive
2. The increase in vehicle traffic is a safety concern to pedestrians. This neighborhood has no sidewalks so pedestrians use the quiet roads to safely access the Lewis-Palmer Elementary School as well as shops and the public library.
3. The increased vehicle traffic will change the quiet, peaceful environment of South Park Drive.
4. The increased vehicle traffic will diminish the resale value of the homes on South Park Drive.
5. During the past five years, the increased traffic on Knollwood Blvd has already created a driving hazard to residents of South Park Drive. The increased traffic from the Brookmoor Residential Area will just cause additional concern for South Park Drive residents.

Sincerely,

Martin Wade
Maria J. Wade
Martin & Maria Wade

STEVEN
MAULIS

1270 SOUTH PARK DRIVE
MONUMENT, CO 80132

RECEIVED
AUG 13 2013
EL PASO COUNTY PLANNING COMMISSION
EL PASO COUNTY
COLORADO

Dear El Paso County Planning commission,

As a 22-year resident of South Park Drive I am writing to express my opposition to opening the South Park Cul-de-sac gate to allow through traffic from the Brookmoor Estates subdivision. The gate is currently for emergency access only and should remain as such.

I have lived here before Brookmoor Estates existed and we were assured that once Brookmoor was built, the Gate would not be opened except for emergency use. Please honor that promise.

The one time that this gate was opened for non-emergency use, we experienced a high volume of traffic and difficulty getting in and out of our driveways. We were again promised that this was a onetime occurrence and that the gate would be closed once corrections were made to the regular entrance into Brookmoor.

Traffic on Knollwood has already significantly increased with the addition of the Monument Academy and the other business along Highway 105. We should not add to that congestion.

During the time this gate was opened I was almost hit by a speeding car coming from Brookmoor while crossing the street to my mailbox. Please do not endanger my life or the life of any of the other residences on South Park Drive again by opening this gate.

Please honor the commitments made in the past by keeping this gate for emergency use only. Nothing has changed for Brookmoor other than the Brookmoor residents desire for quick access to Highway 105. Their convenience is not a reason to break the covenants made by Brookmoor and El Paso County to the residents on South Park Drive when this Gate was originally installed.

Sincerely,

Steven Maulis



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- ✓ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- ✓ Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- ✓ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- ✓ Increase in vehicle traffic will diminish the desirability of homes for resale.

----- Additional Comments:

I see students, elementary age walk, bike this safe culdesac road daily to school and weekend play.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

*South Park Drive Resident
Woodmoor*

Christine Ruth 8/11/18



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
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- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.
- Additional Comments:

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

8/8/18
Greg Mroz
Greg Mroz



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

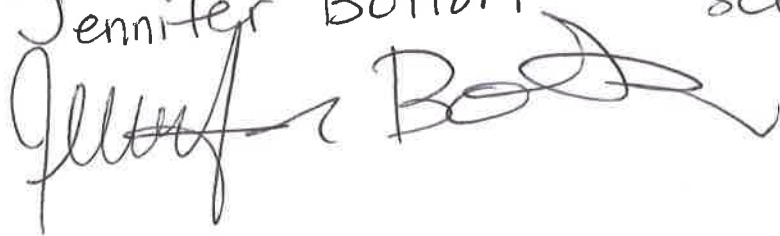
- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

Additional Comments:

My 7 year old daughter walks regularly to school between Symphony Heights + South Park Dr. more traffic would be a safety concern. Also, the reason we moved to this location is because it was in a "safe" walking distance to our neighborhood school.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Jennifer Bolton




Jacob and Emily Davis
1360 South Park Drive
Monument CO 80132

August 14, 2018

RE: Brookmoor Home Owner's Association PUD Amendment

Dear El Paso County Planning Commission Board Members:

As residents of South Park Drive, we are strongly opposed to removing restrictions to use of the gate between Symphony Heights and South Park Drive. As you know, this gate is currently identified for emergency use only. South Park Drive is currently identified as a Dead End Road. Allowing 50+ households access to the gate will completely change the culture of South Park Drive. Residents of Brookmoor purchased homes in a quiet, gated community because they value the culture of their neighborhood. Residents of South Park Drive share the same value and want to preserve it. This was a major factor in choosing to purchase our homes on this quiet, dead end street.

The traffic study completed references a text book formula as the basis for the number of vehicle trips per day. It gives no reference as to why they have determined that only 10% of those trips will be made through the eastern gate. We believe this number to be a gross underestimate of the actual traffic we will experience. Please seek clarification as to how the 90%/10% gate usage was determined before relying on these numbers.

In addition, the community relies on South Park Drive as a safe route when walking. We have allowed access through our yard, up the stucco wall bordering Brookmoor. There are currently 8 children who use South Park Drive and then our yard to walk to school. If South Park becomes a busy road, they will no longer have this safe choice. Our community was awarded a "Safe Route to School" grant and will be installing a trail connecting Lewis Palmer Elementary (behind our home), Middle, and Palmer Ridge High School. Once this trail is complete, we expect to see an increase in students using our path to safely reach school. We also have about 15 adults regularly using our path for exercise.

Residents of Brookmoor knew when they purchased their homes that there was one access point. Our neighborhood should not be changed simply to give them the convenience of another option when driving. Please help us preserve our community.

Thank you for your consideration,

Jacob Davis and Emily Davis



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- _____ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- _____ Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- _____ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- _____ Increase in vehicle traffic will diminish the desirability of homes for resale.
- _____ Additional Comments:

I find it ironic that Brookmoor wants to access Woodmoor's streets while continuing to keep their gates locked to other traffic.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Kathy Wiederaenders

1075 S. Park Dr.

Monument, Co. 80132

Kathy Wiederaenders



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.
- Additional Comments:

A handwritten signature in black ink, appearing to read "Robert M. Kocher".

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Olga 13th".



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

Additional Comments:

Seems every 2/3 years Brookmoor Assoc. keeps trying to open that gate for their residents, it has to stop. Emergency vehicles are only supposed to use that gate, they don't need that gate, they have other areas where they can get out and not impact our area.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Michael Bertsch



Michael and Paula Bertsch
1235 S Park Dr
Monument, CO 80132-8888

RELEASED
AUG 20 2010
BY:

Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
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- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.
- Additional Comments:

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Paula Jo Bertsch



Michael and Paula Bertsch
1235 S Park Dr
Monument, CO 80132-8888



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

_____ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.

X Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.

_____ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.

_____ Increase in vehicle traffic will diminish the desirability of homes for resale.

_____ Additional Comments:

There already aren't any sidewalks & the turn around the corner at Knollwood is very sharp. The increased traffic will make it even more dangerous, especially for kids walking to & from school.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Samantha Stearns
Samantha Stearns



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- ✓ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
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- ✓ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- ✓ Increase in vehicle traffic will diminish the desirability of homes for resale.

Additional Comments:

I walk my dogs everyday I stay on South Park Drive because of low
Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

car traffic, we have no sidewalks so the street is shared. Do not let this application to be amended.

Sincerely
Jenna Easton



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

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- _____ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- _____ Increase in vehicle traffic will diminish the desirability of homes for resale.
- _____ Additional Comments:

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Two handwritten signatures in black ink. The top signature is "Claudia Brutto" and the bottom signature is "Paul Kelly".



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

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- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

Additional Comments: It's just not right! This "exclusive" community wants to access our side of South Park Drive without allowing us to access their side. If the emergency gate is allowed to be opened for Brookmoor

Please vote to keep our neighborhood quiet and safe.

residents, it should be open to all residents of South Park and the community.

Thank you for your consideration,

Joe Ward
[Signature]

910 S. Park Drive
Monument, CO 80132



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- _____ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
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- _____ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- _____ Increase in vehicle traffic will diminish the desirability of homes for resale.

_____ Additional Comments: *There is a "Dead End" sign on our street. It is part of the reason why we purchased our home. We wanted to live on a street that was safe for our three children to walk our dog or walk to the playground.*

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

David Z. Bilgus
Laura A. Bilgus



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

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- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.
- Additional Comments:

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Carol W. Lane
1285 South Park Dr
Monument, CO 80132



20 Aug 2018

Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

Yes Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.

Yes Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.

Yes Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.

Yes Increase in vehicle traffic will diminish the desirability of homes for resale.

Yes Additional Comments:

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

ADDITIONAL COMMENTS:

Interestingly, these are all the reasons that the Brookmoor Association residents chose to set up a gated community for themselves, that precludes access to their neighborhood by South Park Drive residents. Now, they want to impede on the South Park Drive residents ability to have the same safeguards within our community without reciprocating. The South Park Drive residents deserve the same safeguards as the Brookmoor Association residents.

Very Respectfully,

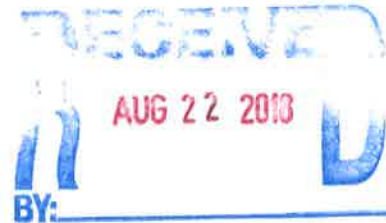
David A. Easton
Col (Retired), US Air Force
Captain, MD-11, FedEx Express
975 South Park Drive
Monument, CO 80132
719-633-2082



1285 South Park Drive, Monument, Colorado 80132

August 20, 2018

Kari Parsons
Project Planner
El Paso County Planning Commission
2880 International Circle, Suite110
Colorado Springs, CO 80910

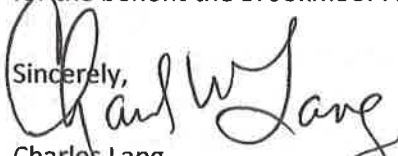


I would like to express my concern for the proposal by the Brookmoor Homeowner's Association to open their emergency gate for regular traffic from this gated community. I have lived on South Park Drive, in the community of Woodmoor, for the last 15 years. For the first 10 years we have had a good relationship with our neighbors to the west. But in the last 5 years Brookmoor has, on three different occasions, tried to force changes to what has always been a dead-end street, into their personal thoroughfare.

South Park Drive is a residential street with **no sidewalks**. Children use the route to walk to school just over the hill every day. The last time Brookmoor attempted to open their emergency gate to traffic for their community there as a mass of cars in the morning and returning in the afternoon. Despite Brookmoor's claims that there would be little traffic, past experience tells us that is not true.

When this gated community was first developed there was an agreement that the back gate would be used only as an emergency access for fire and safety. How do I know this? Because Brookmoor at the time agreed to place a turnaround next to the gate so that trucks (like weekly garbage trucks) and cars would not be forced to turn around in Woodmoor home owners' driveways. In fact, in Brookmoor's, previous attempts to force the opening of the gate, they chained off the turnaround without notice. This caused several garbage companies to threaten to cut off service unless the chain was removed.

We wish to be at peace with our neighbors to the west, but their actions over the last few years make it difficult to be good neighbors. I urge the planning commission to not approve opening South Park Drive for the benefit of the Brookmoor Association.

Sincerely,

Charles Lang
719-481-8047

Dear El Paso County Planning Commission,



I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

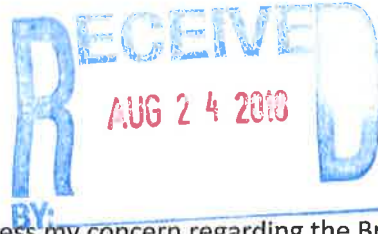
..... Additional Comments:

Safety for children walking from Monument Academy and LPES schools.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Shanna L. Bryan Clark



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- X Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- X Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- X Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- X Increase in vehicle traffic will diminish the desirability of homes for resale.

X Additional Comments:

• If Brookmoor residents want access to our quiet roads, then perhaps they could take the gates down completely. Cutting through their streets would be a shortcut for my family to shops, public library, schools, etc. Both sides of the gate would benefit equally.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Anne C Tellez
1080 South Park Dr

They may re-think what they are asking for if this was the case.

- Otherwise, people on cul-de-sacs often pay a lot premium. It is unfair to take that benefit away from the people who live at the dead end. They want the same benefit as the people of Brookmoor wants. Now Brookmoor residents want the benefit for themselves, regardless of the other residents.



Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- ✓ Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- ✓ Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- ✓ Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- ✓ Increase in vehicle traffic will diminish the desirability of homes for resale.

✓ Additional Comments: As stated above, South Park has no basic infrastructure such as sidewalks or shoulders. Our children are not safe to ride bikes or scooters as it is. Adding additional traffic to this area will only compound this problem. My kids walk to school & home again everyday. Adding extra traffic to a road that has a blind curve in a recipe for disaster. Please do not do this to the children in this neighborhood.

Please vote to keep our neighborhood quiet and safe.

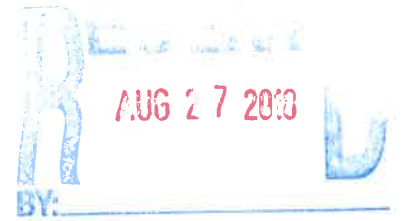
Thank you for your consideration,

Aabby Foster
 845 South Park Dr.
 Monument, CO 80132



Woodmoor

IMPROVEMENT ASSOCIATION
1691 Woodmoor Drive
Monument, Colorado 80132
(719) 488-2693 • Fax (719) 481-8461
E-mail: wia@woodmoor.org



August 24, 2018

El Paso County Planning Commission
Attn: Ms. Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Dear Ms. Parsons:

The Woodmoor Improvement Association, acting by and through its Board of Directors, hereby wishes to submit a statement in opposition to a request by Brookmoor Estates to amend a portion of their Planned Unit Development (PUD) that would affect WIA residents living on or near South Park Drive. This proposed amendment is titled EA Number EA-17-092, File Number PUB185, Project Name Brookmoor PUD Amendment.

Woodmoor Improvement Association is a Homeowners Association comprised of more than 3000 homes in the Woodmoor area. Our area of responsibility borders Brookmoor Estates in the affected area. In opposing a change in the use of the emergency only gate that connects Symphony Heights Drive with South Park Drive, WIA notes that the original development PUD specifically states that this gate would be used for emergency purposes only. Additionally, WIA notes that pursuant to a settlement agreement documented by Board of County Commissioners Resolution 14-301, dated 20 August 2014, Brookmoor Estates specifically agreed that this gate would remain for emergency access only. In WIA's opinion, the fact El Paso County agreed to assume responsibility for the traffic circle that connects Symphony Heights Drive with South Park Drive, does not change either the reason for this settlement agreement or the protection it provides for WIA residents.

WIA is concerned that increased traffic from Brookmoor Estates along South Park Drive (and the lower part of Knollwood Drive) would have an adverse effect on the safety of residents (particularly school children) and the ability of WIA residents to exercise the quiet enjoyment of their property. WIA does not believe that denying Brookmoor's request to amend their PUD would have any adverse effect since Brookmoor was constructed with primary access off of Lake Woodmoor Drive. WIA notes that it has supported efforts to increase the safety of school age children by financially supporting District 38's Safe Route to Schools programs which was recently favorably considered by the State of Colorado, and believes this further documents our commitment to school safety.

In the event there is a public hearing on this amendment proposal, WIA respectfully requests the opportunity to appear and be heard on El Paso County's consideration of Brookmoor's request. WIA does not oppose the other two amendment requests (the wall and community property within Brookmoor).

Respectfully Submitted,

Brian X. Bush
President

CONNIE C. STANTON

1210 South Park Drive
Monument, Colorado 80132
719.351.5538 (cell), 719.488.2769 (h)

August 23, 2018

Ms. Kari Parsons
El Paso County Planning Commission
288 International Cir., Suite 110
Colorado Springs, CO 80910



Dear El Paso County Planning Commission,

This letter is in reference to the Brookmoor Association's application to amend their PUD.

I have lived in the Monument area on the corner of South Park Drive and Knollwood Boulevard for over 35 years. The traffic and speed on Knollwood at this corner has increased significantly in recent years, making it quite a dangerous intersection. I cannot tell you how many times people have stopped at my house to call for help or to notify me that there has been an accident at or near this intersection. Any added traffic will certainly increase the number of accidents.

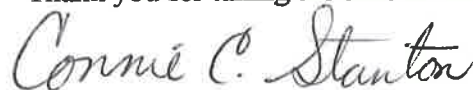
Also, we love to walk in our neighborhood. I have observed dozens of walkers, joggers, runners, bike riders, strollers, couples, families, the elderly, and lots of children walking by my house, all hours of the day and evening, every day, in all seasons. We even have a regular unicyclist. And as you probably already know, we don't have any sidewalks or streetlights. Nor do we want any! We love the natural beauty of our community – why do you think it's called Woodmoor?! But we do want to walk in our neighborhood in safety. South Park is especially desirable for walking exactly because it is so quiet and peaceful. Please help us keep it that way.

There are a number of children that cross this corner every day. Knollwood is a school bus route and the bus stop is in front of my house. Kids are coming from all directions since some are going to Woodmoor Elementary one direction and some are going to Monument Academy the other direction. The end of South Park has always been used by kids and families to access the Monument Library and other stores in the Monument Shopping Center.

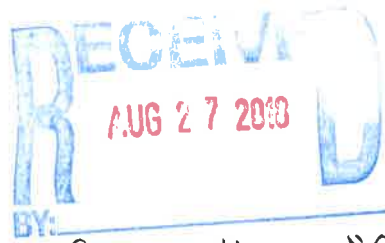
If the gate is open and the traffic increases at this intersection, my quality of life, as well as the value of my house, will both decline. When I moved to Woodmoor there were 200 houses; now there are thousands. I believe that controlled growth can be good but the extra burden and impact that this decision will create, is unnecessary.

I humbly ask you to reconsider this decision. Please don't allow the convenience of a few people to have a significant impact on the safety, quality of life, and home values of a much larger community.

Thank you for taking the time to study this decision and for reading my letter.


Connie C. Stanton

Hello, Kari!



8/23/2018

Enclosed are 3 articles from the "Our Community News" newspaper serving the Tri-Lakes Area. Please include these in the Brookmoor PUD Ammendment file. They give an objective history of Brookmoor's PUD violations concerning the wall and gate use. This information and the costly consequences is an important part of what the Board should consider.

Thank you,

Emily Davis

Emily Davis
1360 S. Park Drive

Our Community News Vol. 18, No. 8, Aug. 4, 2018

Brookmoor Estates

WIA found out from residents that Brookmoor Estates, the gated community on Lake Woodmoor Drive across from the Woodmoor Center, has requested that residents be allowed to use the back gate via a remote to enter and exit where Symphony Heights turns into South Park Drive. The gate is currently used only by emergency vehicles. Residents on South Park Drive have always wanted the gate closed. Brookmoor Estates, which is not part of Woodmoor, has filed a Type B application for a Planned Use Development amendment to allow residents to use the gate.

For more information on community concerns about previous efforts to allow gate use, see www.ocn.me/v12n10.htm#brookmoor. The original justification for allowing the gate to be used was due to safety issues at the front gate caused by the construction of a wall without amending the PUD site plan, which affected the sight lines of traffic exiting Brookmoor Estates. Despite the developer and homeowner, Mike Brennan, agreeing to rectify the front gate issue and two lengthy discussions at the El Paso Board of County Commissioners meetings in December 2012 (see www.ocn.me/v13n1.htm#bocc) and February 2013 (www.ocn.me/v13n3.htm#bocc), nothing was done until September 2015 when the county shouldered over 75 percent of the \$200,000 construction cost. See "Controversial intersection reworked" at www.ocn.me/v15n9%2025.pdf. This realignment was supposed to correct the sight distance issue and allow for safer access to and from the subdivision. Thus, the safety issue has been corrected and no longer contributes to their desire to use the emergency gate.

A hearing will be held in September or October, with notices going out to adjacent property owners. Bille reached out to the El Paso County project manager, Kari Parsons (kparsons@elpasoco.com), to ask that WIA be notified as well. WIA has expressed that it sees no value to Woodmoor residents in having the gate open. More information about the request can be found at <https://epcdevplanreview.com/Public/ProjectDetails/101515>.

El Paso County Board of County Commissioners, Dec. 20: County delays decision on hazardous intersection

Vol 13. No 1. Jan. 5, 2013

By Bernard L. Minetti and Jim Kendrick

The problem of a wall causing dangerous sight visibility problems for drivers at the entrance of Brookmoor Estates landed before the El Paso County Board of County Commissioners (BOCC) at its Dec. 20 meeting. The purpose was to authorize the county attorney's office to pursue litigation against Brookmoor's homeowner's association in order to bring the property where the wall is located into compliance with countywide planned urban development (PUD) zoning restrictions. After a lengthy discussion, a motion was made to address the issue again on Feb. 19.

The hazardous intersection, Moveen Heights at Lake Woodmoor Drive, came to the forefront in the summer after an investigation into the opening of the subdivision's back gate—originally reserved for emergency vehicle use—to general residential use. Residents told the BOCC in August that the back gate needed to be open because of the unsafe sight visibility problems at that intersection. *An illegal HOA decision.*

The wall was built in 2005 by developer Michael Brennan, who sits on Brookmoor's homeowners association (HOA) board and who owns several lots in Brookmoor through Mountain Desert Investments LLC. The wall belongs to the Brookmoor HOA but sits on land owned by individual property owners. County Commissioner Darryl Glenn was the first to discover that the wall, built on the north side of the community, was constructed without amendment of the Brookmoor final PUD site plan. At that point, El Paso County Code Enforcement Officer Gayle Jackson issued the notice of violation against the HOA. At the Dec. 20 meeting, Mark Gebhart, deputy director of the Development Services Department, was seeking to pursue litigation by the County Attorney's Office to bring the property into compliance.

The wall extends east and west of the main entry/exit gate that accesses the Woodmoor-based community. Because of its position and construction, it blocks a large part of the sight visibility of vehicles exiting from Moveen Heights onto Lake Woodmoor Drive. It also limits vehicles on Lake Woodmoor Drive from having a clear view of those vehicles exiting Brookmoor.

Gebhart said the original approval of the property—which occurred in 1995—contained "an iron wall, not really a wall, one that you could see through." In 1998, that was changed by an administratively approved minor site plan amendment to be a split-rail fence with some berms. But in 2005, Brennan constructed a more substantial stucco and masonry wall without informing the county or seeking county approval.

Gebhart stated that Brennan hired an engineering firm after the previous BOCC hearing on Aug. 9. Consultant traffic engineer Jeff Hodsdon of LSC Transportation Consultants prepared a separate sight distance analysis at the request of the county, and the county Department of Transportation and the county engineer reviewed it.

Gebhart said, "Comments were provided to Hodsdon by the county engineering staff, but they have not yet been responded to by the applicant or the firm's engineer." He advised the BOCC that this violation was viewed as a safety item and suggested there might be other methods of correcting the problem, including the moving of Lake Woodmoor Drive, to solve the sight distance problem.

Commissioner Sallie Clark asked Gebhart whether the company that constructed the wall was aware of the issues concerning the wall setback. Gebhart responded that to his knowledge, the wall received no county approval. So the issue was not a setback issue or a zoning issue but was still not in compliance with the Brookmoor PUD site plan requirement for a split-rail fence.

Gebhart said one solution might be a "modification of the road to eliminate the sight distance problem," but he asked who would pay for that.

Commissioner Amy Latham asked if Gebhart had any accident data for that intersection; he said he did not. But he said that people drive too fast, which adds to the hazards, and that many residents of the Brookmoor Estates community are seniors, and "their reaction time isn't as quick." Latham asked if anybody had heard of the term "roundabout." Laughter ensued in the chambers, and she dropped the issue.

Developer Brennan said he had hired a transportation consultant company to do an analysis at the intersection. The resulting document was delivered to the county Engineering Department 30 days later, he said, noting that he had received no communication from the department. He said he had first learned about the county's problem with the analysis he submitted by reading about it in articles in the October and November issues of Our Community News. He stated that he had talked with Max Rothschild, director of Development for the county, and told Rothschild, "I was pretty disappointed with the communications process because I was never even clued in that the analysis did not meet the requirement."

Brennan said that his company's analysis indicated about 15 feet of wall to the east and 30 to 40 feet to the west would be affected, while the documents Gebhart provided indicated that 150 feet of wall would be affected. The focus of the discussion was directed at justifying the movement of the roadbed to solve the visibility problem. Brennan was opposed to moving the wall to a different location on the private property of the affected landowners due to the impact of lost existing private landscaping.

Brennan said, "I'll be first to man-up that I built the wall and I'll take responsibility for it ... (A)t the same time when the development plan was approved and Lake Woodmoor Drive was approved to be realigned with the south pavement edge against that property, that was a complete mistake, in my opinion."

Clark asked Brennan what it would cost to move the wall. He estimated it would cost about \$75,000 to meet county criteria. He added that if the road was moved to the north, "kinda the way the road wants to go ... it helps us with our sight visibility."

Glenn then asked Brennan what his recommendation would be to correct the problem. Brennan said, "We are working on some kind of remedy to this." He added that the movement of the roadbed, putting cost aside, is the right thing to do. Glenn asked Brennan if he expected the county to pick up that cost or cost share. Brennan responded that that hadn't been figured out yet.

Latham then discussed the issue of property rights and suggested that a three-way stop might be "appropriate." She also suggested that the movement of the roadbed to the north seems "very, very logical." She concluded that she would like to hear from the county attorney because this gives her a "great deal of discomfort in terms of private property."

Latham added that, in her opinion, the wall could easily be removed by the HOA because it is an HOA asset. She described a scenario that would allow the "homeowner" to rebuild the wall without county approval since it is less than 6 feet tall. The rebuilt wall would still have to be in compliance with the sight distance criteria.

Commissioner Dennis Hisey reminded others that the wall was not constructed in accordance with what had been approved and that if the previously approved split-rail wall had been built, the sight distance issues would not be a problem. He said, "We have a wall that was constructed contrary to (planned development) approval." He acknowledged the effect that taking down the wall would have on private property and said that in his experience, commissioners have never required someone to take down landscaping even though it created some safety issues.

County Engineer André Brackin said he had not heard of any accidents at this intersection, but he felt that it was the cause of a lot of anxiety for residents. He said that even though the analysis utilized different criteria, it came up with the same conclusion, which was to remove the obstruction (the wall). He said that for corrective action, there are only two things that can be done: Move the road or remove the wall. "I'd very much like to see Lake Woodmoor Drive moved," he said, "but the costs would be an order of magnitude higher."

Brackin said he first got involved in this issue after neighbors in the adjacent subdivision complained that construction traffic was using the emergency gate on the east side of Brookmoor Estates. He said he received calls from Brookmoor residents complaining that the sight problems were forcing them to use the emergency access gate rather than the controversial intersection. Brackin said that some corrective action should be taken because the county did not get the right-of-way needed for Lake Woodmoor Drive. He would like to see the road realigned but said the cost would be a "magnitude higher" than the cost of removing this wall.

Latham suggested adding speed bumps to Lake Woodmoor Drive, but Brackin did not see that as a solution because he didn't think speed bumps slow drivers. Commissioner Peggy Littleton suggested that the wall be lowered to 2 or 3 feet to improve the sight visibility. Brackin responded by saying that anything other than the originally approved split-rail fence would be in violation.

Responding to Glenn's question about who would pay for a remedy, Brackin said he expected the developer to pay for most of it and that it's something that needs to be discussed. He said that he could see some minor cost participation by the county but that he certainly did not see "Road and Bridge" shouldering the cost. Glenn said he would like to see the cost comparison between moving the wall or moving the road. He also wanted a timeline for this issue. Latham ordered a break to obtain the timeline information.

After the break, Brackin indicated that the timeline issue had not been resolved and that he had explained to Brennan the criteria that needed to be met. He said that Brennan would need 30 days to acquire that information. Brackin then indicated that with the extra time, he would have a set of numbers to compare the road solution to the wall solution. Brennan said that he would pay for the analysis but did not state that he would pay for the corrective action. Jeff Zeikus, president of the Brookmoor HOA, said at a special meeting in September that Brennan had agreed to pay for all expenses for this corrective action. (www.ocn.me/v12n10.htm#brookmoor)

During the process of setting a date for the continuance, Commissioner Hisey stated, "I am real reluctant to spend taxpayer dollars to support a private property issue." Glenn requested that Developmental Services and Brennan put together some sort of news release so that the people interested in this situation are informed of the progress.

Brackin then brought up the emergency access gate violation. Glenn said that he would not support the use of an emergency access gate as a "free-flowing intersection." Gebhart said that a demand letter had been sent to the HOA that the emergency lock-only access be implemented by Dec. 10, but that had not been done by Dec. 11. He said the county attorney has been advised and that they are prepared to go forward with legal action after the first of the year.

Brackin also noted that Brennan stated that he would resolve that issue before the first of the year. He asked the developer to notify him in writing when it is completed, at which time the Fire Department and Brackin's department would inspect and verify that it was done.

It should be noted that in October, Our Community News asked Glenn about who would be liable if an automobile accident occurred due to the sight visibility problem. He referred OCN to Amy Folsom of the County Attorney's Office. To date, no answer to this question has been received. This reporter is a resident of Brookmoor Estates.

To hear the complete audio and read written minutes of the BOCC's meeting, visit <http://bec2.elpasoco.com/bocc/agenda.asp>.

Bernard Minetti may be contacted at bernardminetti@ocn.me, and Jim Kendrick at jimkendrick@ocn.me.

Brookmoor Estates special homeowners meeting, Sept. 9: Gate, wall issues draw concern in Brookmoor

Vol 12. No 6. Oct. 6, 2012

By Bernard L. Minetti

Residents of Brookmoor Estates were notified of two code violations filed by El Paso County Code Enforcement, first through an email from a resident who asked to remain unnamed and then officially at a special meeting Sept. 9 of the development's homeowners association (HOA). The meeting was called by the homeowners as a result of the email.

The first violation concerned the HOA board's arbitrary change of use of the rear emergency community access gate at the east end of the development to normal entry and departure through the use of an automated gate feature. The county objected to this change of use because it did not conform to the use specified in the approved planned unit development (PUD) site plan.

The county's objection occurred after adjacent homeowners on the east side of the gateway filed complaints. West of the rear automated gate, within Brookmoor Estates, the roadway is called Symphony Heights. East of the gate, the roadway is known as South Park Drive.

The east end of Symphony Heights had been a dead end at the original emergency-access-only gate. With the installation of the automatic gate between the adjacent dead-end cul-de-sacs, the connection of Symphony Heights to South Park Drive changed these two dead-end roads into a through road. Neither the east end of Symphony Heights nor the west end of South Park Drive was ever intended by the county to become a thoroughfare—nor does either roadway conform to county requirements for a local residential through road. This is still true today.

Commissioner Darryl Glenn directed the code enforcement officers to examine the situation as a result of a discussion with the HOA. The HOA had said a safety issue at the front gate was one reason to open the emergency gate to general use.

The second violation concerned the construction of a wall on the north side of the community without amendment of the PUD site plan. The wall extends

east and west of the main entry/exit gate that accesses the community. The county said that the wall, by its position and construction, blocks a large part of the "sight visibility" of exiting vehicles. It also limits vehicles on Lake Woodmoor Drive from having a clear view of vehicles exiting from Brookmoor Estates. According to the Notice of Violation, the wall was built in 2005.

Code Enforcement Officer Gayle Jackson stated that Michael Brennan was the Brookmoor developer who built the wall. Brennan currently sits on the Brookmoor HOA board, and he owns several lots in Brookmoor Estates through Mountain Desert Investments.

In a letter addressed to the board, and copied to all residents with email access, a resident estimated that correction of the wall violation could cost an estimated \$20,000 to \$30,000, apparently to be paid for by the HOA.

HOA Board President Jeff Zeikus told homeowners at the meeting, "Mike (Brennan) has agreed, just for the record, that the front gate issue is his issue as a developer and Mike has every intention of taking care of that issue, financially, whatever it needs to rectify that situation."

Yet, it cost the County ~\$150,000

During the discussion that followed, Zeikus examined some of the alternate solutions to be considered to mitigate the extreme danger caused by the wall in restricting sight visibility. He also suggested reviewing all other development items concerning Brookmoor Estates for compliance, to forestall any future violations.

One solution offered was to move the wall. Other possible corrections were discussed that would not involve moving the wall. One suggestion was to place a traffic signal at the intersection. However, it was noted that the traffic count was not high enough to warrant the installation of a signal. Another suggestion was to install three-way stop signs at the intersection. The residents agreed on that option, and one resident volunteered to collect names on a petition requesting the stop signs, which would be presented to the county.

However, the number of vehicles exiting Brookmoor Estates at that intersection is minimal in comparison to the higher traffic volume on Lake Woodmoor Drive. In addition, no consideration was given to winter driving: Since Lake Woodmoor Drive is on an incline, coming to a sudden stop on ice and snow could be extremely hazardous.

Brennan mentioned that a traffic engineer had done some studies that were to be presented to the county. No official release of those documents had

been made at this time. Zeikus stated that he believed that approximately 28 feet of the wall would have to be removed or moved to restore adequate sight lines to meet code requirements. Most of that modification, he stated, would be on the property of Ricardo Gomez.

Prior to the wall installation, a wood rail fence had served as the original property boundary. Zeikus stated that the wall was within the allowable 6-foot height and did not require county permission for construction.

Around two years ago, a convex mirror was installed to assist drivers on the far edge of Lake Woodmoor Drive at the intersection with Moveen Heights, in order to view oncoming traffic from the west. This would indicate that there was some knowledge by the HOA that a dangerous condition existed. As a resident, I can state from daily use that the mirror is confusing and probably more of a danger than if it were not there.

The situation is not resolved yet. The HOA is waiting for direction from the county after a traffic survey is submitted.

RECEIVED
AUG 27 2013
BY: _____

Dear El Paso County Planning Commission,

I am a resident of South Park Drive in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

----- Additional Comments:



Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Kari Parsons, Project Manager/Planner II
El Paso County Planning & Community Development



Subject: Opposition to Brookmoor HOA Proposed Planned Unit Development (PUD) Amendment
(Project No. 18-007), Change Two

The purpose of this letter is to express my opposition to Change Two of this proposal which states in Brookmoor's Letter of Intent to **"removing restrictions on the use of the gated access from Symphony Heights (a private road) to South Park Drive (an external public road)."**

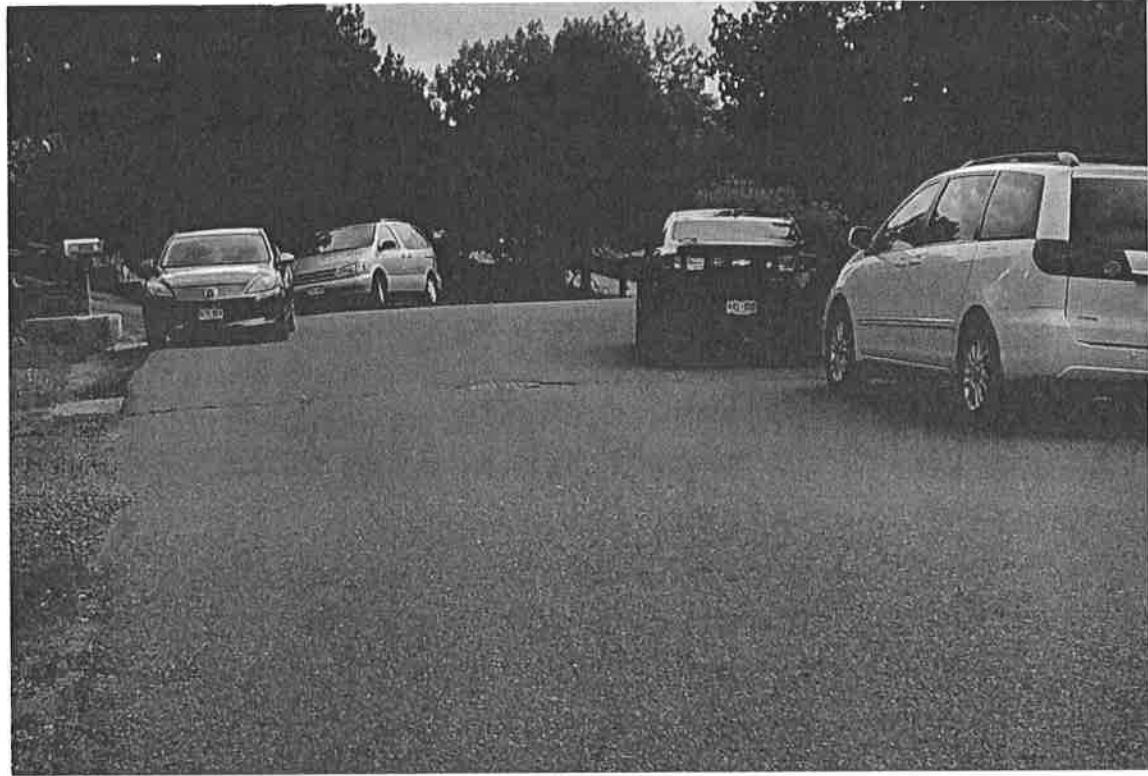
First, the residents of Brookmoor's concern for rapid growth and safety in the community is not something that is unique just to them! We South Park residents have also experienced a decline in our quality of life and safety due to rapid growth. In essence, the Brookmoor HOA proposal is an effort to make their lives more convenient at the expense of the residents of South Park Drive! They have shown little concern for us in the past by blocking the cul-de-sac on two occasions in 2016 with a massive chain. They had no regard to the fact that they were endangering our safety by blocking access to the fire hydrant that would be used to protect our homes in case of fire. Their efforts also caused some to lose our vital services such as trash pickup. We were thankful that El Paso County Officials intervened ordering that the chain be taken down. It was obvious that their intent was to put "the squeeze" to South Park Residents so that we would be more inclined to give them right of passage onto South Park Drive. The reason they gave for putting up the chain in the first place was due to insurance liability if someone was injured while in the cul-de-sac. It is quite apparent that this was not the real motive. I hope this gives more insight as to why we do not give any credence to anything coming from the Brookmoor HOA.

But there are more reasons why this is a bad idea and will create an even more dangerous situation than already exists in our community:

- Traffic has already increased immensely at the intersections of Knollwood & South Park Drives, as well as Knollwood Drive and Highway 105. You also have the issue with school traffic entering Knollwood Drive from Village Ridge Point. It is already no picnic for us driving our vehicles onto Knollwood Drive and Highway 105! Keep in mind that we also have to deal with growth with the new sub-divisions sitting on the south side of Highway 105. Adding traffic from the Brookmoor gate will only worsen the situation!

- In my opinion, Brookmoor Residents already have access to Knollwood Drive by simply taking a right turn outside of their existing gate onto Lake Woodmoor Drive and then taking the next right onto White Fawn Drive, which runs right into Knollwood Drive. It is only eight-tenths of a mile from their gate to Knollwood Drive by taking this route. I feel that Brookmoor HOA wanting access to South Park Drive is not due to their concern for "Safety", but for what they perceive as a more "Convenient" route.

- Another thing to consider...if Brookmoor is granted access to South Park Drive is the fact that we do not have the luxury of sidewalks. We also have smaller than average driveways, which mean that when



most of us on South Park Drive entertain, our guests have to park on street and can only pull so far off the road. Please see the attached picture which was taken on July 22, 2018, at approximately 5:00pm. Imagine having extra vehicle traffic zigzagging through these parked cars! Also, in the winter time during heavy snow, some of our residents have to park their vehicles on the street to ensure that they do not get stuck in their driveways! We are not a "Priority" road to be plowed by the County snowplows! I have been a resident for almost three years and have already had my mailbox destroyed by a vehicle. My neighbor who has been here much longer had his box destroyed twice over the years. Lack of lighting and an increase in traffic will definitely increase the odds of more mailboxes being destroyed!

- If the Brookmoor claim that only 10% of residents would be utilizing the EMS Gate, then that tells me that the situation at their main gate is not as dire as they say! If they expect such little usage of the EMS gate by their residents, then why bother trying to get access? Neighbors who have been here for a while have witnessed first-hand Brookmoor abusing the gate access privilege. There is no reason to believe that they wouldn't take advantage of the situation again!

Finally, three years ago when I was conducting my home search, I made a conscious effort to weigh the pros and cons of buying the house where I currently live. I found the home that I love which had a dead-end street with minimal traffic. I work hard to have what I have and willing to legally fight to keep my community as great as the day I moved in! The residents of Brookmoor also made an informed decision by choosing to live in a gated community. I am also sure that they were made aware that they live in a community with a main gate and an EMS gate. Even if I were to decide years later that living on a dead-end street had become inconvenient for me, I would never dream of demanding that another neighbor or community should have their quality of life degraded just to enhance my quality of life! It is disappointing to me that the Brookmoor HOA has no conscience and is willing to do just that!

Thank You for Your Consideration!

South Park Resident



8/10/18

Dear Kari Parsons

My family and I have lived at 1345 South Park Drive (next to the gate since 1990) and we would like your support on the following issue.

I am writing this letter to request that you turn down **Brookmoor's request to open the gate on West South Park** to general use by Brookmoor residents and to encourage you to settle this issue permanently. I understand that the community of Brookmoor wants to open the gate so they can have a quick access to Highway 105. We believe that this will decrease our property value and destroy our quiet neighborhood. It is also something that is convenient for them but inconvenient for us.

This has been an issue on our street for a long time. According to the letter Brookmoor sent adjacent property owners it seems Brookmoor plays this issue down as something that is just a small issue of housekeeping for their residents to clear up their books. They forget to emphasize that this is an important safety issue for all of South Park and Woodmoor, and not just a restriction on traffic for them. Brookmoor continues to try to change their master plan for the exit and entrance to their community and I think this is an issue that they created for themselves. We believe that they need to follow the guideline they agreed to when they first built their community. They created this problem with poor planning by not having a split rail on their north gate, which would have made it easier for them to exit their north gate. With the potential for growth on the North side of Brookmoor this will continue to cause problems for them when exiting their gate. This should not become our problem with all of their traffic.

I am extremely happy with the El Paso Counties work on the gate so far. I feel that they have always supported South Park Drive by buying the turnaround and making them take the chain off the road. Some of the other issues that really concern us include the following:

-Safety – Brookmoor has stated in a letter to adjacent properties that they have done a traffic study and it indicates that opening the gates would not significantly open up a lot of traffic to South Park. We believe this to be self serving, misleading and false. When the street was open to traffic we noticed a huge amount of car traffic which usually drove faster than 15 miles per hour at all hours of the night, also heavy trucks were coming down South Park to help supply the building of Brookmoor.

When South Park is open for heavy traffic we believe it is unsafe for children who live and walk to school on South Park. All of South Park was never meant to have much traffic. Around 1994 we paid to have our end of South Park chip and sealed and it has not been paved since and Brookmoor was not around to help fund South Park. In fact the rest of South Park has not been completely paved since we moved here. My question is, is El Paso County going to do improvements if they open up this road? What are the plans for snow removal? (something we do not get regularly).

Brookmoor uses the excuse that they do not have quick access in case of emergencies going both ways on our road. Since we have a gate to our west we do not have that safety road to the west. My question is, what if there is a fire on or near South Park and Knollwood, where is our safety exit? By creating their closed community they have blocked off our exit going west on South Park.

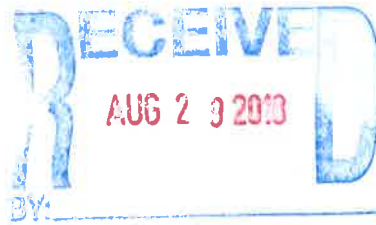
-Property Values – Another question we have is will our property values suffer by adding traffic that is not meant to be handled on South Park Drive or onto Knollwood.

-We question **Money and time** it takes to El Paso County to process this issue every time Brookmoor wants to change county laws and regulations. We are also tax payers and resent that the county has to deal with this issue every time Brookmoor wants to change county regulations.

These are only a few of the many objections my family has about the Brookmoor request. If you have any questions please give me a call or email. Thank you!

Sincerely,

Jerry Berg
1345 South Park Drive
Monument Co 80132
719-488-3312
bergjl4@yahoo.com



Dear El Paso County Planning Commission,

I am a resident of ^{Woodmoor} ~~South Park Drive~~ in Monument. I am writing to express my concern regarding the Brookmoor Association's application to amend their PUD. I oppose removing restrictions on the use of the Emergency gate located between Symphony Heights and South Park Drive for the following reasons:

- Increase in vehicle traffic will negatively impact my access to turn onto Knollwood Blvd. This turn is already difficult due to low visibility from our road.
- Increase in vehicle traffic is a safety concern to pedestrians. In a neighborhood with no sidewalks, pedestrians use quiet roads like South Park Drive to safely access schools, shops, and the public library.
- Increase in vehicle traffic will change the quiet, peaceful environment of South Park Drive.
- Increase in vehicle traffic will diminish the desirability of homes for resale.

----- Additional Comments:

We walk daily on this road due to safety.

Please vote to keep our neighborhood quiet and safe.

Thank you for your consideration,

Aileen Brasier