

June 21, 2022

**Gregory and Christine Mroz (property owners)
1325 S Park Drive
Monument, CO 80132**

**El Paso County Board of County Commissioners
Centennial Hall
200 S Cascade Ave, STE 100
Colorado Springs, CO 80903**

Dear Members of the Board of County Commissioners,

As a resident of S Park Drive for six years, we purposely purchased our home on a dead end road. We saw the safety and quiet as quantifiable value to the purchase of our current home.

We do not assume that we could trespass on Brookmoor property or use their guard gate or travel through their gated community but yet they are appealing to use our dead end street as their thorough fare? We know that our S Park Drive residential quality of life, safety and home value would be greatly diminished if our dead end street would be their new, daily, non guard gated inlet and outlet for their resident's use.

The major concerns we have are safety and decreased property value. First, to address safety, the speed at which cars drive down south from the top of Knowlwood and White Fawn past our S Park Drive stop sign to the Hwy 105 intersection is catastrophic currently for a car making a left or right hand turn out of S Park. Therefore, increased traffic of many additional users of S Park Drive road would pose a huge liability as well as eliminate any children walking to school safely or residents of WIA being able to walk or walk their dogs as we have no shoulders on S Park nor Knollwood Drive. So, I argue with Brookmoor on the safety argument. Knowlwood traffic is only increasing with The Monument Academy congestion and the future slated expansion of Hwy 105

making a potentially deadly intersection of S Park and Knollwood. Also, as far as safety, on our dead end road, residential S Park Drive is not set up for two way traffic with no shoulders or sidewalks or turn lanes. Currently, visitors park on our S Park Street due to our steep driveways not to mention snow removal vehicles with the county and our S Park residents needing to park themselves on S Park street many times during winter snows.

Brookmoor proposal to open the emergency gate in the cul de sac only benefits Brookmoor but greatly strains our Woodmoor Improvement Association properties with 100 some possible extra trips and extra traffic, noise, higher speeds, road damage from increased trips extra wear and tear and significantly, negatively, impacts our home's property human and vehicle safety. Finally, decreased home value based on when and why we purchased on a dead end road.

We want to be good neighbors allowing for emergency use as was intended of the cul de sac gate but beyond that, this issue and fight should be put to rest. They can pursue different means of having another gated entrance exit, or building a new road for egress and ingress but that should not be our burden or safety and property value concern as S Park, WIA Residents.

Thank you for your review and consideration of finalizing Resolution 14-301 to have the emergency gate issue finalized versus fighting every year a thorough fare for the gated, separate community of Brookmoor.

Gregory and Christine Mroz