

3 August 2020

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

Dear Members of the Board of County Commissioners,

By now, you have received countless letters from residents of Brookmoor Estates supporting the use of our “back gate”; all in direct contrast to the justification from South Park residents. As long-time residents of Brookmoor Estates, we wish to add our names to your list of those who support our use of the back gate.

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.”

For a number of years, the Brookmoor Estates HOA (on behalf of the Brookmoor Estates homeowners) has been seeking to have our back gate open to ingress and egress by Brookmoor Estates homeowners. This is a request to have access to a public road, on which we all pay taxes to support. With the growth of new homes, the intersection of Lake Woodmoor Drive and Woodmoor Drive 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 have only one other alternative: a route that takes us right in front of the elementary school, through the Woodmoor neighborhood, to access Highway 105.

The homeowners of the ten homes on the short part of the street of South Park Drive (between Symphony Heights and Knollwood Drive), have written many letters stating that allowing the residents of Brookmoor to use our back gate would somehow threaten their security and that of their children walking to school. The homeowner of the path that runs along Brookmoor’s east wall has posted a no trespassing sign; therefore, in reality, those children cannot access the school from South Park Dr. Rather, those children have to walk down South Park Dr, turn left on Knollwood, a busy road, to access Lake Woodmoor Drive, 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 Drive. As the Brookmoor Estates community is gated, there is no public traffic which would traverse Brookmoor Estates to South Park Drive. On the other hand, currently anyone can access South Park Dr from Knollwood, as it is a public road. I understand that the homeowners on South Park Drive would like to have a private road; however, the reality is that South Park Drive is a public street.

I ask you all, the El Paso Board of County Commissioners, all of whom are elected officials, to make a decision on the facts of this matter. All the facts clearly show the benefit of opening our back gate for use by Brookmoor Estates residents.

Thank you for your time.

Thank you,

Ricardo and Laura Gomez
Brookmoor Estates Residents