

GRAND VIEW ESTATES

HOMEOWNER'S ASSOCIATION

P.O. Box 2157

Parker, CO 80134-9443

Request to Make Permanent the License Agreement Dated 8/8/25 Between Douglas County and the Grand View Estates HOA

FORMAL REQUEST:

The Grand View Estates HOA (GVE) respectfully asks the Douglas County Board of Commissioners to make the August 8, 2025, temporary license agreement (Attached) closing two of three trailheads on our north boundary be made permanent. Ensuring continued public safety and preservation of our semi-rural community and eliminating any risk of future trail misuse if closures are lifted.

The two trailheads at North 2nd and 3rd Streets provided access to parcels with significant residential and commercial development annexed by the Town of Parker in 2016. The trailhead located at North 1st Street remains accessible to both pedestrians and equestrians, thereby continuing to provide convenient access to a range of amenities for residents on either side of the County boundary.

EFFECTIVENESS OF CLOSING THE TRAILHEADS:

The trailheads' closure has delivered several benefits:

- Reduction in illegal off-road activities by youths from inside and outside of GVE on ATV's, dirt/E-Moto bikes, even if these incidents are not in official crime statistics due to their age.
- Crimes including trespassing, theft, and larceny have decreased in the 3 months from 9/16 to 12/16/25 since the trailhead closures became effective due to fewer unauthorized access points (Attachment A).
- Resident amenities remain unaffected, since ATVs, dirt/E-Moto bikes, unlicensed electric bikes, and even golf carts are possibly prohibited on local County roads, the Town of Parker trail system and even per Colorado State Statutes (Attachment B).
- The trailhead at the end of North 1st Street remains open to pedestrian and equestrian traffic, with easy access for residents from both sides of the County boundary. It links to the gravel trail along the north boundary of the Town of Parker's parcel from 1st to 4th Streets and connects to the E-470 and Meridian Park trail systems, with possible future extensions planned from the RidgeGate subdivisions (Attachment C). The area also features a fire hydrant and ample parking space for South Metro Fire & Rescue (SMFR) to easily fill fire engines and water tenders in the event of a fire (Attachment C).
- Other entity comments have been obtained from South Metro Fire & Rescue (SMFR), the Town of Parker, and Douglas County Sheriff's Office (DCSO) (Attachment D).

WHAT LED TO THE INITIAL LICENSE AGREEMENT REQUEST?

Illegal off-road ATV, dirt bike, and E-Moto activity by youth from within and outside of Grand View Estates - a common issue both locally and nationwide - prompted the HOA Committee to unanimously collaborate with County staff on solutions. Including sending out a community-wide survey where 72% of the returned surveys were in favor of the trailhead closures. (A record community response.)

- The illegal off-road activities are not harmless fun; several municipalities including the Town of Castle Rock and the City of Aurora have passed regulations to cite parents of the youth involved and even confiscate illegal off-road type vehicles. The City of Lone Tree recently released video to the local media asking for assistance in identifying youth who had entered a building on their E-Moto bikes.
- There are ongoing reports on various Nextdoor sites of illegal off-road activity by youths riding in groups on County roadways and even on E-470 doing wheelies and other unsafe acts endangering the riders and affecting public safety.
- Youth riders used the 2nd and 3rd Street trailheads to evade law enforcement as they crossed between adjacent subdivisions and other Parker communities and to access the buffer trail on GVE's north boundary on the Town of Parker trail system, resulting in numerous complaints by north development residents regarding the unsafe conditions.
- A dirt bike track was set up on a Stonegate Metropolitan District's open space area on our east side near monitoring wells and youth gathered to use it including at night – trespassing and vandalizing the property and arriving/leaving without any headlights.
- When access to Stonegate's property was closed down, youth then turned their attention to the County maintained passive park on the south side of GVE which was vandalized three times including the corral gate lock being cut and the gate even being removed. The native grass areas also were damaged and rutted.
- The 1st Street trailhead access and adjacent AG fencing was vandalized several times and even the emergency gate and culvert tunnel were targeted before Thanksgiving.
- The issue came to a head after youths continued to ride through our community in groups, at high rates of speed and running stop signs; they also targeted an elderly resident in a car, two riders on horseback and severely injured a resident's dog.

In addition, development plans for the parcels north of our community on property annexed by the Town of Parker in 2016 have significantly expanded since initial developer discussions in 2013 regarding the three trailhead access points.

Initial development plans known to the 2013 HOA Board only included 192 units consisting of: 120 paired duplexes and 72 single residential units for a total of 192 units (duplex units were increased by 24 in early 2024). All other parcels plans were unknown at the time and in 2018 the new HOA Committee discovered plans for a 300-unit apartment complex and discussed access concerns, but the Town of Parker indicated that there would be maintenance issues with the north buffer at the 2nd and 3rd Street trailheads and discouraged closing the two access points.

Today plans include 216 single residential/paired duplexes and 2 multi-residential apartment complexes with a total of 492 units consisting of: 15 studios, 255 one-bedroom, 188 two-bedroom, and 34 three-bedroom apartments. Significantly increasing the total population from the 2013 discussions.

In April 2024, it was learned from a County Manager's report that a Wyndham Echo Suites extended stay hotel with 120 units was part of the commercial development north of Beford Avenue bringing the total units to 828. The hotel joins

the Maverick gas station at Belford Avenue & Chambers Road, where a recent law enforcement event prompted a “shelter-in-place” and SWAT response.

INITIAL OPPOSITION:

- Early opposition to the trailhead closures, which included vandalism of HOA and Town of Parker property, and County signage, has ceased since last Thanksgiving (Attachment E).
- The majority of the resistance came from residents wanting to use the trail buffer on the north for prohibited activities or felt inconvenienced even though many rarely used the trailheads.
- Some of the property owners who returned the community-wide survey indicated while they wanted to leave the trailheads open for pedestrian only access, they also wanted to eliminate the illegal off-road activity and suggested key-card entry gates.
- **The HOA attempted community-wide and even individual mediation multiple times through DCSO and it was even offered by the County Assistant Attorney, but opposition declined participation.**
- Misinformation circulated on GVE’s private Facebook page pertaining to the HOA not being legitimate and there were claims about poor fire hydrant access and lack of SMFR’s expertise to fight fires. Neither of the fire hydrants at the two closed trailheads had been maintained since certification in 2021 until the HOA working with SMFR took action.
- Additionally, it appears that part of the opposition stems from at least two road vacation approvals by the County for Filbert Avenue and the terminus of Birch Avenue at 6th Street which the current HOA was not involved in but is possibly being blamed for today.

GRAND VIEW ESTATES COMMUNITY OVERVIEW:

- Situated in unincorporated Douglas County, north of Lincoln Avenue and south of E-470 between S. Peoria Street and S. Chambers Road, GVE was initially developed in 1955 (Attachment F).
- The area spans one square mile, comprising 260 properties that range in size from 1.6 to 4 acres, with most parcels measuring approximately 2 acres.
- For decades, GVE was surrounded on three sides by AG-zoned ranching operations without **any** trail access points. Ranching operations continue today on large parcels to our west.
- In 1977, the zoning classification changed from RR to ER (with non-conforming SR applicable to parcels smaller than 2.3 acres).
- A FEMA-designated 100- and 500-year floodplain traverses the center of the community along Happy Canyon Creek. The HOA Committee is currently working with the County and Mile High Flood District on a study to determine possible creek improvements north of the Dogwood Avenue crossing.
- At the eastern terminus of Dogwood Avenue, there is access to the E-470 and Cherry Creek trail systems via a pedestrian signal crossing at Chambers Road which the County installed to ensure safe crossing for youth to the local elementary and high schools as well as other pedestrian traffic from GVE.
- On GVE’s southern end, north of Lincoln Avenue there is a 17.87-acre passive park maintained by the County, which offers pedestrian and equestrian trails accessed via Birch Avenue or 2nd Street.

GRAND VIEW ESTATES HOA OVERVIEW:

- The **non-common interest voluntary HOA** was officially established in **1989** as an initiative led by engaged property owners, with the primary objective of a **community-focused approach** collectively addressing local concerns more effectively than through individual efforts.
- A key benefit of this structure is the flexibility afforded to members, who may participate without being legally obligated to adhere to stringent regulations or mandatory financial contributions (voluntary dues are \$25/property annually), unlike mandatory associations.
- Today, voluntary non-common interest HOAs exist throughout unincorporated Douglas County, and their unified representation can enhance engagement with local authorities.
- The State of Colorado defines and recognizes non-common interest organizations as those that **do not hold common property jointly** and the State does not require their registration with DORA (Attachment G).
- In 2001, the HOA also registered as a non-profit corporation with the State of Colorado which then led to obtaining tax-exempt status under Section 528 from the IRS. This facilitated the deduction of initial expenses related to the formation of the Grandview Estates Rural Water Conservation District.
- Many non-common interest HOAs in the State and County have a similar structure.
- In 2018, the HOA was designated as a Firewise USA Community and, in 2022, participated in the Douglas County Wildfire Partnership Conference hosted by Commissioner Laydon. The HOA regularly attends ongoing wildfire mitigation seminars conducted by the County, SMFR, WMFR, and the Colorado State Forest Service.
- At present, the HOA serves as a referral agency not only for the County but also for neighboring municipalities and towns.

FUTURE CONCERNS:

Similar issues with lack of proper fencing at the north ends of 5th and 6th Streets also exists (Attachment H). The 192-unit complex now under construction looks directly down onto the properties of GVE residents. There is even a recreation center with pool on the SE corner adjacent to GVE.

Much of the AG fencing that lasted for decades on the north boundary was damaged during the construction phase of the north developments. Recently planted trees will do little to block the view as promised and the construction fencing will eventually be removed and at this point no replacement fencing is planned. In addition, on the south side of the complex there will be a workout station circuit.

It is unclear how to assist these residents as a partial road vacate was already granted to the adjacent property owners at the north end of 6th Street that does not include the County property line.

CLOSING:

Thank you for your time and service.

The Grand View Estates HOA, like the BOCC, has taken a broad community-wide approach to initiatives since its original organization in the late-80's.

It is widely recognized that meeting the expectations of all stakeholders can be challenging, and effectively communicating issues is often complicated by the prevalence of misinformation.

Since its inception in 1989, the HOA has worked to maintain relationships with not only the County, but also other surrounding towns, municipalities and corporations including the Cordillera Corporation on our west boundary.

The Grand View Estates HOA and its property owners are committed to maintaining and monitoring the two trailhead closures going forward.

ATTACHMENTS:

- Attached – License Agreement Dated 8/8/25
- Attachment A - Lexis-Nexis Community Crime Statistics (Periods ending 1 yr. & 3 mon.)
- Attachment B - DCSO and Town of Parker Micromobility Guides/State Statutes
- Attachment C – 1st Street Open Trailhead and Future RidgeGate Connectivity
- Attachment D – Entity Comments – SMFR, DCSO and Town of Parker
- Attachment E – Incidents of Vandalism Photos
- Attachment F – Grand View Estates Assessor Map/Overview
- Attachment G – Does CCIOA Apply?
- Attachment H – Future Concerns (Access at 5th and 6th Streets)

CC - HOA COMMITTEE MEMBERS:

- John Thompson – Vice Chair
- Tina Schwartz – Secretary
- Mike Stoffel – Treasurer
- Cindy Schuler – Member At Large
- Kevin Keyser – Member At Large