

GRANDVIEW ESTATES

HOMEOWNER'S ASSOCIATION
P.O. Box 2157
Parker, CO 80134-9443

April 6, 2026

Mr. Lawrence P. Jacobson
Chair - Belford South Metropolitan District
c/o Front Range Communities
4100 E. Mississippi Avenue, Suite 500
Denver, CO 80246-3053

Subject: Request for Discussion Regarding Permanent Extension of License Agreement for
Partial Trailhead Closures for Grand View Estates

Dear Mr. Jacobson,

As mentioned in my email, I have outlined the main concerns I'd like to discuss with you and the other BSMD Board members below.

Balancing Community Interests

- As you know from your extensive work in infrastructure and development, it is not possible to satisfy everyone on issues involving safety, access, and long-term neighborhood impacts especially as they pertain to development.
- Even the BOCC constantly faces these challenges on a much broader scale.
- All parties involved in the request to close only two of three trailheads on our north boundary, including the Town of Parker, SMFR, DCSO, Parker PD, Century Communities, and property owners in GVE and other Douglas County communities—shared the common goal of maximizing community benefit. To my knowledge there was never any discussion on the need to involve the BSMD.
- A prior HOA Board, beginning in 2013, supported full trailhead access after the County vacated Filbert Avenue and granted the associated easements to adjacent property owners. Filbert Avenue had provided a key internal connection between 2nd and 3rd Streets. At that time, all parties acknowledged that trailhead access could be reconsidered and modified if future conditions required it.
- The original HOA Board only knew of plans for 192 units (120 duplexes and 72 single residences), with duplexes increasing by 24 in early 2024. Despite outreach determining the plans for other parcels no details were shared.

- In 2018, the new HOA Committee discovered plans for a 300-unit apartment complex and raised concerns pertaining to access to the Town of Parker. Today an additional 192-unit apartment complex is in the process of final construction under the oversight of the Chambers Highpoint Metropolitan District, and which directly overlooks numerous properties on the north end of 5th and 6th Streets. This brings the total units on our north boundary to more than double the existing single-family residences in GVE.
- Mediation was offered but not pursued by various involved in the trailhead opposition by the HOA through DCSO and even the County indicated same.

Importance of Sustained Economic Development

- The GVE HOA supports steady economic growth in Douglas County and Colorado, consistent with your professional experience.
- Commissioner Teal has emphasized the importance of long-term development along Highway 85—an approach I continue to support.
- During my time on the DC Parks Advisory Board, I collaborated with staff and the Open Space Advisory Board on the original concepts for the Zebulon mega-sports complex, and we were all encouraged to be forward-thinking and to “dream big.”
- I often tell property owners throughout Douglas County that stopping all development will not meet the County’s growing infrastructure needs as our population continues to grow, and it would be irresponsible for the BOCC to do so.

Need for Future Infrastructure Collaboration

- As GVE’s wells which are dependent on ground water and septic systems age—and sustainability concerns are noted by the Douglas County Water Commission—it is important to maintain strong working relationships with BSMD and Stonegate Village Metropolitan District.
- Future cooperation may be essential if long-term infrastructure planning becomes necessary.

Trail Access and Long-Term Connectivity

- Closing two of the three north boundary trailheads does not limit access to the regional trail system maintained by BSMD as per the agreement to maintain an open space area and trail connections within the buffer on the north.
- Grand View Estates was originally platted and developed without any designated trail corridors—public or private. Every north-side access point is a standard residential road that dead-ends at the boundary line. These road ends were never engineered, intended, or approved as recreational trailheads.
- The 1st Street trailhead **continues to provide full, convenient access** to both the BSMD and C-470 trail networks, including connections to the Cherry Creek system. 1st Street also ends at a large cul-du-sac owned by BSMD which I believe the County maintains. SMFR has also indicated it is a perfect location to access the exposed fire hydrant and quickly refill their responding vehicles.

- Since 2023, I have discussed northern trail connectivity with Lone Tree Assistant Manager, Austin Good, as RidgeGate development continues to expand south of GVE. This expansion will also rely on the 1st Street trailhead.
- A safe crossing will be available once Lone Tree installs a traffic signal at 1st and Lincoln for its new Public Works facility and also provide access to the 1st St. cul-de-sac parking area. It might eventually be possible to work collectively on the construction of a pedestrian overpass. (Yet another “dream big” vision.)

County Outreach & Initial Issues

- April 2025: GVE HOA contacted Douglas County regarding escalating safety issues at the 2nd and 3rd Street trailheads.
- Many youths (and even adults) from inside and outside GVE were using various types of illegal off-road vehicles to access the trailheads and surrounding parcels to evade law enforcement, trespass, and vandalize private property.
- Multiple resident-targeted incidents occurred, including an elderly driver, two horseback riders, and a dog severely injured and left in the County ROW.
- Illegal off-road vehicle activity on the BSMD crusher-fine trail also created ongoing safety hazards and complaints from north-boundary residents.

County-Supported Actions

- The GVE HOA initially worked with Douglas County, the Town of Parker, and Century Communities to request signs at all trailheads stating that motorized off-road vehicles are prohibited on Town of Parker trails and DC roads, as well as displaying DCSO and Parker PD leash laws.
- After the very disturbing targeting of our residents, County staff recommended a community-wide survey; results showed strong support for closing two trailheads. (I would be happy to provide a tabulated overview that includes resident comments.)
- HOA only acted with full County approval to close the 2nd and 3rd Street trailheads.
- A temporary 180-day formal license agreement initially dated 8/11/25 was executed with the County which authorized installation and maintenance of AG-type fencing which was extended for another 60 days.

Compliance & Future Adjustments

- The HOA has complied fully and in good faith with the license agreement.
- The fencing has been repeatedly vandalized and repaired since installation in August 2025 which taxed HOA volunteer resources.
- If the agreement becomes permanent, the HOA intends to install a more durable and aesthetically appropriate long-term solution.

- If any fencing is later found outside the intended boundary which was based on connecting to existing fencing and had also been previously certified by the original developer, Michael Vickers, the HOA is willing to work to verify the line with Douglas County and BSMD and make any necessary adjustments.

Brief Community Overview

- GVE was originally developed in the mid-1950s and was surrounded on three sides by agricultural ranching operations for decades, with no trailhead access.
- Today, we remain an independent subdivision surrounded by major development in unincorporated Douglas County.
- We secured high-speed broadband without burdening property owners or requiring County funds, with support from County staff.
- Our priority is protecting homes near the trailhead connections from again experiencing increased crime, ensuring resident safety while balancing public trail access and maintaining our semi-rural character.
- The BSMD likely knows about the culvert vandalism before Thanksgiving, when the emergency gate lock was cut at the end of 1st and graffiti sprayed inside the culvert. Since the gate owner could not be determined, the HOA bought a heavy-duty chain and, with support from Asst. Fire Marshal Gleason, reaffixed the Knox lock.
- Since the 1970s, HOA volunteers have partnered with the County on various issues, including an animal variance granted in 1999.
- GVE became a Firewise USA Community in 2018.
- In 2022, we participated in the Douglas County Wildfire Partnership Conference launch which was headed by Commissioner Laydon and who is still a strong supporter of wildfire mitigation efforts today.
- The HOA regularly attends wildfire mitigation seminars with County agencies and the Colorado State Forest Service.
- We worked closely with Assistant Fire Marshal Gleason to ensure compliance with fire-safety expectations pertaining to the installed fencing and to ensure ongoing mitigation of the buffer on the north is maintained.
- Recent efforts by BSMD to install required landscaping and more recently trail signage is also greatly appreciated by all.

In closing I want to reiterate the key considerations that guide our request:

- The partial trailhead closure has proven effective, with strong GVE resident support due to improved safety, fewer law enforcement calls, reduced crime (per LexisNexis reports, excluding offenses involving minors), continued wildfire mitigation on the north boundary buffer, and preservation of our semi-rural character.

- The GVE HOA remains committed to balancing responsible trail use with resident protection.
- Our goal is to ensure that both communities benefit from a stable, predictable, and safe long-term arrangement.
- If the trailheads are reopened, the only recourse available to residents will be to report issues to DCSO and Parker PD, which is not an ideal long-term solution for anyone.
- We hope all involved understand the importance of resolving the closure of just two of the three trailheads to ensure continued safety for residents on both sides of our shared boundary.

I appreciate your time and any opportunity to connect. I look forward to hearing from you.

Warm regards,



Karen Hickman, Chair/President
Grand View Estates HOA
303-419-7179

On behalf of the following Grand View Estates HOA Committee Members:

- John Thompson – Vice Chair
- Mike Stoffel – Treasurer
- Tina Schwatz – Secretary
- Cindy Schuler, Kevin Keyser, and Cathy Coots – Members-at-Large