



THE GEHA REPORT

March, 2016

Volume 1, Issue 1

MARK YOUR CALENDARS!

The Grandview Estates HOA newsletter has a new look with the same familiar Grandview Estates signage! As part of an effort to keep residents informed, mark your calendars for the following GEHA quarterly meetings in 2016 (tentatively scheduled).

May 25th August 31ST November 30th

All meetings will be held at the South Metro Fire Rescue Station #45 located at 16801 Northgate Dr., Parker, CO 80134 at 7:00 p.m. Directions: From Grandview Estates take Lincoln Ave. east to Jordan Rd. north. Turn left on Northgate Dr. and the fire station is on the right.

NEW GEHA BOARD!

At the December 8, 2015 meeting of the Grandview Estates HOA (GEHA), board elections were held and the following new board positions were filled for 2016 with their installation at the January 5th, 2016 quarterly GEHA meeting.

President, Shannon Rasmussen—Events & Projects (rasmusseninfo@gmail.com/
720-272-1253)

Vice President, Mike Acree—Safety (mikeacree@aol.com)

Treasurer, Megan Martin—Events/Projects (gvehoa.megan@gmail.com)

Secretary, Jerri Hill—Official Correspondence (jerrihill@bucknam.com/
303-805-1690)

Member-At-Large, Karen Hickman—Communications (mkhickman@msn.com/
303-419-7179)

Member-At-Large, Tina Schwartz—Development Watch
(tinaschwartz_hoa@outlook.com)

Member-At-Large, Sharon Stockdale—Infrastructure
(shasnow522/msn.com)/303-841-7628)

The new GEHA Board are neighbors and homeowners just like most of you (and volunteers!). As part of our efforts to continue to build on the same type of community spirit that we've enjoyed for years, we have put together a short survey in order to get your thoughts and suggestions toward building and achieving some consensus around a shared set of goals and values. We hope that you'll take the time to fill it out and return to the **new drop box location** at President Shannon Rasmussen's house: 12786 N. 4th St.

Also, if you are interested in volunteering on any of the newly formed committees, feel free to contact the applicable board member indicated above.

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IMPORTANT NUMBERS

- Centennial Airport Noise Control (303-790-4709) or Speak w Human (303-790-0598)
- St. of Colo. Water Resources Well/Permit Info. (303-866-3581)
- Tri-County Health (303-660-7650)
- Douglas County**
- Animal Control (303-660-7529)
- Non-emergency (303-660-7500)
- Planning/Develop. (303-660-7460)
- Public Works (303-660-7480)
- Weed/Pest Control (303-660-7480)
- Zoning (303-660-7460)

INTERESTED IN ADVERTISING IN AN UPCOMING ISSUE?

In previous issues of the GEHA newsletter, residents can provide business cards or similar sized artwork to be used as an advertisement for their business at a nominal fee (free for kids and \$25/issue for residents).

It is the intent of the new GEHA Board to continue this practice in future issues or even on the proposed website.

Please contact board member, Karen Hickman.

HOUSEKEEPING

EXISTING DROP BOX MOVE/NEW P.O. BOX

As mentioned previously, the existing drop box at the Bucknam/Hill house has moved to new GEHA President, Shannon Rasmussen's house at 12786 N. 4th St.

In addition, the GEHA has a new P.O. Box. Dues and any other mail can now also be sent to: GEHA, P.O. Box 2157, Parker, CO 80134.

GERWCD NEWSLETTER/UPDATE

In future publications of the GEHA newsletter, the GERWCD Board will be providing separate copy and they have agreed to assist with any associated printing costs—a win, win for everyone!

The reason for this is due to the fact that the new GEHA Board did feel that they should be included in the GERWCD review process. It also provides full transparency to the GERWCD Board since all business needs to be conducted at their regularly scheduled meetings, unless a special meeting with notice to residents is called. It will also make coordination much easier.

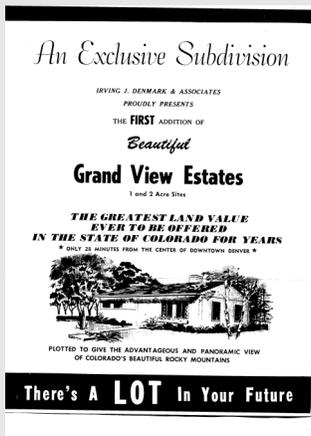


Figure 1: Grand View Estates Promotional Brochures

RESIDENT “PAULY” WEISHAPL

Long-time resident, Paul (Pauly) Weishapl passed away on January 3rd of this year after complications from a recent surgery. He was born in Colby, KS in 1955.

His service was January 23rd at the Archdiocese of Denver Mortuary and several Grandview Estates residents were in attendance.

A “Celebration of Life” gathering may be planned at a later date and details will be forwarded by “Blast” email and will be noted on the community’s Facebook page.

At a 2010 GOP Lincoln Day Dinner appropriately titled “Circle the Wagons,” Pauly had the winning bid on a collectible auction item. When he tried to pay cash to “settle up,” he was told that they only take

credit cards. So, as he “rode” off home to find the correct type of payment, he declared that he was a “real cowboy.”

Pauly was a constant “fixture” in the community and a supporter of the GEHA. He will be missed. A \$100 donation was made in his name to the American Diabetes Foundation.



“I’m a real cowboy.”

WHAT’S BEHIND THE NAME?

As the new GEHA Board began the process to transition bank account registrations and perform other housekeeping chores, a discussion occurred as to whether our community might be better represented by making a fundamental change from a homeowners association to a neighborhood association.

Neighborhood associations are typically a voluntary collection of residents, with no power to assess fees or fine residents or control the residents’ use of their property. And, they are often focused on social activities, or as needed, representing the interests of the residents with the local government.

While the Board will continue to discuss the various pros and cons of making such a change and may present it to residents for a vote at a future meeting, Secretary Jerri Hill brought up an interesting issue of whether we might want to also change the spelling of Grandview at the same time.

Change the spelling of Grandview you ask! What do you mean?

As it turns out, there is quite the history surrounding the spelling of Grandview or as early promotional materials from the developer, Irving J. Denmark & Associates (Figure 1), spelled it as “Grand View” with 1 and 2 acre sites selling from \$695 to \$2,800! Based on the rest of the brochure, I’m thinking that he was simply referring to the “grand view” we all enjoy.

Anyway, this led to the history buffs amongst the Board researching old clerk and county records from 1956, the first well permit filed with the state in 1956 at Lot 7/Block 17 (aka 12545 N. 3rd St.), the Douglas County Assessor’s website, the U.S. Census Bureau, and even Wikipedia. All referred to Grandview or Grand View and even both spellings in the same document!!

Maybe part of the confusion stems from the fact that the Grandview Tributary runs south of our community and eventually flows into Happy Canyon Creek.

OPEN SPACE (SOUTH OF BIRCH ST)

Several GVE residents have already contacted the new GEHA Board to express their thoughts about the open space area south of Birch St. between 2nd. and 3rd. As residents are aware, there is a trail along the Happy Canyon Creek with parking at the far south end of 2nd St. in the cul de sac. And, on a sunny day, HawkQuest can be seen training various birds of prey.

As part of her Development Watch efforts, GEHA Board member Tina Schwartz has already contacted Douglas County for information.

Ownership currently belongs to Douglas County, and any improvements would first need a "site plan" submitted to the County Commissioners. It would need to include all of the standard information : what is planned, where is it planned, who is developing the plan, etc.

The second question under the "Community Development" section of our resident survey will give the GEHA Board a better idea of what resident's desire, as well as the number of residents who support interest in some form of open space improvement. The entire process may take a few months and additional community involvement in order to develop a plan, if there is enough interest. Other possible concerns pertain to community liability depending upon what is proposed, and what entity will take responsibility for maintaining whatever improvements are made. But, all residents are again encouraged to express their thoughts on the enclosed "GVE Resident Survey."

DEVELOPMENT WATCH UPDATES

Compark Village south/Chambers Highpoint

On 2/18/16, several GVE residents along with GEHA Board members Jerri Hill and Sharon Stockdale, met with Senior Planner, Patrick Mulready and Project Engineer, Alex Mestdagh from the Town of Parker, concerning the site plans for the two planned developments directly north of GVE. Below is their summary:

Belford Ave.: Construction is due to start on the 4-lane road known as Belford Ave., "sometime this summer" per the last Douglas County update provided. The Parker planners indicated construction could start as early as May. This major connector is a joint effort between the county (Peoria St. to 1st. St.) and the Town of Parker (1st. St. to Chambers Rd.). On the western section of the planned development, two parallel and two vertical roads are also contemplated and depicted on one of the maps.

From the NW corner of GVE, the distance from the road appears to be less than 200', measuring diagonally. Due to the elevation from GVE, with grade sloping toward the NW, the view shed, traffic noise, and pollution are unacceptable to residents (proposed speed limit is 40 mph). On the same NW corner, there will also be a temporary cul-de-sac entirely on the Compark property. It was stated that the drainage improvements will not be rip rap, but landscaped terrace with conifers and other amenities. In addition, extensive work on drainage and redirection of the tributary will be needed, possibly with retaining walls to establish alignment, slope and geography. It was emphasized that the cost of these public improvements must be verified, approved and paid for by the developer, with a security bond provided, prior to approval and recording.

The far NE corner of GVE has an even tighter situation with an approximate 70' diagonal from the Belford grading to the resident's property line. After review of the maps and comments from residents, Mr. Mestdagh discussed that by realigning the proposed curve in Belford Ave. between the east side of the Compark development and the proposed bridge at Happy Canyon Creek, it would result in a possible northward movement of Belford Ave. after it crossed Happy Canyon Creek and continued to Chambers Rd. The

planners explained that the road must also intersect with Chambers Rd. at a minimum distance from the E-470 freeway interchange, as well as with Happy Canyon Creek on a perpendicular angle. Residents commented that this alignment with the creek was a cost consideration and that a different angle was possible and should be explored. The road also appears to be aligned parallel with the overflow spillway of Chambers Reservoir. It was stated that such roads do serve as a spillway and redirect the flood plain. The present grade at that corner formed by fill from Chambers Reservoir should be designed to block noise, light, and air pollution to homes on 6th St. In addition, the existing dam needs major revegetation as ACWWA and its contractors have allowed it to become infested by scotch thistles. Planners assured residents that the failure to maintain these areas is a major violation in Parker, and that Randy Lewis, Town of Parker Neighborhood Services Mgr., is the individual to contact (303-805-3108).

Compark Village Filing 4th Amendment: Residents are also extremely concerned about the dwelling unit/acre density shown for the proposed residential development directly north of GVE and south of Belford Ave. Initially, the Compark conceptual design showed 7-9 dwelling units(DU)/acre, and in response GVE residents originally requested a lower DU/acre to respect our existing one (1) home/2 acre density. At the Town of Parker annexation hearing in January of 2015, the town planners declared that 3.5 DU/acre would be used for the residential tracts. However, Parker planners have now reneged and are using the **entire** development acreage, including office, retail, and commercial tracts to calculate the number of dwelling units allowed in the smaller residential tracts. This "logic" results in more than 9 DU/acre adjacent to GVE, which only recognizes developer interests and completely ignores GVE concerns. As an example, using the 3.5 DU/acre density for a 10 acre residential tract (within a 100 acre development) would result in a maximum of 35 houses allowed on the tract. Using the Parker planner logic, 350 dwelling units can be constructed on the same 10 acre residential tract.

(Continued on page 4)

DUES ENVELOPE

Also enclosed within this newsletter is a GEHA membership dues envelope. Dues are \$25/household annually and while they are voluntary, we hope that all residents will consider supporting the GEHA and we appreciate all past support of residents. And, in order to vote on any upcoming GEHA issues or election, you need to be current in your annual dues.

As of 1/27, the balance in the GEHA checking account was \$7,094 and several plans are in the "works" to put the funds to good use for the community.

The GEHA Board recently approved to move forward with a new website and will be utilizing a local design firm located in Castle Rock. The GEHA Board has also reached out to the Grandview Estates Rural Water Conservation District Board (GERWCD) to see whether they want to share it with us.

All suggestions are welcome!

DEVELOPMENT WATCH UPDATE CONT'D.

Currently, Parker planners said that only single family detached homes (priced at about \$350,000) are located next to GVE, and then the building type becomes duplexes towards Belford Avenue resulting in the higher residential density population.

The homes shown south of Belford are separated from GVE with a medium sized berm, and a meandering pedestrian/equestrian trail with connections at 2nd and 3rd Sts. Vehicles, ATV's, and motorcycles will not be allowed (enforcement remains unknown). The trail will initially be made of crusher fines, but may be changed to concrete by the developer. It was noted that concrete trails are not horse friendly. The commercial, retail, and business offices are to be located closer to E-470.

Site plans are now officially filed as of 2/18 since the developer paid the fees. There are no scheduled hearing dates thus far. All GVE residents are encouraged to contact Mr. Mulready with any comments, suggestions, or concerns (PMulready@parkeronline.org).

WISE Water Pipeline (1st St.)

According to a recent update provided by Liv Haugen of CH2M Hill, the proposed pipeline is still scheduled to start construction in April or May of this year. She also concurred that construction of Belford Ave. should start in June. Possible good news is that she pointed out construction will also include diverting water from going under the far NW corner of 1st St., including the property of the resident at that location which should prevent future flooding of his lower acreage.

The pipeline is to be located roughly 10' from the property line of the existing fence along 1st St. or 15-20' from the center of the road.

Just a reminder. Construction access to the ROW where the pipeline is located will enter from 1st St. Traffic close to Birch & 1st., as well as Lincoln Ave., will likely be affected.

Grandview Estates HOA
c/o Shannon Rasmussen,
President
12786 N. 4th St.
Parker, CO 80134



STANDARD
US POSTAGE
PAID
PARKER, CO
PERMIT 56

ECRWSS Route 14
Grandview Estates Resident
Parker, CO 80134