

From: Byron Fanning
Sent: Tuesday, July 14, 2020 8:05 AM
To: Erica Hannah
Cc: Alisha Reis
Subject: FW: Adams County Open Space Grant and exclusion of HOA's as applicants
Attachments: Adams County Open Space Grant Letter.pdf

Importance: High

Erica,

Please see the attached letter from the Quebec Run HOA. They are requesting that this be forwarded to the Commissioners. This is relevant to today's discussion on the Open Space Tax.

Thanks,

Byron

J. Byron Fanning jr.
Director, Parks, Open Space & Cultural Arts Department
ADAMS COUNTY, COLORADO
9755 Henderson Road
Brighton, CO 80601
O: 303.637.8006 |c: 303.386.2706
www.adcogov.org

The Parks Admin Office is open from 10am to 2pm Tuesday through Thursday, I will continue to work from home at this time and can be best reached by cell phone. You can Find community resources regarding the County's response and updates here.

From: Mary Willis <MWillis@adcogov.org>
Sent: Tuesday, July 14, 2020 7:23 AM
To: Byron Fanning <BFanning@adcogov.org>
Subject: FW: Adams County Open Space Grant and exclusion of HOA's as applicants
Importance: High

From: Kevin Holdren <kholdren@msiho.com>
Sent: Monday, July 13, 2020 7:22 PM
To: Mary Willis <MWillis@adcogov.org>; Renee Petersen <RPetersen@adcogov.org>
Subject: Adams County Open Space Grant and exclusion of HOA's as applicants
Importance: High

Please be cautious: This email was sent from outside Adams County
Good evening ladies,

Apologies for the late email, but we just adjourned the Quebec Run HOA board meeting and it was discussed that the County Commissioners are considering changing the application process to exclude HOA's from applying.

Can you please make sure the Commissioners receive a copy of the attached letter which I have

drafted and would like them to consider before voting on this important topic.

Thank you! ??

Kevin Holdren
Community Manager
MSI, LLC
11002 Benton St.
Westminster, CO 80020
Direct: (720) 974-4130
Fax: (303) 420-6611
kholdren@msiho.com

After hours emergency: (303) 420-4433

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July 13, 2020

To: Adams County Commissioners

RE: Adams County Open Space Grant & HOA Participation

I am writing this letter in response to reports that the County Commissioners are considering excluding homeowners associations from applying for the Adams County Open Space Grant moving forward. I am respectfully asking the County Commissioners to reconsider this position. Before I outline the reasons why I believe that property owners associations should not be excluded; I wanted to first thank you for offering such grants to the people of Adams County! The open space and parks grants have enabled more than 538 projects to be completed over the last 20 years, and the funding has absolutely improved the open spaces and parks throughout Adams County.

As I am sure you know, many builders and developers prefer to build in Adams County due to the favorable building codes, and the County has seen massive residential growth over the last twenty years. The growth has been such that school districts and cities are struggling to meet the needs of this growing population. This growth has put a strain on a City's ability to provide and maintain local parks and recreation amenities for their citizens and to help solve this problem, many municipalities are now requiring builders and developers to install these amenities as a part of an approved development plan. As these developments transition to homeowner control, the members of these Homeowners Associations inherit the financial burden of maintaining parks and open spaces that used to be maintained and improved by a city's parks and recreation department. These amenities and improvements are interconnected and the various community developments collectively blend together and become an integrated part of a city's overall parks and recreation system. Oftentimes, builders and developers choose to meet only the minimum requirements, and they frequently choose to install the least expensive options available. This leaves the members of the homeowners association to fund the additional enhancements that allow the people living within them to feel proud of where they live.

Most homeowners association consist of only a couple of hundred members. The financial burden falls upon these few owners to fund enhancements that in the past used to be funded by all of the citizens within a particular municipality. As such, most associations can afford to fund only the things that are absolutely necessary and having access to the County open space grant is often the only manner by which an owners association can truly enhance the community. Since these communities are interconnected, the grant process has allowed owners associations to improve public property in the same way as the cities have done, and this process has proven to be beneficial and helps to achieve the County's mission to "significantly enhance quality of life, enrich communities & INSPIRE".

Considering that a grant application must meet specific criteria and receive approval from an appointed committee in order to be considered, and the fact that an applicant must receive City approval and their sponsorship in order to apply for the grant ensures that homeowners associations are requesting an grant for improvements that are beneficial to, and aligned with, a City and the County's overall parks and recreation plan. A process is already through the application and sponsorship process to ensure that homeowners associations do not use public funds for exclusive or private use and I strongly believe that if homeowners associations are excluded from applying for an open space grant that many beneficial improvements will just not get done as the few members who make up these owners associations cannot afford to make such a monetary investment on top of the maintenance expenses they are already obligated to fund.

It is with sincere hope that you please reconsider your position regarding HOA participation in the grant. If nothing else, please postpone making a decision until alternative ideas and perspectives can be considered.

With respect,

Kevin Holdren,

HOA Home Owner

HOA Board Member

HOA Community Manager, CMCA