



Board of County Commissioners

December 29, 2009

Pine Brook Hills HOA
1907 Linden Drive
Boulder, CO 80304

Dear Mr. Alexander,

Thank you for your letter regarding the property located at 1204 North Cedar Brook Lane, which is within the Pine Brook Hills Home Owners' Association. We understand that you are concerned about the lack of progress that the owner has shown in building a house on the property.

Land Use staff has visited the site and has determined that the building permit is still active and that the owner is currently in compliance with our codes. In addition, while visiting the site, staff did not observe any weed or trash violations. However, Boulder County will respond to any future complaints about trash or debris on the property and will investigate to determine if there is a violation.

While we are sympathetic to the residents, as the site is an eye sore, Boulder County does not have a land use code that can aid the HOA in resolving your issue of violation of your HOA covenants. While we are unable to offer you legal advice, we do encourage you to contact your HOA's legal representation, as it appears that your only remedy is to file suite based on a violation of your HOA covenants.

Sincerely,

Ben Pearlman, Chair
Boulder County Commissioners

Cindy Domenico, Vice Chair
Boulder County Commissioners

Will Toor
Boulder County Commissioner