



*Pine Brook Hills*  
*Homeowners' Association*  
*1907 Linden Drive*  
*Boulder, Colorado 80304*

December 10, 2009

Boulder County Commissioners  
PO Box 471  
Boulder, CO 80306  
Attn: Carrie Haverfield

Dear Sirs:

As the Pine Brook Hills Homeowners' Association representing about 400 homes in Boulder County, we are asking for your help. We are writing to you on behalf of the neighbors of 1204 North Cedar Brook Rd., Boulder, Colorado 80304. They are frustrated that after 3 plus years, the house being constructed at that address has not even come close to completion. This is in clear violation of our Pine Brook Hills Unit 4 Covenants that require completion within one year.

Actions taken already about this situation (copies of several of these actions are attached):

- In October, our Pine Brook Hills HOA Architectural Review Committee and several neighbors met with William Strahn, the house constructor, to explain the situation and ask for house construction to continue.
- Since that effort wasn't successful, on Oct. 24<sup>th</sup> the Pine Brook Hills Architectural Review Committee sent a notice of non-compliance to both William Strahn, the house constructor, plus Yvonne Patten, the lot owner (believed to be William Strahn's wife.) No answer was received to this letter.
- Discussions in November between Shaun Minné, a North Cedar Brook neighbor, and Jeff Dwight, Boulder County Chief Building Officer, resulted in a November 11<sup>th</sup> letter from Boulder County Land Use confirming that the building permit is valid for this property. However, it did not result in a significant plan of action to help get this construction completed.
- On November 12<sup>th</sup> a petition/letter from North Cedar Brook neighbors was sent to Mr. Strahn listing several problems with the property and requesting that construction be completed by June 1, 2010.
- A November 26<sup>th</sup> letter from Mr. Strahn to the address used in the North Cedar Brook neighbors petition/letter requested further documentation confirming that a home must be completed within one year.
- A December 8<sup>th</sup> letter from our PBH Architectural Review Committee to the PBH HOA confirms the property is in violation of the Covenants. It asks the PBH HOA to request assistance from the Boulder County Commissioners.

The following are the problems the neighbors of North Cedar Brook Road see with the property and have included in their petition to the owners:

- The 1-year construction time limit in Pine Brook Hills Covenants Unit 4 has been exceeded
- No structure has been finished in the last 3 years
- The site has been negatively affecting property values and the neighborhood attractiveness
- The property has been covered with trash, weeds, and scraps of tar paper
- The site has become a safety hazard with flying press board and unsecured lime
- The property is a significant eyesore for anyone in its line of sight or driving by it

As the Pine Brook Hills Homeowners Association, we join the residents of North Cedar Brook and request assistance from the Boulder County Commissioners. We are asking help from the Boulder County Board of Commissioners in getting the owner of the property to resolve this issue by either:

- Finishing the construction and thus receiving a Certificate of Occupancy from the Building Department, within six months
- Returning the site to its original un-built condition
- Selling the property with a reasonable market value price tag

Please contact me at your earliest convenience at 303-544-1333 to let us know how we can get your help in this matter.

Very Truly Yours,

William W. Alexander, President, The Pine Brook Hills Homeowners Association

cc: Jeff Dwight, Boulder County Chief Building Official, Boulder County, 2045 13<sup>th</sup> St., Boulder, CO 80302 303-441-3930