



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

September 16, 2011

Attention: All Pine Brook Hills House and Lot Owners - Road Rehabilitation Explained Below

- In 1995, Boulder County Gov't updated its Comprehensive Plan to define and state that subdivision roads [which includes Pine Brook Hills] only receive Maintenance, and DO NOT receive Rehabilitation.
- In July 2010, a county-wide LID, recommended by the Subdivision Working Group - to rehabilitate all Boulder County subdivision roads - was voted down overall for all Boulder County subdivisions but within Pine Brook Hills, the vote was 62% to 38% FOR the LID.
- After the vote, Boulder County indicated that they were willing to work with subdivisions that voted for the LID. Mike Thomas, Boulder County DOT, was assigned to that task. Pine Brook Hills Roads Committee has been working with him ever since.
- Because Pine Brook Roads are in much worse shape than the average road in Boulder County, we have been focusing on solutions that will have all the roads repaved and then maintained for the foreseeable future (20 years).
- One of those possible solutions has been reported in the Longmont Times-Call article of Sep 15th. The article reports on creating a bonded Pine Brook Hills Local Improvement District (LID). Creating this district is necessary procedurally to get a measure on the ballot so that we can vote on it. No property owner obligation will arise without an affirmative vote.


Here are all the alternatives the PBH Roads Committee has been reviewing:

- Do nothing
- Create a Political Action Committee to elect commissioners to use existing taxes for roads
- Create a LID without bonding to accumulate funds to start road rehabilitation later
- Create a LID with bonding (reported by Times-Call article) to do road rehabilitation soon
- Create a LID with Boulder County loaning us the money to do road rehabilitation soon
- Create a "Hybrid" LID with higher up front costs to do road rehabilitation soon
- Create a PID with all the four possible alternatives similar to the LID above

We hope to have a survey out to all PBH lot owners soon so that you all can vote on which alternative you support. Meanwhile, please go online and visit the Roads section of pinebrookhills.org and read the following three documents just posted there that will give you much more information:

- Longmont Times-Call article of Sept 15th.
- Pine Brook Hills Roads Repaving Questions and Answers
- Draft version of Pine Brook Hills Advisory Ballot for Road Rehabilitation

Thank you – we look forward to working with the entire community to find a solution to funding road rehabilitation.


PBH HOA President


PBH HOA Roads Committee Chairperson