

River's Edge at Southmont Homeowners Association
c/o Mountain Mansions Management, LLC
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March 22, 2019

Andrew Amend, PE, PTOE Consultant Project Manager Stolfus & Associates, Inc.	Keith Laube, PE Public Works director Montrose County	Dan Roussin Permit Unit Manager CDOT-Region 3	Scott Murphy, PE City Engineer City of Montrose
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Sirs,

This letter is in response to the proposed future plan for 550 in south Montrose county presented to the public on March 7th 2019. River's Edge at Southmont HOA consists of 53 lots, with 47 homeowners on Tulip Circle, Tumbleweed Rd, Trophy Rd, and Tailspin Ct.

The Board of Directors for River's Edge HOA would like to express our opposition to the proposed plan. Specifically, the addition of a future connector county road from Trout Rd and connecting into Tulip Circle per Sheet #2 and Sheet #3 of the maps posted to the web for the proposal. The Board of Directors have two issues with the proposed plan:

1. The empty lot where the connection into Tulip Circle is proposed has been sold and ground is being broken at this time for a new home and out building. Access to Tulip Circle would likely require eminent domain which would negatively impact the owners.
2. If the road is connected into Tulip Circle, all of that additional traffic is going to be funneled thru the subdivision to access 550 via Tulare Rd, Uncompahgre Rd, or onto additional proposed county connector roads off of Uncompahgre (Sheet #2). The roads in the subdivision were not designed to be a thoroughfare.

The primary concern of the Board is the additional traffic in our residential subdivision. Currently the subdivision is a destination for our homeowners and their guests. People drive slow and it is very safe for children to play and ride bicycles in the streets. This is a 20 year old subdivision which is proud of the quietness and safety of our streets. Turning the subdivision into a pass thru as a way to reach a different destination would have a major impact to the peaceful safety of our streets. Drivers will speed thru our streets to get to their final destination resulting in increased noise and safety issues.

The Board respectfully requests that the proposed plan be amended to remove the county connector road into Tulip Circle.

Thanks for your consideration.

Dan Campbell
President, Board Directors for River's Edge at Southmont Home Owners Association