

BANNOCKBURN HOMEOWNERS ASSOCIATION
P.O. BOX 211, FRANKTOWN, COLORADO 80116

GENERAL INTEREST FOR ROAD PAVING SURVEY
PROPERTY OWNERS COMMENTS
FALL 2007

93 Bannockburn Residents Responded

58 No to Paving (plus or minus 1-2)

34 Yes to paving (plus or minus 1-2)

There were 2-4 surveys that did not check Yes or No in Section 1, or checked both Yes and No. However, in Section II they would check to pay for the roads or in Section III would mark items and make comments in not paving the roads. Those few surveys were put in with Yes or No groups depending on how they answered Section II and Section III.

The following are statements written (in some cases, paraphrased) by the Property Owners. These were not defined by the No to Paving or Yes to Paving categories. For example, all those who checked "Concerns about Costs" were included whether they voted No to Paving or Yes to Paving.

<u>Number</u>	<u>Comments</u>
53	Concerns about Costs
41	Keeping Rural Character
28	Roads as Horse/Walking/Biking Paths
11	Speed-Driving to fast
9	Dirt Roads Unsafe-Bus slid off, failure to adequately grade, high banks on curves
8	Mag Chloride- Health/Car repair/Inferior product Concerns
7	Want Only Primary Roads Paved
7	Douglas County already paved a portion of Tanglewood & Deerpath, should pave the rest at no cost
7	Homeowner doesn't have enough money-Retirement, College, Disability
5	Paving Increases home values-Easier to sell, would recoup costs when sold, homes values in Bannockburn are depressed because of dirt roads
5	Existing roads poorly maintained
4	Original Developer should pay for paving
4	Douglas County should pay for paving
3	Dust Concerns
3	Costs of maintenance of dirt roads should be used towards costs of paving
2	Roads originally dirt-should not change
2	Winter Plowing Concerns
2	If roads are paved-do not see any increase or benefit in value
1	Will only pay if everyone pays
1	Will only pay if all roads are paved
1	Already live on paved roads-won't pay anymore
1	Tax write off for paving? Not just home equity loan deduction?
1	Not enough horses on the road to justify keeping the roads dirt
1	Costs should be based upon assessed value of each property
1	Unfair burden to those who own more than one lot
1	Douglas County not honest about all of this
1	Cars would be in much better control if the roads were paved
1	Thanks for this survey