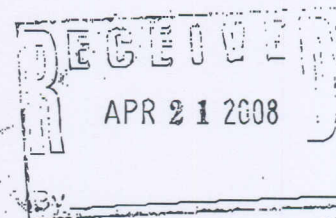


***Sterling Pointe at Cherry Creek  
HOA***



April 15, 2008

Ms. Linda Bruce, Colorado State Planner  
Federal Aviation Administration  
Denver Airports District Office  
26805 East 68th Avenue, Suite 224  
Denver, CO 80249

Dear Ms. Bruce,

Please don't. With all due respect to you and those considering this change...

Please don't let the flight path be changed that has been in place for many years now — a flight path around which all of us in the metro area did our housing homework and made our valuable home purchases accordingly.

***Sterling Pointe at Cherry Creek HOA***

As an Aurora resident and HOA president, I represent a very distinct neighborhood, *Sterling Pointe at Cherry Creek* - an HOA community established by Genesee builders in 1996. We are located on the NE corner of Parker Road and Belleview. As we reviewed the proposed new flight plan we became very alarmed. It is crystal clear how devastatingly affected we would be if such a change were made.

***Noise Calculations and Concerns***

Those who purchased and built semi-custom homes in this area carefully calculated the noise and traffic flow of Parker Road (200,000 cars per day). The builder of this HOA community first established a raised land berm, in order to reduce road traffic noise for this neighborhood which would have pristine mountain views and views of Cherry Creek, but which would face potential noise factors coming from Parker Road. Prospective buyers stood (or brought out lawn chairs and sat) on their prospective land lots to listen awhile and calculate the measure of noise they would face in ongoing living conditions. I know, because we were one of those families that wanted mountain views, paid lot premiums for them, and seriously calculated and researched the *amount* of noise our family would experience living just 50 feet from a VERY busy Parker Road.

With scores of other new home buyers we moved in well over a decade ago and have sought to establish strong housing values in this unique noise-affected high-traffic location we live near — a level of noise already well beyond what those seeking to have you move your flight paths away from their already quiet neighborhoods deal with in

comparison to ours. Surely they bought their homes with the same level of due diligence about potential sound and environmental issues that our HOA buyers exercised in good faith. This alone is reason enough NOT to consider changing what was an established environmental issue for metro area residents and businesses to consider in our long-range plans and purchases.

On a few occasions for some reason some of your planes have flown over our neighborhood – perhaps weather permitted– and it was not a pleasant addition to the level of noise we and other HOAs in this SE Aurora area already contend with from Parker Road.

***A. Quality HOA Too Acquainted with Adverse Affect***

We have been previously adversely affected by a number of decisions made by those in positions of power. Our patience, as a result, is running thin. Our quality of life has been impacted dramatically by those who sit in positions capable of considering altering or protecting our way of life and which have not fairly protected or maintained it. They have disappointed us.

This outstanding HOA has encountered difficult negative property-value impact from multiple decisions made by the City of Aurora in recent years. A massive two-story brick and glass commercial structure was permitted to be built just west of our HOA (opposite side of Parker Road). Anyone understanding audio acoustics knows this decision has greatly *amplified* our noise factors - as busy Parker Road noise now resonates far beyond anything previously calculated or ever could have been expected. Many of our 145 residents have now been forced to purchase white noise machines in order to sleep at night. This newly established two story business building now located directly west (across the street) from our neighborhood inhabits a 24 hour business which produces bright lights and come and go traffic throughout the night (clearly against city ordinances which should protect six hours of sleep for residential areas). As a result of their noise-increase decision we are now facing some beginning home value decline. One beautiful home which directly faces this increased noise and sight issue has depreciated tremendously in value as a result. We cannot afford *additional* potential noise from a daily flight path over this neighborhood seeking to maintain its property values and quality of life.

In addition to the above, Aurora City Government chose to place a government housing apartment complex directly north of our neighborhood which rotates pedophiles and registered sex offenders in and out. Additionally, the city of Aurora approved a three story apartment complex also directly north of our HOA which has created a visual wall for north facing homes and resulting noise with three story apartments - doors and porches backed up 20-30 feet from their properties. Far more people live in a very confined area that goes vertical than ever should have been permitted.

To the south of our neighborhood the city of Aurora approved construction of a commercial property which was to have become a CVS drug store, but which was sold to Goodwill Industries and now has become for our south facing HOA residents a source of unending inordinate traffic, illegal parking, and depreciation of our south facing homes.

This beautiful residential area cannot face further depreciation.

***HOA Residents***

This neighborhood holds families with young children, singles, and vibrant seniors – all who care deeply and have great pride in their neighborhood. In spite of the above disappointing obstacles we've faced from a city that has not adequately protected or cared for our home values or quality of life in a way they should have – we've worked hard to offset and continually improve what is for many of us our greatest earthly asset – our home. This unique HOA holds popular annual street parties, neighborhood dinners, does community spring planting together, and highly values the sense of community we've established in this little section of Aurora we call "home".

***Our Plea and Our Commitment***

Please don't consider a flight path change without being willing to come face to face with 145 wonderful (noise exhausted) people in *Sterling Pointe of Cherry Creek* and explain to them why once again people in a position of power have shown disregard for their quality of life and property values they hold so dear.

Our HOA Board would like to go on record now in defense of our residents, that if a change were to occur, we would be necessarily faced with filing a noise lawsuit securing new windows and doors for all residents. We also believe this group of delightful citizens would be diligent and annoying in their uproar, their attraction of media attention, and daily telephone complaints. And they would be entitled.

Please don't recommend or do it.

Sincerely,



Dwight Robertson  
HOA President, *Sterling Pointe of Cherry Creek*  
14320 E. Bellewood Drive, Aurora, Colorado, 80015  
Phone: (303)-829-2922  
Email: [drobotson@kbn.org](mailto:drobotson@kbn.org); [skyrobertson@msn.com](mailto:skyrobertson@msn.com)

***HOA Board Members:***

BL Mary  
Tom Coughlin  
Denise Hammond  
Lubna Forbord