

Open-ended Comments to Question D16

Following are verbatim responses to the open-ended question. Because these responses were written by survey participants, they are presented here in verbatim form, including any typographical, grammar or other mistakes. However, where there were comments that were derogatory in nature to a specific individual, business or organization outside of the City, those names have been removed and replaced with “XXXX” to protect resident anonymity. The responses below appear in alphabetical order.

- 1. I feel the bike lanes need to be repainted asap. With more traffic using Monarch, I'd like to see additional biking signs. 2. Need law enforcement when school gets out...speeding is out of control. 3. Entry to Stonecroft is messy if not at times trashy. 4. A rec center would be excellent, built away from the homes. By I25 and CP Pkwy 5. Must keep open space. Don't need to build more homes on CP Pkwy by school.
- 2 Million for attorney fees - poor use of tax \$\$
- a noise ordinance would be a welcome addition to our community. An ordinance regardless of what causes the noise.
- A noise ordinance would be welcome. More aggressive domestic animal control. Snow removal has been a problem this winter.
- A rec center would be an awesome addition to CP. Also, some real restaurants would be nice. Even more selection with fast food would be nice. Qdoba and Chickfila.....Most of the restaurants available now are terrible in my opinion. Store wise...a Whole Foods would be awesome (replace the Safeway with it). Lastly, maybe bury the power lines? yeah right...
- A rec center would be an important added asset to the community
- A recreational center would be a wonderful addition to Castle Pines, especially in the winter months as it would give our youth a safe environment to work out etc.
- A stoplight on LaGae by American Academy would be wonderful and would prevent accidents. Many of us that live here are AA parents and are very grateful that our kids get to go to school in our community.
- A viable business district is extremely important. The proper businesses are necessary to attract the residents and generate tax revenue.
- Absolutely embarrassing every time I have to go to Lone Tree, Castle Rock or Highlands Ranch to have to use a Rec Center because our poor community can't seem to get our act together to have our own. Not sure what you really fixed on the road maintenance you just spent all the \$ on, didn't realize our roads were un-drivable? Seemed like a waste of our money.
- Additional taxes and fees imposed since we incorporated are excessive. I am beginning to regret that I supported incorporation.
- After all the road construction, it would be nice if the City would restripe the streets, especially the turn lanes and bike lanes. I'd also like to see something done on Castle Pines Parkway at Forest Park. It has been a "cone zone" forever. It's really rather unsightly at the entrance to our neighborhood.
- After moving here, we realized we live a loooooong ways from anywhere. Other than Little Italy's pizza, dry cleaning and an occasional bundt cake, I find nothing to shop for in Castle Pines. We consistently use the library and that has been the best addition. We like the road that goes over to Parker and use it often, several times a wk. We do enjoy the quiet and peace out here and walking while enjoying the views. The taxes are way too high and may force us as seniors to move. How much money did the metro district and Castle Pines spend fighting over control--was it millions or just hundreds of thousands? That was pitiful and a disgrace. A

slap in the face of residents who were subsidizing financially all the expenses. Disappointing. Seems like the city is run by a few.

- An indoor recreation center would be so great to have here in CP!
- An investment in a viable "community" business district (similar to Highlands Ranch Town Center) with a central park/gathering place would help to establish Castle Pines as a community.
- Annexation does not contribute to or better the quality of life of the present residents. The incorporation was a mistake. All was well and a pleasant place to live before the city.
- Answers provided are based on the previous elected officials of CPN. When CPN decided to incorporate the founding principals were miss represented and not communicated to the homeowners presenting the pros and cons to incorporation. City council needs to look at the financial feasibility of the city and determine if the current state of the city is acceptable. Road maintenance is horrific, snow removal is unacceptable and the general appearance of the city is sub-par. Before CPN incorporated Douglas County did a much better job than the city does today. The reality of the situation is, the city does not generate enough revenue to provide services needed to sustain the community. Rising property taxes is not a solution in today's economic times. Promoting economic/business development is a great challenge for CPN since the city is bordered by Lone Tree, Highlands Ranch, Parker and Castle Rock. Bottom line, City Council need to seriously consider dissolving the City of Castle Pines and re-establish with Douglas County. I would be all for a city if we had the tax revenue to support the city as does Lone Tree and other municipalities.
- Any library expansion should be private funding. Would like to attract permanent churches to our neighborhood, our preference is Lutheran. Snow removal is not great. Usually late and sometimes they come through and scrape asphalt. Thanks for doing the survey.
- Appreciate being able to input my thoughts :-)
- Art, culture, and library are more important than a recreation center, since we have so many opportunities for recreation in this area - Highlands Ranch and south of it
- As a whole I appreciate the direction the new City Council is moving now that the Metro District dissolution has been withdrawn. However, I still believe we are too small to be a city. I would be very much in support of dissolving the city and going back to a lower sales tax rate. Douglas County actually handled snow removal better, and I believe, we could have worked with the county to improve the maintenance of our roads.
- BAD...Changes to traffic light timing is terrible; snow removal last year was bad GOOD...Small town feeling but close enough to a large city.
- Becoming a City was the biggest mistake we made up here. It has ruined our community. We would vote in favor of removing the city in a heart beat. The original City Council took us in the wrong direction and were only out for themselves, not the community.
- BEFORE becoming a 'city,' Castle Pines North was a much nicer, neighborly place to live with a more desirable quality of life. Also, you didn't ask any questions pertaining to the importance of property values by those making 'city' decisions. WATER, WATER, WATER will make or break property values and should receive due diligence of elected officials and employees. If anything, water needs to be a priority before shopping, recreation, entertainment, dining, and wine stores.
- Better off before incorporation would support un-incorporation
- better street maintenance, snow and sweeping is essential to make the community a better place. Also, uplifting the entrance to CPN at the juncture of I-25 and CPN Parkway would be a good start to making the area more inviting.!
- Canterbury Park/Broadwick has major problems with adequate snow removal. Sidewalks and streets can be dangerous to pedestrians. Landscaping in the development is an embarrassment to the city.

- Castle Pines can't support the retail it already has. More would only mean more traffic and empty storefronts. Need more open space - leave development to the cities and their crime/pollution.
- Castle Pines has too many quasi-governing entities that make it confusing for residents to understand what services are provided by whom and in some cases overlapping services which drives up costs. We have a neighborhood HOA, Master HOA, CPN Metro District, and a City government...The neighborhood HOA provides trash pickup and maintains the community pool...The City plows the streets, fixes the streets and provides law and code enforcement, No one know what the Master Association does, The Metro District has spent years and millions of dollars on renewable water projects that have NO delivery mechanism to Castle Pines or the Rueter Hess reservoir...We need to streamline and centralize the services provided to the residents to reduce overall costs. The Master Assoc need to be shelved, the Metro need to work in conjunction with the city to provide a long term solution for renewable water and the my local HOA really needs to get out of the trash business.
- Castle Pines lack of community. Much like Phoenix. If porches were built in the front of each house versus a backyard deck the community would feel more neighborly. You can live next door to someone for 10 years and never meet them. The current HOA group is very disconnected to who we are and what we feel. There are a bad mismatch to our values and beliefs. There are too over the top with threats and empathy. There are impossible to reach if you need something.
- Castle Pines needs to attract high quality restaurants in the area. It is severely lacking in this category. And, if considering a rec center, make it a nice rec center more than 10,000 sq. feet. That is considered an exercise room. Check out Lone Tree Rec Center and learn a lesson from them.
- Castle Pines needs to do a much better job of maintaining the community. Serious attention needs to be given to snow removal, traffic control and maintenance of the area.
- Castle Pines North Homeowners were better off before incorporation. Would support Un-Incorporation like Highlands Ranch.
- Castle Pines would be a wonderful place to live if it was a more diverse neighborhood. A Panera Bread or Noodles & Co would be ideal in the lot next to the Conoco Gas Station. Safeway needs self-check-out lanes which I'm sure you have no control over. My main issue with Castle Pines is the lack of picking up after dogs on the sidewalks/walking trails. Can someone fine violators? This would improve the appearance of the neighborhood.
- XXXX needs to relinquish role as president of the XXXX hoa. Some of XXXX practices as president are unethical and extremely self-serving. A majority of the residents are concerned about XXXX honesty. XXXX is also extremely rude and inappropriate with the residents.
- City Council needs to communicate why after it undertook the lawsuit with the Metro District, it then dropped the suit after spending so much money!
- City needs to refocus on basic city services. Leave the Metro District alone and focus on sprucing up our city. The entrance to our city, Castle Pines Parkway, looks pretty drab (a pile of river rocks just doesn't cut it). Consider more substantial landscaping requirements on new business developments. (It appears that Ft Collins does a good job on this.) Our current garbage collection is excellent. Can it be done for the whole city at a lower cost? Good job on snow removal and parks. Currently I don't see the need to duplicate rec activities already available in Castle Rock. Money can probably be put to a better use elsewhere.
- City planning has been awful or basically non-existent. Now that it is so messed up we just have to live with it. Monarch and CP Pky are now small highways. What went wrong? - traffic planning, stop lights, placement of businesses and accessibility, water rights, access to commercial area or parks other than by car, and so on

- City seems intent on over development damaging what we have/had for revenue or helping special interests. Minimal current open space should remain as is. It may be time to put annexations and rezoning to referendums. Council and Plan Commission ignore residents concerns.
- City to monitor commercial properties in the commercial corridor for compliance with snow removal, landscape maint, and code compliance.
- City vs. Metro District has been a joke. Please correct this waste of time and money. We really need a good recreational center like Highlands Ranch has.
- Combine the Metro District, Master Association and the City of Castle Pines
- Concrete at intersection of Forest Park Drive and Castlepoint Circle has deteriorated and needs replacing. Castle Pointe's HOA has reported this multiple times with no success.
- Consider a Rec Center.
- Could you please be honest with the residents about the realistic costs of funding the City and take a tax initiative to the ballot. We should have had this public discussion back in 2007. Until the City is honest with the voters, and is willing to let the voters decide if they want to be taxed for essential city services, then I can not trust anything the City does or says about anything. And leave the Metro District alone! I do not want the Metro District to be part of the City and I do not want to have a water board appointed by City Council to be running our water services. Please listen to the residents for a change and give us a break!
- CP can not even fill vacant store fronts, so why build more unattractive, traffic producing retail? Keep CP a residential area with minimal boutique (unique) shops and not big box mega stores that would not make CP unique.
- Curbs and sidewalks are in dire need of repair and condition greatly degrades the overall appearance of the community.
- Cut the taxes, town council please take Mayor Huff's lead and lets be professionals. Do not expand Lague Ranch, we are in a recession. Overall pull back and spend less, We live in a wonderful neighborhood.
- Did not live here in 2011.
- Dissolve the city government. It is an extra layer of government that only collects more taxes and spends more money to provide the same things we had before it was formed.
- DO NOT BUILD A REC CENTER WHICH WOULD COST ME ONE DIME!!! I WANT TO KEEP MY TRASH COMPANY OF 25 YEARS (REFUSE MGT)!!!
- Do not like the fact we can not use the open space between us and Highlands Ranch but they can use our trails. We need a rec center since we are not part of Castle Rock or Highlands Ranch. We should be included in the RTD district.
- Don't like the CONSTANT Dog barking going on in the neighborhood -- too many people are inconsiderate of their neighbors, letting their dogs outside all day to bark!!!!
- Drainage problem and traffic light timing on Castle Pines Pky. must be addressed. Melting snow continues to run across the street - sometimes weeks after snowfalls - destroys the surface causing continuing resurfacing. How can your engineers not see this?????
- Elimination of duplication of government services, elimination of wasted tax moneys, reduction of taxes and reduction of excessive governmental entities (Metro District, Master, HOA's, etc.) are absolute necessities for Castle Pines.
- Ever since we became a city, the elected officials have let their egos cloud their vision of how the community as a whole feels. Many dollars of our money have been wasted chasing this small groups fantasies. Please stop and represent the people that live here.
- Felt really ripped off by the Building Permit office. My contractor almost gave up trying to get a permit for a very small arbor on the deck. It took forever and each time he went back they wanted something different.

They appeared to be inspectors for hire that were not permanent and tried to milk the system. Very inefficient and never available. It's embarrassing that no one seems to be able to get along well enough to get the water situation finalized. Looks like a bunch of spoiled brats with all the infighting about the water. Some type of signage about upcoming events would be good. We need Whole Foods or similar in the neighborhood. A couple of good cafe type restaurants closer to the Parkway. There's really no pedestrian area like a village or small town feel. Very commercial, strip mall feel. WE ARE ALREADY PAYING TOO MUCH IN TAXES HERE. WE CAN'T ATTRACT PEOPLE TO LIVE AND OPEN BUSINESSES IF WE CONTINUE TO TAX EVERYONE TO DEATH. NO NEW TAXES. NO NEW TAXES. NO NEW TAXES.

- Fix the traffic congestion around the Montessori School on Castle Pines and around the Academy.
- Fix the Traffic lights from a timing to a detection method. Too often you hit red lights with no other car in the intersection. Find a place for a rec center. HR has like 5, we can have one.
- Follow Highlands Ranch. They seem to do more with less money.
- future businesses that would support elders would be of great interest...such as independent living, etc.
- Get Metro into the govt structure. No separate bus.
- Get rid of redundant governance in the community.. We do not need a Masters Association any more.. and I'm wondering why we even need a HOA since policing doesn't seem to be a problem in our area (maybe just need a City standard)
- Get rid of the HO's
- get those idiots at client preferences to NOT send multiple emails at once when ONE will suffice to notify of web posting. One day I rec'd 512., yes 51, and that makes me delete ALL UNREAD forever into the future.
- Good landscaping is essential to the beauty of the whole neighborhood-ours is lacking. sad face
- Good survey! Castle Pines REALLY needs a recreation center to compete with surrounding cities/neighborhoods like Highlands Ranch, Lone Tree. It would also be great to see more public tennis courts and improved landscaping along the Griggs Rd section of Castle Pines. It looks neglected. Would be wonderful if Griggs Rd could one day be paved for easier access between Highlands Ranch, Centennial and Castle Pines.
- Goodness this was long !
- Government is the problem, not the solution.
- Great community. Leadership needs laser-like focus on important issues.
- Great place to live and retire. Glad the Metro District situation is finally settled.
- Great place to live. Good services too including this survey. Priority is to keep the area looking nice and roads in good condition. Doing so will help maintain the image, keep housing prices high and provide overall value to the residents.
- Hard to assess the quality of the city government, since we've just gotten rid of most of the troublemakers who were trying to shove the URA down our throats and then dissolve the Metro District. Much happier now that most of them are gone.
- HATE THE BIG CITY TREND...MOVED HERE TO BE AWAY FROM HIGHLANDS RANCH BUSY-NESS.....
- Have been satisfied with the Castle Pines community over past 25 years. Opposed to another rec center because there are so many nearby. I say this as a single person with a contract with 24 Hour Fitness in Lone Tree. Can understand why families would want one closer by. However, do not want public funding to go for such a rec center-let those who use it pay for it. Public funding for schools, roads-yes/rec centers-no. Recent roadway improvements were much needed and appreciated. Traffic signal sequencing is terrible-esp late at night. Signals stop traffic on Castle Pines Parkway-the main thoroughfare-when no traffic is using a cross street. Seems like a waste of fuel with stop/idle/start movements for no reason. This was a good, comprehensive survey-thanks.

- Have noticed ongoing repair to Castle Pines Pkwy. Appears to be due to severe improper drainage i.e.. large amounts of water flow in the street during days and freezes at nights - why not address this terrible drainage problem as opposed to continually replacing large sections of the street annually?
- how many under the table deals have been completed by employees of the City with vendors or CM2H Hill?
- How much money was lost in legal fees for nothing in the attempt to dissolve the CPNMD? Who should be held accountable for that ill fated venture? Don't put up a community garden.
- I am especially annoyed that complaints regarding pet owners not picking up pet waste are ignored by our HOA. I am also annoyed that I get comments regarding minor issues in my yard, yet my neighbor's yard barely has a blade of grass in it. I believe our covenants should allow significant rock gardens or rock yards to relieve water consumption and stress.
- I am furious that the city has created two different tax structures in the annexation of Lagae South and that Lagae South will not have to pay into the historical legacy debt. This is grossly unfair. I think a majority of residents would be furious about this if they knew what the city did and would not have been supportive of it.
- I am glad the city stopped wasting the taxpayers money on the hostile take over of the Metro district. I hope the city will not take more actions to combine the entities until such as time as: 1) its credit rating is on par or better than the metro district's, and 2) the citizens have voted to do so. Also, thanks for being good stewards and taking advantage of the reduced rates for the road repairs.
- I am glad the water and sewer cost this year is lower than before. It should be nice if the improvement charges can reduce more. There is only one park which is new in Castle Pines. People go other cities to play or stay at home during the weekends. It is nice if there is a park with children play ground and dog park inside. Most of residents here have children and dogs. We love to take them to play in Castle Pines. Thanks.
- I am happy to see the City & Metro District working together. This was a waste of my tax dollars. Thank you for making this happen.
- I am highly opposed to any city government run vendors in a private neighborhood of Forest Park. I am also opposed to any governmental involvement in the private neighborhood maintenance or their property.
- I am in favor of un-incorporating the city. I feel the cost of living, services and quality of life were all better when we were in unincorporated Douglas County. I would vote to unincorporated.
- I am really tired of the political infighting going on in this community. And we were promised no tax increases...which was a lie.
- I am so sad that you did not dump the metro district. It is just duplication of services.
- I am very weary of completing surveys but am letting my guard down. They are a very manipulative tool and are only as good as the intention of the people that stand behind them. Keep the City simple don't go trying to be like everyone other city in the area. Avoid racking up public debt that we will all regret down the road (INCREASED PROPERTY/SALES TAXES) over some PERCEIVED NEED or should I say the WANTS OF A FEW to be paid for by all the community. I'm not opposed to cultural activities I'm just weary of subsidizing them. If they were meant to be here let them organize and stand on their own. That goes for a rec center too, let businesses fill that void if they feel it is viable. The City needs to stay focused on maintaining roads, water, and sewer. Those are true needs and apply to everyone in the community. As I am sure you are already aware of the asphalt pavement needs some attention within the neighborhoods. Fight the urge to grow the government of Castle Pines.
- I believe an essential element to creating a community is to institute a traffic calming program. The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users.

- I believe the current city council and mayor are now more-so in sync with the residents of CPN than in the first few years of incorporation. Wasteful battles between the city and metro district are behind us. I believe the top issues facing our community are renewable water, and a tax-base sufficient to maintain our streets and neighborhoods. Though I appreciate the road maintenance that was recently done, I believe the patchwork repair will end up costing more in the long run. Hopefully, the city will present a proposal the residents will approve to properly maintain the city and our property values.
- I believe this city is run by unnecessary political agendas. I wish we could start all over and have the place run by NON-AFFLUENT, intelligent people who care about the people...not about profit or status. The fact that The Village is allowed to segregate themselves from the rest of the area is bogus. I think you should have HIGHER taxes in the Village. These people have more money than they need, while the rest of us are just getting by. I completely disagree with the leadership we've had, with the exception of Maureen. We are making decisions like a typical Douglas County elitist community. I wish intelligence would rule, rather than politics and personal agendas.
- I didn't vote in 2011 because I was not a US Citizen. I am now a US citizen and can vote
- I do not support any increase in taxes for a recreational center. This City government cannot be trusted! The lawsuit against CPMD wasted huge sums of taxpayer dollars.
- I don't like the additional business growth and development that is taking over in CP. I liked being a small community - NO BIG BOX STORES. Don't ruin our quality of life.
- I feel it is extremely important to not develop all of the open space in Castle Pines. The open space provides us with the 'feeling' that is so unique to Castle Pines. Large recreational facilities and more developed parks will only make us look more like a city or Highlands Ranch, covered in concrete, and not beautiful, open and less developed. That is the ambience that Castle Pines provides and makes attractive to new residents. There is an expense to development that is not just in money and that should be considered.
- I feel it is important that we remain a small community with a few services and not try to compete with Castle Rock or Highlands Ranch. They are close enough for services.
- I feel that the community needs to improve it's street image in the commercial areas, i.e., landscaping, etc. Considering the upscale reputation that Castle Pines has in the metropolitan area, it seems to be in need of some updating when compared to other areas.
- I feel the previous City Council was not acting in the best interest of the citizens re: dissolution of cpmd & \$500k legal fees. Pretty happy with the current Council's activities. Thank you.
- I feel there are plenty of performing arts options in surrounding communities. The cost to benefit a few in this community is not a good use of the majorities money. Property taxes are already much higher in CPN than in surrounding communities. Can we find other ways to support our water issues? I hear that 3000 residences will be added south of Castle Pines parkway, that should add more money to our budget without having to increase taxes for the rest of us, right? We have plenty of parks, but are definitely in need of a Recreation Center. Recreation Centers are free in Highlands Ranch, how do they do it? Can we implement some of their ideas?
- I have adult children living in Castle Pines and grandchildren attending school here. I am retired but very interested in the future of our city. I think the future of this city is tied to the issue of securing water. That should be our most important goal. Thank you for the opportunity to express my opinions.
- I have been a resident for 26 years. I love CPN and living here. I strongly support a Rec. Center in our city. I am very concerned with the impact of traffic due to American Academy, especially at Monarch and Yorkshire. At times, their drivers impede my ability to drive in or out of my neighborhood. Waiting to turn at Monarch and Yorkshire south bound is very frustrating. I would like to see some restriction for CP Village residents with regards to use of our parks, walking paths, climbing the fences and vandalizing in our city. I

have personally witnessed several incidences by kids from the Village on their way in and out of CPN, directly behind my property.

- I have been disappointed since the incorporation of Castle Pines. I have purchased three vehicles in that time and have paid an extra 3% in taxes for those and other major purposes. The only real improvements that I have seen since incorporation are better flower gardens. I could have paid for a significant portion of that with my additional taxes. We pay HOA, Master HOA fees, Metro fees and now additional taxes. The total tax liability exceeds the benefits of living here. Now that the city has been formed the overall cost of taxes and fees should actually go down, instead they have increased dramatically. The Master Association and some community HOA's and Metro District should be taken over by the city with an eye on consolidation to reduce overall costs. Very disappointed in the amount of money taken from homeowners vs. the benefit of incorporating.
- I have been very disappointed with the litigation between the city/Metro district over budget control over past few years. It is/was a waste of tax payer dollars and Castle Pines is perceived as a "Pyetion Place." It continues with ongoing elections.
- I have lived in Castle Pines for 21 years. It was a wonderful community back then. Times have changed, the community spirit is gone. Becoming a City has not improved the quality of life, it has only become more expensive. The Metro District did a great job, the city paid too much of our valuable financial resources fighting this. I see the City Managers as building their own reputation, not a City for us to be proud of
- I have not seen the value of incorporation and believe the bickering between the city and metro district has wasted a great deal of money, destroyed trust, and from talking to non residents has given the city a black eye. Having been a former HOA board member and had the opportunity to speak with many neighbors, I believe most neighbors would unincorporate given the chance. The county did a good job with services and the metro district was doing a good job with their responsibilities. Several initial key players, who are now gone, were idealistic. I am happy with the direction the city now seems to be headed. Unfortunately there has been a lot of damage done, cost and image, that needs to be rectified. Good luck.
- I have worked in real estate for 12+ years and I have not found a better place that I would consider living in that time. I have been all over the metro Denver area and feel that Castle Pines provides a quality of life unparalleled with access to Daniel's Park and the surrounding open space and Cherokee Ranch. Those of us who live here are very fortunate.
- I have yet to see any tangible benefits from incorporation; nor have I seen an accurate, honest analysis of what it will cost over the long-term to maintain a viable City, with services - at the very least - equal to what we had before incorporation. Until the City communicates credible information on viability, I will not support expending funds on any new facilities (including a recreation center).
- I highly encourage the city to build a full-scale Recreation Center a.s.a.p.
- I hope the CP government will remain small and not take on more projects than are necessary to maintain this nice, quiet community. Please keep it minimal!
- I hope you get great response to this survey. If you don't it will be a great disappointment.
- I think the city should concentrate on reducing taxes and fees and improve ours to at least per-city levels. No tax dollars should go to a rec center. The metro district needs to concentrate on moving forward with renewable water and reducing fees when possible.
- I like living in Castle Pines, Although school traffic is becoming a problem as we grow,
- I live in my Colorado home for six months per year and my Arizona home for six months per year.
- I love CP, it's a wonderful community. For the future, I'd love to see a rec. center, maintaining the beauty, I'm concerned about growth and development that would make the community population much larger than it currently is.

- I love this forum for getting our opinions. Our family is a huge proponent of getting a rec center. It would be so exciting!
- I moved to CPN when it wasn't a city, and that was one of the reasons I moved here to get away from the over development of the rest of the Denver area. I was disappointed when we became a city, and I hope that those who are reading this aren't getting too zealous and wanting to turn us into Highland Ranch. I do not live in my dream house, but I wouldn't trade my neighbors for anything. Please do not let the growth of the town get too out of hand. Do not let those developers "talk" you into being bigger and better. We are better just as we are!
- I really do wish the speed limit had not been increased from 35 mpg on the parkway. More often than not, I see people driving over the speed limit - approaching 50 MPH - so much activity on the sidewalks, I think it is very dangerous. Can't we put the mph back to what it was several years ago (35 mph)??
- I really feel that we need a Rec Center in our city. It would bring great value to all residents.
- I recently applied for approval from my HOA for painting my house and "matching" the current paint colors. The process for getting approval for colors that are exactly what was painted on my home originally, has been an incredible burden! I'm shocked at how I must go through a mediator (Lana who has been very nice) but can't get a straight story or make contact with the committee directly. This has not been a positive "community" experience for me. After multiple phone calls, the contractor providing samples and test samples on my garage, I was told that I could paint without "approval" from the committee. This "gap" in communication was extremely frustrating for me. I live in Briar Cliff and was never encouraged to talk directly with my HOA.
- I see broken curbs and sidewalks and weeds around CPP. I think the city needs to pay attention to the city assets it has. the city seems more interested in what other groups are doing than ensuring they are taking care of their job - maintaining our roads and spending our tax dollars wisely. Why is the city considering a rec center? What money is going to pay for that? Why not invest in our existing business district instead. And stop wasting money on lawyers so we can pay for things such as better signage in our business district.
- I sometimes wish we were still unincorporated Douglas county. The only thing becoming a town has done is cost us all more in taxes while the services have stayed the same.
- I sure don't see the City providing a whole lot of services for my tax dollars.
- I sure wish we could go back to life before the city was an official city
- I think a major problem is animal control. its very hard to take your dog for a walk because the leash law is not controlled. animals roam the area w/o leashes and its very hard to take a leisurely walk and not worry about dogs on the loose. even when you call to report they don't take it seriously and we are still having problems.
- I think it is essential to reduce our taxes and believe the best way to do that is to integrate the Metro District and the Master Association with the City. I love living here! I just hope I will be able to continue to do so.
- I think that in terms of adding additional recreational facilities, I don't see why each city or town has to have their own pool, tennis court, rec center, etc. Perhaps after The Canyons is built and the additional housing near the Village/Town Center these would be necessary. Love living here!
- I think that the newly elected city council and mayor are moving in the correct direction. My government performance answers reflect the previous "regime" and their obvious push to forward their own agenda regardless of the community interest.
- I think the city Gov. and it officers do not follow the will of the people and do not work in the best interest of the mandates the people have voted on. Why even have a city Gov. if the do not listen to the will of the people?

- I think the city government and the metro district do not work efficiently and waste money and only care about maintaining their kingdom
- I think the medians along Castle Pines Parkway, particularly toward the west end, need immediate attention. I was disappointed to see new pfitzers installed in a raised planting area. Look at what's happened to the other pfitzers! Why not implement a theme similar to what was installed in the medians near our Clubhouse. Look at the medians and raised planting areas in Lone Tree and Parker, the interesting plant materials, summer color, etc.
- I think the roads, even with the new maintenance is awful. Concrete roads are very slick, and there is no adequate drainage. A rec center is highly desirable and would greatly enhance the reputation and quality of life in Castle Pines. Extremely tired of City/MD fighting/arguing. Consolidate already. Traffic enforcement is a joke. No one stops at stop signs and speeding is rampant. Need more parks/amenities. Need a bagel shop. Having Oktoberfest in a grocery store parking lot is a joke too. Need a better place for that - a park setting is better.
- I think the water board is a big rip off. Some citizens pay \$25 a month and some cannot pay less the \$60 because of all the fees. The water board wastes money with their advertisement and wasteful practices. I was very disappointed with the council and Mayor when they did not continue to with doing away with the water board.
- I think the xeriscaping at our entrance is very badly done and reflects terribly on our community. It is a parkway not a rockway and we should have used more rock on Elk Ridge Park instead of taking away the grass from the Parkway. I used to feel proud when I drove into my community, now I just shudder each time I drive in. It was very badly done.
- I think we need to find a way to reduce our property taxes. They are very high in compassion to other places in the metro area.
- I want to see all services of the Metro District taken over by the City. Then, the Metro District should no longer exist and fees should be reduced. Any new recreational facilities should be self supporting with no increases in sales or property taxes. Additional recreational facilities should first be well thought out and planned to see if our city can support any new facilities. I don't think our city should subsidize any large facility if the city does not significantly benefit. Good practical management of growth is important along with support of local businesses. Also reducing layers of gov't. would be a great benefit (Ex. HOA's).
- I was disappointed that the Metro District was allowed to continue as an entity after the necessary steps had been taken to disband this unnecessary layer of government. These services should have been absorbed by the City. These are all highly paid employees on the tax payer's dole.
- I was happy to see the end of the lawsuit between the city and the water district. I believe that the water district must remain a separate entity to focus on all of the complex water issues we face going forward. I wish that citizens' comments at the city council meetings were truly considered before decisions are made.
- I was not a supporter of the decision to incorporate this city. That said, it seems to be operating ok right now and it was a good decision to stop fighting Metro District. There is nothing more important than water for this city and I personally do not want there \$ reserves allocated to anything else but long-term sustainable water supply. The most important thing now for the city is to prove that there was some value add by incorporating. Right now, I don't see any real difference except having paid more use taxes. I am not saying the city doesn't operate well, I just don't see any discernible difference in benefits as compared to pre-incorporation.
- I was so disappointed when the recreation center didn't pass years ago. It would be a great asset to our community. Essential to have for our community and as a gathering place for children and families.

- I wish all community "powers" would come together for the well-being of our City. Between the umpteen HOA's, Master HOA, Metro District, Parks/Rec and City, I believe we waste a great deal of dollars with little back for what we spend. I pay my Winter Berry HOA regularly but have NEVER received a response from the management company NOR the HOA President on a few questions over the years. It hasn't gotten any better since we became a City although I firmly believe the City would do a better job to take over everything but recreational/community functions that our HOA currently attempts to do. I see NO benefit to the Master HOA, I honestly don't understand why they are still in existence as I see what they do as a doubling up of what the City provides until I don't know whether the City performs a function or is it the HOA accomplishing it. I believe the Metro District's expertise should be rolled into the City or the City can hire the expertise if they choose not to participate. I am disappointed in the Metro District's power-plays and the communications sent to us during the heat of the battle (It was disappointing that I had voted for many of the Metro's board), not being forthcoming with finances, side-baring discussions they don't want the taxpayer to hear, etc. The citizens voted for a City and most of that vote was to eliminate multiplicity so we can pool resources to get better for our dollars. What we received was what we had PLUS a City that appears to be losing the political battle as our streets fall apart, barely get repaired, fall apart within months and get patched. What are we doing? Is anyone home there?
- I wish someone would enforce the sign code at Daz Bog. Their banners and flags have been illegally placed since they opened several years ago.
- I wish the Metro District and the City Council would quit squabbling and get on with the business of our community
- I would appreciate seeing the results of this survey!
- I would expect to see the results from the survey.
- I would have to state that the amount of money we spent on road repairs were a waste. There are still cracks and what feels like more bumps now than before the repair.
- I would like better enforcement and education of domestic dog off leash laws. I have encountered numerous off leash dogs when I walk my dog. Often the dogs are not exactly friendly and the owners are either ambivalent or not around. This is a huge safety concern for our residence and our children.
- I would like to see a solution to the number of cars parked on Yorkshire to pick up students from American Academy. I am often heading either to or from work in the afternoons, and the cars and parents are often blocking traffic, and the kids pay no attention to the through traffic, which is dangerous.
- I would like to see a study done to determine if the city is better off as a city or going back to the county. I can't see that we are any better off. I think the city would also benefit from another fast-food restaurant option. That wasn't even an option to select on the survey!
- I would like to see Castle Pines taxes, property taxes decrease. The taxes are very high, homeowner association fees are high for services (or lack of) that are provided. It is very expensive to live here.
- I would like to see more parks and parks services oriented towards adults rather than all facilities in parks being totally kid user-friendly. I would like the City to build public tennis courts. I have never lived in a city without public courts until moving here.
- I would like to see more signage and lights at the crosswalks. With all the curves in the road on Monarch it is often difficult to see pedestrians in the crosswalks.
- I would like to see stronger signage for No soliciting signs . I do not feel safe with strangers coming to my house placing flyers on my door .
- I would like to see the City and the Metro District consolidate services as much as possible. I feel like we are paying twice for many things such as two buildings, health care for employees, management, insurance, web

sites, legal advice, etc. A community of our size doesn't need two governmental agencies to provide services to our residents.

- I would like to see the Yorkshire Dr. and Castle Pines Pkwy. continue to reflect an "open space" feel. I would not support any recreational facility that would increase neighborhood traffic and only be used by "some" but paid for by all.
- I would love for someone to come out and look at our gutters. Two years ago our sidewalk/gutter was slated for replacement. Instead of replacing the sidewalk/gutter, the holes in the gutter were patched. By the end of the following winter, the patch had all washed away. Now the gutter is broken and cracked and drops down between 6 and 10 inches. It desperately needs to be replaced, and if this had occurred, like it was scheduled in 2009, it would be fine today. A very poor job of oversight by the city and an extremely poor job by the contractor. If anyone is interested and would like to talk to me, my home phone is 303-660-4980 and I live at 176 Clare Dr. Just drive by and look at the poor condition of our gutters.
- I would love to see a master plan for a town center to give our community a more unified feel. Right now the town consists of shopping plazas. I would love to see a central area with more of a town feel.
- I would love to see our community get a full recreation center, similar to Lone tree. But, please, no more auto repair, nail salons, or dry cleaners! We need more of a variety of restaurants. Also, we need to improve the HOA's enforcement of rules. No barking dogs, weeds, extra cars, or dead grass! Its an insult to the entire community and to those of us who spend hours on our yards! Also, we need to help the school districts pass their bonds. Its absolutely vital to our community to have top rated schools in our community !!! We will all benefit from top schools, not just those with children. We would all win with higher property values.
- I would REALLY like to see some affordable family friendly restaurants in CPN
- I would really love to see a recreation center with pool, tennis courts, etc. built. We have friends in parker, highlands ranch and lone tree that all have rec centers. Our taxes are much higher so why no rec center ? Lone tree has an amazing recreation center and performing arts center. I think there is a lot of friction between the younger families and the older retirees in the community. I think the younger families want different things for the community that the older residents don't. Once again I think it is vital for the community to build a recreation center. It is the number one complaint with all of our friends in the community. A lot of people buy in/move to/leave the community because of the lack of a recreation center.
- I'm very proud living in castle pines, I'm disappointed at the Christmas decorations in the fronts of the neighborhoods. You look at stonegate in parker, and so many others and they put us to shame.
- I'd like to address the ongoing situation we have in Forest Park with the "landscaping" (to put this loosely) that occurred in the Forest Park area. This was handled poorly, with the result of many dead trees that were planted improperly, and now have had to be removed. The "planning" for this was poor at best, leaving the area looking "hodgepodge", with holes in the ground from removed trees, hoses for irrigation still showing, etc. The way this was handled in our associations was inappropriate. There is still much that needs to be cleaned up. In the future, if anything like this is allowed to occur again, I will be speaking out about it. This entire situation ruined the overall beauty of our community, and did not in the least improve the look of Forest Park community. There needs to be a way for residents to effectively speak out about situations like this that arise, and for resolutions to be reached at a higher level outside of individual homeowner associations, if a fair resolution is not reached at the local homeowner's association.
- If Castle Pines council could get our residents a discount on membership at Rec Centers nearby, that might be more economically feasible than building our own. Castle Rock and Lone Tree centers are close.
- If I every moved our of Castle Pines North, it would be because of the high property taxes. We pay a ridiculous amount of taxes.

- If I may suggest concentrating services in the commercial area such as a whole foods and a breakfast eatery such as snooze also ice cream, pottery and children orientated business. I think they would do very well in the Castle Pines area. But commercial rent and taxes seem a little high to attract growth.
- If the past three months are any indication, the residents of Castle Pines are in for a rough ride over the next two years. The behavior of this council is an embarrassment and has quickly earned their tarnished reputation around the south metro area. The next municipal election cannot arrive quickly enough.
- If this community should prosper from tax dollars we need support & encouragement from local business. there is no reason why citizens should drive north or south for good restaurants or services. encourage small small business through incentives, rent/ tax relief & it will happen. Just look to our booming neighbors in the small pockets of Denver.
- I'm hopeful that the new council will turn my opinion of the city government around. Prior to the 2011 election there was a definite personal agenda harbored by those on the council. Probably we could have done very well without the city incorporation as we had all of the services prior to incorporation.
- I'm not a fan of the city. We had better services and lower costs when unincorporated. Anything that takes us closer to having a less intrusive city - even leading up to its demise is good for me.
- Improve the drainage on Castle Pines Parkway, Monarch and Buffalo Trail and then you wouldn't have to constantly and annually repair the concrete roads. Pave with asphalt instead of concrete. Snow removal is poor.
- In order for the city of Castle Pines to be a place/destination people want to spend time and money something must be done about the commercial/business infrastructure. The current set up is not very functional. I believe the city is losing business to Highlands Ranch and Lone Tree which have much more functional/desirable shopping centers.
- Incorporating Castle Pines North was a terrible mistake and needs to be reversed at the first possible opportunity.
- Incorporating into a City was the worst thing we could have ever done. I know it was a public vote but LOTS of misleading info! Now look at the snow removal, condition of local streets. We were doing fine under unincorporated Douglas County services.
- Is Castle Pines really considered a City? Everyone I know still uses Castle Rock as their address. Castle Pines needs to really look at Lonetree and emulate their business plan. We need to join forces and tax base with The Village. There is so much potential to make this a viable and desirable upscale community to live. We try to support our small business but the restaurants are marginal at best. La Dolce Vita, although it has a tacky interior, is the only place that the food is worth the cost. The Golf Course is beautiful, we need to monopolize on that and promote it. The restaurant and bar is too expensive and the food is ok at best. The kids in this community, during the summer, should be able to ride their bikes and grab a hot dog there. Or in that case, there should be a safe and fun place for them to congregate. I would love to have a comfortable place, such a sports bar atmosphere that brings our community out to support our business's. The Charter and Montessori schools create a terrible traffic problem and was unwisely approved. There is no reason we should have congestion on our major thoroughfare (Castle Pines parkway) I have heard rumors that the Montessori is looking at expanding. What? And what the heck with that Library. Didn't that get voted down until they found a way around it. Let's be honest and realize that the kids in this community are fortunate enough to have already bought what they want to read or use their school libraries. Lets get businesses in here that produce income for our City. We have a great location here! The public schools are exceptional. That is in our favor, however, I can not comprehend that we used such prime real estate to put Timber Trail on. And that they can not expand due to over crowding because it backs up to the golf course. I would just

like to see us get it together out here. Daniel Park should be an incredible park that is right out our back door. The buffalo should be an added charm to our community. Come on people, let's get it together!

- It is a shame that the water utility here in Castle Pines charges more than twice the amount for their services than any other Denver metro development area. I have had business and individuals who wanted to relocate here (Castle Pines) object, and tell me because of the cost of water they won't even consider it. Also the cost of living "creep" is a deterrent to the quality of life here.
- It is critical that this community chose a direction and follow it. There are too many "layers" of government in this small community (i.e. city, metro, master hoa, neighborhood hoa, etc., etc.). This creates a lot of waste and too much overlap of responsibilities. We either need to return the community to "the way it was" and dissolve the city (and return to being at the mercy of the county planners) or forge a new path and become a streamlined, efficient, productive and desirable city. If this doesn't happen, Castle Pines' reputation will likely suffer long term.
- It is very important to me that the city of Castle Pines stops trying to replace or dissolve the CPN Metro District. I am more than comfortable with allowing the CPNMD continue to oversee & control the water needs of Castle Pines residents, and do not want the city to take this responsibility "in house".
- It makes no sense to have the community pool and playgrounds directly in the most likely retirement community (Brambleridge). Could the library be moved to a more central location and be more like a real library in it's services and content?
- It was good to have the main roads in the city repaved, but the side streets and sidewalks are in poor shape and makes our community look run down. Rather than concentrating on a rec center, you need to maintain the current infrastructure to enhance the value of our homes. The streets need to be swept more often, too. Our Douglas County services were far superior to what is being provided by the city of CP. Thank you.
- It would be nice not to be harassed regarding the basketball hoop in our cul-de-sac that has been there for the past 9 years. We have many kids in our neighborhood that are on the high school basketball team that use it. It seems that there could be better use of our HOA2's time and resources. Other areas of Castle Pines don't seem to be held accountable for this infraction. We live in Noble Ridge which wasn't even an option on the neighborhood part of your survey. Thank you for your time.
- Its length discourages completion
- I've lived in CPN for 9 years. I am extremely disappointed with the upkeep of the common areas, the lack of enforcement in the HOA's. I feel like we are 'fancy' because we have the name Castle Pines, but feel like I live in Aurora whenever I walk the neighborhood. It is borderline embarrassing to say I live in CP. I always say Castle Rock. So disappointed in this community, or lack of.
- Just became resident of Colorado
- Keep CP a small town. We do not need the expenses and traffic of a big city. We can visit other cities, but want to come home to our quiet homes. Need lots more open space and fewer parking lots. Open space increases property values more than a shopping center. Need more street sweeping. Any new parks should have limited grass because of water concerns. Less new development will keep existing development prices high. City is not efficient and does not need to take on more to mess up.
- Keep the city as rural as possible. Annexing east of i-25 and agreeing to increased housing density there for one million dollars was a terrible mistake. The rush hour traffic will become terrible in time. The old mayor and council should be ashamed for that and for picking fight with the water district.
- Keep the open space!
- Landscaping for the entrances to Neighborhood islands need attention!!
- Law enforcement is not visible enough. More aggressive ticketing of speeders will make our community safer! The City and the Metro Board must merge to have a viable City and reduce overlapping expenses.

- Lets get a rec center!!
- Library is critical and I saw little in the survey on that subject. Library must be maintained and must grow.
- Listen to the community. We like the "rural" feel of CPN. We don't want another Highlands Ranch.
- Lower property taxes, it's killing home sales. We do not need a rec center like all those around us. Expand parks, Elk Ridge is great for kids, but that's all. Odd walking paths, no trees, sidewalks to nowhere. Spent a lot of money on concrete! How natural is that? Like the sculptures, but feel they would enhance other areas of the city as they are not readily seen in the park area. It's like concrete in a cow pasture. Weird. Mowing must be expensive. Lots of weeds.
- Main feed back is understanding why we pay SO MUCH for water compared to every surrounding city. This is the one thing I feel is out of control in Castle Pines.
- Mayor Huff is the best!
- Monarch needs to be 4 lanes plus left turn lane. We need more/better dirt trails and paths.
- More needs to be done re: roads, dogs barking and where they go to the bathroom, leash control, eliminate amt. of grass needed per landscape - need to work on ways to eliminate grass and allow homeowners the opportunity to have a yard with 100% xeriscape. Recognize the fact that in the spring when it is warm and we receive a dusting of snow, shoveling is not needed because the snow will melt almost immediately after the snow stops falling.
- More open space and bike trails and lanes
- More retail & restaurants Are needed
- More than anything else, I would LOVE to see our community have a recreational facility for year round use that includes a swimming pool!
- MUST keep the library!!!
- My biggest complaint is the total lack of dog control in Castle pines. Dogs bark continuously, I cannot walk the existing sidewalks or paths without dodging dog feces everywhere, and many dog walkers do so without regard for the leash laws. I am a dog owner and am appalled at the mess the dogs (dog owner's) are making of the neighborhoods with no apparent consequences.
- My biggest concern for this city is the reason for its growth. We moved here I've 6 years ago because of the small town atmosphere. That has complete gone when we became a city. The proposed annexations will more than double our current size. Also since we became a city the city handles services like maintaining roads. It should no be a big deal that the city just spent Money on road maintenance. It is just what you do. Also it is very concerning that the city had to spend 2 million received in annexations from the canyons to fix our roads. That should have been paid for by taxes. If we did not have that kind of money in the budget when becoming a city was not a viable option!
- My first concern is traffic. I think we need to spend more money on open space, which in the long run is cheaper to maintain than more development that requires roads, water, traffic, pollution, crime, etc. Any new community parks need to be water-wise with tennis courts, basketball courts, hiking trails, etc. My concern is any baseball fields would have lights, noise and use a lot of water., so I oppose that idea.
- My husband and I would really like to see some restaurants like Panera Bread or Corner Bakery here so we don't have to drive to Castle Rock or Highlands Ranch for this type of eating. Would like more of a Town Center feel than the look we now have which is not very upscale or appealing.
- My only complaint with Castle Pines is with the management Company. We need to get rid of XXXX as the CP management Company. There needs to be a vote within every HOA, who has XXXX to be able to get rid of them. I want to know how it is possible to do it.
- Need a better vision and plan for the downtown business district. Need more businesses, medical services, a health and wellness center would be great if in walking distance from homes and neighborhoods. New park

by American Academy is poorly located and poor accessibility. Need more offices and shops. Please bring Chick Fil A and Panera Bread to Castle Pines! More restaurants and better retail services are needed!

- need a gym, hardware store, whole foods need less nail salons, liquor stores and banks - too much duplication need a GOOD breakfast place - i.e., Original House of Pancakes
- NEED a Rec Center with a large weight room & variety of classes. Belong to the Co Ath Club but may be too \$\$ once we retire. CP activities always revolve around kids, not adults. Need ways to connect adults, especially seniors, via activities, clubs & classes-especially college-level. Would like a Seniors-only neighborhood! Thx for this survey!!
- Need more sidewalks along mcarther ranch and castle pines parkway. Also need flashing Red at pedestrian crosswalks. Someone will die by car crossing the street in the next 5 years at a unsigned crosswalk!
- Need to be more aggressive with enforcing neighborhood speed limits and ensuring pedestrian safety at crosswalks
- Need to create walk and bike paths to Daniel's Gate Park. The new roads eliminated safe walking and biking, forcing everyone to share a 2-lane blacktop with cars.
- need to enforce speed. Street near HOA#2 pool is 25 miles per hours, drivers go much faster, there are kids all over in the summer. Let's crack down on the offenders
- No question on un-incorporating. That is we were better offer before we incorporated.
- Not sure of any public tennis courts or swimming in our area. Would be nice to be able to play in leagues in our area. Still finding myself driving to Lone Tree and Castle Rock to participate in activities that should be in our own back yard.
- Now that the URA has been abolished, the next step is to un-incorporate Castle Pines. There was never a need to create a city. We had all of the services already available, sheriff, fire, etc. It was a power hungry grab by XXXX to scare everyone into thinking we needed to create a bureaucracy. There is nothing wrong with living in unincorporated Douglas County. We do not need rec. centers, etc. I will support any initiative to reverse this ridiculous notion of a city.
- Of all the amenities missing in CP for me, a rec center/community pool/tennis courts, etc. is the most disappointing. Good shopping is everywhere but our kids need a place to ride their bikes to and have access to without parents driving them everywhere. In addition, we need a full, complete sidewalks on BOTH sides of Castle Pines Parkway -- not just one side. There is too much traffic for kids to cross this busy street - either waking or riding their bike. They need safe access up/down the Parkway, whether they are going to the library, getting a yogurt at Dazbog or going to a park.
- One additional comment - I am unhappy with what the new Hess Road expansion has done to our traffic light timing. It seems like it takes me twice as long to get to 1-25 now.
- One area not addressed in the survey is landscaping maint. in the community. Much of the landscaping in Castle Pines public areas needs work. We are also see a lot of trash along trails and roads. We should have the city be more aggressive with clean up, and have community events where every one in the community are invited to do a clean up date two or three times a year.
- one long survey.
- Open spaces, parks, main entrances need to be maintained better. XXXX does not do a good job!
- Operate our government more efficiently, lower fees and taxes on home improvements to encourage upgrades to homes. Neighborhood snow removal this season was pathetic. Too many vacant business sites, they are too expensive! Get a Recreation Center built and replace the seasonal, outdoor pool with an indoor, year-round facility.
- Our HOA is too restrictive and not consistent in their enforcement between residents. They allow some violations to go unenforced week after week while others will be enforced in a day or 2.

- Our income is not the Cities business. Otherwise a very good survey without spending a fortune on it. Do you give the results to us? who is tabulating the results? Please publish that with the results.
- Our neighborhood does not have a pool or recreational facilities. It is very important to our family to have these options available to us, close by. I would LOVE to see a rec center built within the city, ideally like Highlands Ranch has done. Taking my money to other cities is taking it away from our city and is expensive in gas and entrance fees as we do not pay taxes to those entities. Snow removal is very frequent, however not efficient. The plows come through the neighborhood when the snow is barely present, wasting tax payer money. When we get a lot of snow, they don't remove enough, making the road compacted and worse. When the county maintained the roads, the height the plows were set at was lower, making the road easier to drive on and required less passes of the truck. It is frustrating to see the \$ pass down the street essentially doing nothing. The snow doesn't move and the road is filled with holes in the snow/ice mix. The trucks repeat the process on the next pass, wasting their time and accomplishing nothing.
- Our services were originally provided very well by the county. We have increased our costs by hundreds of thousands of dollars and the quality of services has in most cases are no better just more expensive. Someone needs to tell use what benefits we have received for our over \$1,000,000 per year.
- Our streets/sidewalks are in terrible condition and getting worse daily.
- Our water quality has decreased in the last 5 years, many more hard water deposits and stains in our showers and toilets from the water. We need dirt walking trails in Castle Pines, better for running. We drive to Centennial to go to the gym, would like a Lifetime fitness in our area. Street lights at 4 am (when we travel to work) are often red with no traffic around! This slows us down so much in our morning drive, yet it seems to make no sense that the lights need to change to red with no traffic around?? We appreciate the frequent communication from the city and the addition of the library services.
- Part time resident
- Parts of this survey were difficult. For example, rec center use should have been addressed seasonally. Also, drafting is poor when the response must be that reducing taxes is not important at all not to answer the next response up the scale.
- People move to CPN to get away from retail shopping centers. Keep the big box businesses out of our town. We do not need them or the tax revenue. CP is doing just fine without large retail. Aesthetics are important to the community and the city is not doing a very good job on fixing lights, sweeping streets and replacing dead trees. Too many traffic lights and more business will only bring more unwanted traffic. Traffic signals should blink yellow after 11pm.
- Please add more open space.
- Please address the poor placement of the back of retail strip center to our main street and the entrance to our community. It looks horrible and makes our community appear undesirable at first impression. Can rear signage be removed? Can trash dumpsters be hidden from street view? Can money be spent on more mature landscaping?
- Please also consider a Disc Golf course as an option for planning of Parks and Recreation. A Disc Golf course is a very inexpensive proposition for the community and will provide a fun recreational outdoor activity for the youth and families of CPN, where daily use fees are typically not paid (Ask South Suburban Parks how much usage they get at David Lorenz Disc Golf Park). If the City is considering a Disc Golf course, proper planning and advice from Professional Disc Golf Association (PDGA) would be imperative.
<http://www.discgolf.com/course-design/course-development.html>
- Please bring back Concert in the Park! And, more than one!
- Please build a Rec center so that my wife will let our family stay.:
- Please consider adding a dog park somewhere!

- Please consider working towards making castle pines a model for green, local, and community centered. It would be wonderful to see thriving businesses that are not part of the chains you see every where! I would love to see community recycling as well as curbside composting as they have started in some Denver neighborhoods. In addition some local discussion on community gardens, backyard chicken keeping etc. would be fantastic. Castle pines is small enough and has such fantastic natural surroundings. It would be great to get more dialogue going about preserving and responsibly using our open spaces as well as or own backyards!
- Please cut taxes and fees. We voted to be a city to consolidate and coordinate services to reduce costs. We need a recreation center plan.
- please do not expand the business district. why not try & lease out the empty space that already exists in Castle Pines? focus your energy elsewhere please! we already have great restaurants, grocery, drug store, doctors, dentists & vet...as well as a fantastic library! no need for more! I would support a new build on a rec center and also another child care preschool facility such as a Primrose or Goddard for example.
- Please focus your time, energy and money, on business development, a recreation center, and solving the water issues.
- Please get a rec center. Living here with little ones it would b fantastic!
- Please improve or regulate the ability to place unsightly signs everywhere! Political, no parking faded signs, construction barricades take away from the natural beauty CP gives to the community. WE NEED a nice Castle Pines entry sign, similar to the entrance to Evergreen-- that will give us pride in the identity of our community.
- PLEASE keep our taxes down, and cut further government spending. During these tough economic times, if we, the residents have to be frugal, then so does the gov't. We would like to see no further building of more homes in CP. A few more business would be nice, but NO MORE HOMES. (one more Apt. complex may be OK)
- Please maintain and repair current bike trails rather than build new ones.
- Please, Please build a ROBUST, BEAUTIFUL Rec Center for Castle Pines Residents!!! It would be used ALL THE TIME!
- Please, please, please bring more restaurants to Castle Pines. We need the family friendly fast casual type of restaurants that all of the other suburbs have...think Chipotle, Qdoba, Einstein's, Noodles, 5GuysBurgers&Fries, PeiWei, Wingstop, Firehouse Subs, etc...we eat out almost every night/day of the week and we are pouring our hard earned money into Highlands Ranch and Lone Tree daily! This could be tax revenue staying in our city, but we can't b/c we don't have the options. With the demographics here, it's ludicrous to think that we can't support/draw these types of restaurants to our community. Please, please, please help us address this. This is one of the major reasons that we are considering moving to HR/Lone Tree, b/c we just don't have the options and everything is 10-15 minutes away. It's a tragedy, b/c we love the community, love the views, scenery, etc..., but the draw for families isn't here if we don't have the amenities for upper middle class Gen X/Gen Y families that don't cook at home. Please don't make us move to Highlands Ranch or Lone Tree! THANK YOU!!
- Police patrol in neighborhood looking for issue traffic tickets is extreme, excessive and a poor use of police resources. Castle Pines having its own judge separate from the county is a total waste of money. City council is trying to become too big.
- Problem with excessive speeding traffic on Parkway west of Timberline school. Problem with bicyclists who disobey traffic laws. Problem with dog owners who disobey lease laws and allow pets to mess in yards and/or do not clean up mess in common areas, paths, etc. Poor timing of traffic signals and lights changing when no traffic triggers it. Red light runners.

- Problems: Too many dog owners are not picking up after their dogs. Snow removal is too slow within the housing areas. Law enforcement (traffic) is non-existent within the housing areas. Some families place warning signs in the streets to slow down the traffic. Cross walk paint, which was just painted, is almost gone. Need to paint again. Could be the wrong type of paint.
- Property taxes, HOA dues, HIGH water rates all make CPN a too expensive place to live.
- Public tennis courts would be a very nice addition to the community.
- Rec center is our highest priority!
- REC Center!
- Rec Center! Rec Center! Rec Center!
- Recreation center would be awesome.
- Recreation Center!
- Regarding the "dance" question, I would participate in tai chi or yoga classes.
- Regarding traffic: The DCS Montessori traffic situation is absolutely ludicrous. At about 3:15, the entire right lane of westbound CP Parkway becomes filled with parents waiting to pick up their children. Sometimes it backs up the highway off-ramp. Dangerous and unacceptable. Please address. Similar issues with the American Academy traffic situation. Ridiculous. Please address. The too-frequent cycle of signal lights on the Parkway is so very inefficient, and frustrating. Often, the lights will cycle red for the Parkway, while there are ZERO cars on the cross street receiving the green light. This increases emissions, gas usage, and frustration. Please address via motion-sensor cameras, weight plates, etc. While not yet active, I am concerned about the stop/go lights on each of I-25's on-ramps. Seriously??? (Guessing this is a CDOT issue, but really???) THANK YOU for changing the southbound off-ramp to westbound CP Parkway to a yield sign. MUCH better. Regarding the streets: THANKS for trying to repair them. How about going to asphalt? Much smoother, easier to repair, etc. Regarding the rec center: I am all for a rec center, but not via a tax blanket for everyone. Make it a pay-if-you-use-it facility. Don't punish those of us that would never use it. Besides, we have plenty of other rec opportunities. It's Colorado! Regarding water: THANK YOU for getting out of the CPNMD lawsuit. Let them run it. That is their area of expertise - not Council's. Thanks for the opportunity to give feedback!
- Related to snow removal: You shouldn't continue to just let mother nature take care of the cul-de-sacs. Plowing is a little more regular but it does no good to have the Parkway and minor arterials cleared often if you can't get to them. Count how many homes are on c-d-s and those people w/o SUV's may be snowed in.
- Renewable Water is #1 Priority. Without it the community (and property values) suffer tremendously. Even with increased taxes and tap fees we need to make this the top priority.
- Rigorously enforce traffic rules (speeding) !! Speeding is out of hand in Castle Pines. There is no awareness for school zones, or pedestrian or bicycle safety. Add no-cell-phone use around school zones !
- Securing a long term renewable water supply is essential and is not something the City of Castle Pines should do on its own or in conflict with the North Metro District, but rather in partnership with the North Metro District and the city of Parker, who had the foresight to plan and build Reuter-Hess.
- Side roads stink. Think we need an independent assessment of the short term and long term costs. Also, we really need unbiased figures as to how much is costs to run a city to determine if remaining a city is really viable. We DO NOT need a rec center. The metro district has been doing good things for decades. Let them continue to make smart water choices for our community. Keep the city's cotton picking hands off the metro district mills!!!
- Since the issue has been dropped with the water district and the voters shot down the redevelopment district I think the city is on track. Do not want to Lone Tree type development in Castle Pines. I would like it

to remain a bedroom community with lots of service businesses like restaurants but no major retail or manufacturing.

- Snow removal - We live in a cul de sac in Noble Ridge. When we receive a significant snow storm - 10+ inches, it can take up to 2 days for a plow to dig us out. I would consider this to be completely unacceptable.
- Snow removal is ridiculously bad, negligent and seemingly unimportant to city officials.
- SNOW REMOVAL IS TERRIBLE COMPARED TO BEFORE WE WERE A CITY. SOMEONE SHOULD BE FIRED - UNACCEPTABLE - also road maintenance is sub standard - Driving on Monarch and Castle Pines Parkway were like driving in a third world country. Finally repaired. However As an engineer, Castle Pines Parkway repairs are substandard with hundreds of 1 sq. ft. patches rather than removal of entire roadway sections since there is no rebar.
- Snow removal is terrible. Main streets in Greenbriar are like off-roading. Why do they plows drive the snowy streets with their plows up -- Why aren't they plowing? My car's alignment is off because the roads were so poorly maintained.
- Snow removal needs to occur on our cul de sac (SP?) It is taking days to get a plow through, if at all. (Brixham Place) Thank you
- Snow removal on residential streets in a timely manner, rec center, more businesses...but not large stores creating traffic issues, stop paying the pre-90's debt...that was a sham and should be dissolved, less state-taxes, more local taxes/funding
- Snow removal seems to be very inefficient in our neighborhood. We pay the same amount for homeowners fees yet continually dig ourselves out of our cul-de-sac.
- Snow removal started out rocky after we became a city but seems to be improving. Cul de sacs usually have issues. Homeowner monthly fees are too high--higher than other communities. Traffic signal timing is awful. Crossing Monarch and Castle Pines heading west is risky for pedestrians as people fly around that corner taking the right hand turn. I would like to see more open space preserved and more parks. The walking paths we have are wonderful; would just like to see more.
- Snow removal was the worst we have ever seen it this year. Corners weren't plowed tight so you couldn't turn right on red because you would slide if you turned onto the pile of snow turned ice, etc.
- So much is left off of the survey. A comment section on each page really would give a better picture of each individual issue. Regardless... Our community has beautiful parks and trails. We have no recreation center. Nowhere that people can go to work out. The tennis courts and pools we do have are for residents only. We have a great deal of business and retail space that largely seems to sit empty which looks pathetic on a drive through our community. How are we driving people into our neighborhood? We aren't. For a quick, semi-healthy family dinner I drive to Lone Tree or Highlands Ranch. We don't even have any where to go for a sandwich in the middle of the day! It's either sit down and eat a heavy meal, coffee or junk food. While I don't have a dog nor do I garden, both of those items would bring people either into our community or out of their homes and neither have been approved. The idea of our town having activities is exciting. But lectures on art? Most people I know are busy parents. We are driving to activities. What about activities that cater to families instead of retirees or people without kids? Make kids excited about something and the parents will follow and spend their time and money in our community. I realize both would be ideal but what is the greater percentage in our community? Possibly it is retirees - I don't know. What I do know is that I see 4 active elementary schools in our community and our community has little activities, stores, or recreation for these kids ages 6-15. The traffic problems with ALL our schools needs to be addressed. Montessori backs up every single day and blocks a major street in our community as does American Academy. BUT, someone approved these schools and the designs. It is the city's responsibility to make what they approved work within the community. It is NOT up to these schools to solve these issues. Snow removal (not on the primary

streets) was awful this year and this was not a heavy snow year. If we over spent on this year, I am concerned for the following years. I love my neighborhood, parks and schools but this city could be so much more instead of a stopping point on the way to Castle Rock or Highlands Ranch.

- Some of my responses were vague because it depended on where the parks, rec center, skate park, movie venue, etc. are going to be located. That should have been stated.
- Still struggle with why we became an incorporated muni. There's really no way to efficiently run a city on a budget of less than \$3m. XXXX and XXXX crowd added an expensive layer of gov't that provides no upside vis-a-vis a county run system. What? All because we didn't want the folks in the Village to grab sales tax revenues from King Soopers? With a population of nearly 100k, Highlands Ranch seems to be doing just fine as an unincorporated part of DC. I support a move to revisit the incorporation vote.
- StoneCroft needs a crosswalk across Monarch!
- Stop the politics with water in our community. Absolutely no reason to create a new water district for annexations.
- Stop wasting money on patch road repairs and fix it right. Our roads look terrible.
- STRONGLY SUPPORT UN-INCORPORATION
- survey is much too long...good thing I am home sick!!
- Survey is too long. Will reduce completed surveys.
- Survey is too long.....
- Survey is very long. You should make clear how long it will take at the beginning.
- Survey is way too long
- Survey much too long
- synchronize signals on CPpkwy
- Taxes were an issue when we bought in CP in 1997-\$1500 more than any other metro area that we considered, but we liked the area & bought anyway, with the understanding that they would gradually come down as the bond debt was paid off and refinanced. We were also told that the area sat on top of an infinite supply of "fresh artisan" well water. Reducing my taxes while funding what the new city really needs is a priority. Road maintenance, infrastructure improvements and maintenance (parks, paths, open space, possible rec center) are priorities. Rec center funding-bond issue for construction, a nominal monthly charge through Master Association for each household (\$10-15) and user fees based on family size and amenities. A sane approach to "revitalizing" our commercial areas is needed. We don't need any more nail shops, banks, or dry cleaners. The actual facilities are in pretty good shape if you ask me. More parking around the library, Duke's, La Dolce Vita area would be great (vacant lot). Controlling school traffic in our neighborhoods during drop and pickup is a sore point with me-something the city really needs to address before the start of next school year. Any additional schools (Lagae area) need to be built with traffic control as a priority. I don't mind paying a little more in tax than other neighborhoods, if the money supports a well maintained community with good amenities. ps-do you realize we have squatters living in several homes in the neighborhood?
- Thank you for asking for our opinions. We would really like to see a recreational facility right here in Castle Pines.
- Thank you for asking us all what WE think.
- Thank you for collecting feedback and for all you do for Castle Pines!
- Thank you for conducting this survey! We look forward to hearing about the results and actions resulting from them. It sure would be nice to do more than just "live" in our community - everything else we do in HR or Lone Tree.

- Thank you for doing the survey - it's important to know public opinion, especially in a community where involvement in local government is not so active. Hopefully this survey will bring to light a more well-rounded opinion of all members of the community. Good luck with the analysis and implementation of the results - I hope it allows the City/Metro District/Master Association to move in a positive direction and as a whole versus the strong division that has been seen in the past. Thank you for serving our community!
- Thank you for doing the survey!
- Thank you for giving the citizens of Castle Pines an opportunity to voice our opinions. Hoping for a Recreation center, to stop going outside our city and paying to use other city's Recreation centers.
- Thank you for organizing this survey. I believe this provides an excellent opportunity for residents voices to be heard. I'm very intrigued about the possibility of a local recreation center. I feel like this is one of the only things our community is lacking and one of the factors that could make someone move to Parker, Lone Tree, Castle Rock or Highlands Ranch and not Castle Pines. A recreation center could only increase the quality of life and our home values.
- Thank you for this survey. Just a note since you gave the opportunity . . . The intersection at Lagae Rd and Walgreens is very dangerous during the times when schools let out. People driving north on Lagae towards Castle Pines Parkway do not yield for people either going through the intersection (south) or turning right on to Castle Pines Parkway. They think they have the right of way. This needs to be monitored. Thank you!
- Thanks for all your efforts in making Castle Pines a great community in which to live!
- Thanks for asking our opinion.
- Thanks for putting the dispute with the Metro District to rest. That was an extraordinary waste of taxpayer funds - funds that could have been applied to reduce the fixed costs for water and sewer that are billed to residents every month (about \$100 before we use a drop of water).
- The City continues to try to intrude into our lives adding new fees and costs We were doing fine before becoming a City at far less cost. We should consider getting rid of the City
- The City Council members must have taken leave of their senses to approve the separate Metro District for the Town Center/Lagae annexation.....
- The city government needs to quit renting space. The city government needs to quit duplicating services provided by the Metro district.
- The city needs to work some kind of agreement with Highlands Ranch so the citizens of Castle Pines can use the bicycle trails that are essentially right in our own back yard. The fact that HR only allows HR residents to use these trails is ridiculous. What if you had to be a Denver resident to go to Wash Park or the zoo?
- The City of Castle Pines was formed for the purpose of consolidating government entities and reducing costs to the taxpayer. There has been little consolidation and little in the interests of reducing costs to the taxpayer. We are definitely opposed to any expansion of the role of Castle Pines government. We like Castle Pines as it is and oppose more development.
- The city should be honest with the citizens about spending and what it will cost us to be in the city. City council and the Mayor seem to be more concerned with Truro wars and building a legacy than doing what is right for the community. I go to meetings and see this city council simply disregards public input. I have tried to get my neighbors to go but several have and we're so disgusted at the city council they will not go again. XXXX doesn't attend meetings for a year and is kept on council - how can you trust a group that doesn't hold themselves accountable?
- The community is in need of a recreational center. This is a key hub of community activity that we are all missing out on that helps drive community engagement and growth.
- The community needs more "to do." Better restaurants, a rec center, a big library, shops and places to paint, knit, do hobbies, etc. etc. OH, and it would be great if you could get Trader Joe's to open up shop here!

- The community would benefit from a recreational center and better breakfast restraints and a bakery. would like to see a small government and low taxes
- The consolidation and reduction of HOA fees should be a priority
- The date of the general election was different than the standard election day therefore we missed the election. Please utilize the standard election dates in the future.
- The entry ways to the Stonecroft community are an abomination! Now that the metro district and city aren't spending money on legal fees related to the unification of the two entities I would like to see resources directed toward upgrading and beautification of neighborhoods.
- The immediate area around the Castle Pines Parkway and Buffalo Trail traffic circle is in dire need of maintenance. The area west of the circle is a disgrace, and may be a county issue. A lot of money went into the project, and appears not one red cent has been spent on maintenance since construction. If this is a county issue, the City should be pushing the County for appearance improvement.
- The income question is offending and unnecessary!!
- The local CPN government wasted an enormous amount of taxpayer dollars in their dispute with CPNMD and despite the pros and cons of either side no value was provided to the taxpayers. Having lived in Highlands Ranch or 10+ years before relocating to CPN, the disparity in property taxes compared to Highlands Ranch is shocking, considering residents receive little value in return compared to HR recreation centers, HRMD Recreational programs etc. While CPN has great trails, parks it offers little more to residents. Considering the enormous expense of taxpayer dollars wasted in the dispute between CPN and CPNMD over those parks, its an big expense.
- The primary items lacking for CPN are: 1) rec center & 2) creating a community feel at the Ridge golf course - they cater to tournaments & really do not like people hanging out -close kitchen early etc... ALSO the lack of respect to keep dogs on leashes!!!!
- The questions posed in the Metro District were poorly written and appear not to seek opinions but to push an agenda of the Metro District. Enough is enough of the CPNMD's wastefulness and lack of transparency.
- The real estate tax in Castle Pines is very high, would like to see it lowered, there is not enough activities for teens in this area, the wildlife in this area is out of control, there is no recreation center we have use other city's rec centers and pay more, price of gas is higher here, there is no middle schools or high school so we either drive or bus our children I would not recommend any one to live here for the above reasons
- The roads in Castle Pines are a disgrace!!! This directly impacts the value of our homes. The inept attempt to 'patch' the roads was a ridiculous act of ignorance. FIX OUR ROADS particularly in Forest Park. Quit wasting my high tax dollars!!!
- The single most important aspect of Castle Pine's development over the next decade related to the opening of East Hess Road and the Rueter-Hess Reservoir. Development of lands east of I25 will occur whether we like it or not as a function of the opening of these infrastructure. The opportunity exists to create or impact upon property values of current Caste Pines residents in a significant way depending on how this development is managed. The culture of Castle Pines will be degraded or improved depending upon the planning that is undertaken to address the influx of commercial and residential demand for services that will occur. If planned correctly, Castle Pines residents could enjoy lower tax rates and enjoy a uniquely differentiated standard of living to that attained by other similar rural-suburban communities. In addition to taking advantage of the opportunities that clearly lie ahead with development that WILL occur east of I25, Castle Pines needs to protect the values and bases upon which current residents decided to live within the "current" community we enjoy. This opportunity must be embraced by Civic Leaders and be cultivated to deliver expanded social, cultural and civic opportunities for Castle Pines residents. A one-time, most likely

never re-occurring opportunity, exists NOW to improve the livelihood, economic viability and resource management strategy for all Castle Pine residents. Please seize this opportunity and deliver!

- THE SNOW REMOVAL IS HORRIBLE!!!! GET A NEW COMPANY!!!!!!
- The snow removal is the worst I have seen in 60 years!
- The snow removal on the cul-da-sacs is terrible. We are often forgotten on big storms. Also the road construction on the parkway was awful timing, perhaps should have done it when school was out.
- The speed limit on Castle Pines Parkway needs to be lowered back to 35mph AND ENFORCED. Even at 40mph it is NOT ENFORCED! The city needs to stop trying to take over the Metro District and let them do what they should have been doing for the last several years. The city has wasted much of OUR money in their continual quest for control. I am ready to move somewhere else because I am so sick of the politics created by the City!
- The survey is too long. Several times I almost didn't finish
- The town should concentrate on its own town matters. Allow our special districts to handle the issues that fall under their purview.
- The traffic associated with the schools in Castle Pines needs to be addressed. Specifically, American Academy school's traffic is a major impact on the community. However, the other two elementary schools off CP PKWY (Montessori and Timber Trails) also significantly impact the flow of traffic but not nearly as bad as the AA traffic. Please put sidewalks on both sides of CP PKWY! Create CP mountain bike trails!
- The traffic flow problems that still exist at the state and city intersections at 25 and CPP still need to be addressed
- The traffic is terrible and the new lanes/overpass at 25 and CP pkwy is poorly cycled. Also, we need to get businesses that want to stay in the community. Look at all the vacant spaces in the shopping centers. Put family friendly, accessible rest such as Panera, adobe, chipotle, frozen yogurt.
- There are some questions in the survey to which I answered 'don't know', I am concerned that the importance of those questions may be diminished because of my ignorance; for example - prepaying legacy debt and reliance on the Denver Basin Aquifer
- There is such a strong need for a recreation center. I hope this will be strongly considered.
- There STILL needs to be something done with the AMERICAN ACADEMY school parking situation at the top of Monarch & Shorehan. It is getting out of control. The children that go there are fine, it is their PARENTS that are a pain!!!
- There was a lot of money spent on spot repairs of Monarch and CPP. However the funky crosswalks are ignored by residents, and it is becoming more and more dangerous to cross at intersections without a stop light. What is being done to get people to recognize the law to stop when citizens are in the crosswalk and to get residents to recognize the speed limits? Will it take a death to get people to recognize that this is our community?
- There was no need for CP to ever have been incorporated. Being part of unincorporated Douglas County was very effective and cost effective. There was also little sniping, grand-standing, and politicking before we became a city. The Metro District was managing our water issues and parks effectively before the city got greedy and ugly. I have not felt that my quality of life has improved because of incorporation.
- This fight between the City and the Metro District over who should manage the water, needs to come to an end. This fight over several years are costing us hundreds of thousands of dollars in legal expenses. It is embarrassing that this fight has gone on for so long. I think the Metro District should agree to combine services with the City. Let's get a resolution soon!
- This is a beautiful community with so much potential, but everyone is commuting other places for our necessities and lacks the community feeling that would make this city great. I believe it all starts with a recreation facility and opportunities to meet and socialize with community members.

- This is a poor excuse for a professional survey. Most of the questions were ridiculous. I would have preferred that the city would have been smart enough to put the money spent on this survey toward a rec center or expanded library. Residents have said over and over that these are important for our community. XXXX.
- This survey didn't mention the Master Association events. I like the garage sale they do and the book swap and the Elk Ridge Park Opening. They are the only group that can run any decent event.
- This survey is extremely flawed. For instance, if I say I never read the City newsletter (who even does?!), then that should tell government to end that distribution and the costs associated with it. However I think what the city will do is se that as "Hey, no one is reading our newsletter, we will need to spend more of our taxpayers money in promoting that rag". Leave the Metro District and the Master Association alone and the city should just focus on maintaining our streets. There should be lighted tennis courts and a private community swimming pool.
- This survey is flawed so the results will be inaccurate. The word "community" was used to reference the city. I do not see community and city as one. When just the word pool was used it could mean several kinds. One portion did break out the various pool options but left out "large Olympic style pool for regional meets" If that question is presented then you would be able to get a feel of what this area may need. The only "community" recreation CP has are 2 swim teams. They should be combined and run out of a regional aquatics center. That aquatics facility could pay for itself in user fees. Another flaw in the survey was the options presented to the user of how to pay for a rec center. The option of "private company" was not offered. or "none at all". This major mistake will once again cause disruption in the community.
- This survey is too long with too many questions that are similar.
- This survey takes more than a "few minutes" if you do it with some thought. Be honest with your customers and tell them it is comprehensive and will take a substantial amount of time - BUT IS CRITICAL TO OUR FUTURE SO TAKE THE TIME TO COMPLETE IT PROPERLY. Thank you.
- This survey was much too long and, in my opinion, a lot of the questions produced essentially the same answer. The next survey should be more streamlined and hit upon the most important issues for the community.
- This survey was too long. You should consider breaking the survey out to smaller segments hitting at different times of year.
- This survey was way too long
- This was way too long.
- Three things; please don't force a rec enter on the many who don't want it, now that Santa Fe and other roads are open many motorcycles are riding through the community (fast and noisy) hopefully we can control somewhat, don't fund the library against the "no" vote of the majority in the community. It would be wrong...
- Too many "good old independent boys" holding back mergers of activities and cooperation, (on Master association and metropolitan district).
- Traffic lights should be blinking yellow/red after 10pm as many neighborhoods do. Getting to I-25 from HOA 2 can take an abnormally long time because the traffic signals seem to be designed to keep people sitting at these lights for longer than they should, maybe motion detectors would be better, reduce traffic and POLLUTION!!!
- Trash Company and Snow Removal Company NEED to be replaced!!!!!!
- Trash negotiations only if there is a cost savings. Would really like to see the Rec Ctr looked into again.
- Two of the main reasons I moved to Castle Pines were the open space and the trails. I used to average 2 to 3 long walks/jogs a week. A couple summers ago, I had about a half dozen incidents of cars nearly hitting me in crosswalks when I had a walk sign (especially at Castle Pines Parkway and Monarch Blvd). I even had one

young male get out of his car and seemed to want to fight. I haven't gone for a walk or jog since. Of course, we even had an Aurora police officer drag racing in the area, so, not surprised. The drivers in this area are the most aggressive I've ever seen. I moved here after living 22 years in Aurora and its a toss-up as to which city has the worst drivers.

- Very disappointed in the amount of money spent by the city and the metro district in the recent lawsuits!
- Very disappointed in the City's choice to file a lawsuit against CPMD. Not only did it cost taxpayer dollars to file the suit, the same tax base had to fund CPMD fees for response. Where is the accountability? To date, the performance City Government has been extremely disappointing. As a citizen, I have no idea what value has been gained from incorporating as a City. I am inclined to say we have less service and higher taxes; not a winning combination!
- Very disappointed in the way the city handled the Town Center annexation. Poor leadership on the part of Mayor and company. The city should have surveyed the homeowners before proceeding so quickly with an annexation like this. Also the City and the Metro District have cost us taxpayers millions of dollars because of their inability to reach an agreement before proceeding with a dissolution process. Clearly the city handling of this issue was very poor - again poor leadership. This also applies to the Metro District, which at times has appeared arrogant and has demonstrated little willingness to compromise - again a result of very poor leadership. The city really needs strong leadership and better foresight in the future in order to support our most critical issue - the implementation of a renewable water system and the acquisition of sufficient renewable water to support our communities future - and yes, I know this is the primary responsibility of the Metro Board - but certainly the city should monitor and work with the Metro Board to ensure that these critical objectives are met. Dissolution was a HUGE WASTE OF VALUABLE TIME AND MONEY!!
- Very disappointed with the lack covenant control in HOA#1. This neighborhood could be one of the best with all the mature landscaping etc., but too many homes are very run down with no consequences from the board. Our board members are either too tolerant or too old and can't see well.
- Very happy with our conservative community. Do not increase tax burden to appease the small liberal minority.
- very interested in a town center that includes rec center, library, businesses and office space for local government, walking trails, places for relaxing and enjoying social and cultural events
- Very interesting survey-we need to preserve more open space!
- Very unfriendly community....wasting water on the stupid new park....and you want us to conserve.....outrageous!
- Way too long of a survey!
- We are also part of Forest Park and we need to have a new board, especially a new president. The current president and board have allowed our neighborhood to become a "nursery", allowing a resident who is a supposed landscaper to plant trees along Forest Park Drive. There are way too many trees and so many of the have died. He is now replacing the dead trees with more trees. This is supposed to have ended with him removing most of the trees for his business. He and the board have ruined the look of our neighborhood. It needs to stop!!!! So many of the residents want a new board but can't get rid of the present board members. I hate living in Forest Park.
- WE are concerned about: Non-essential snow removal; traffic signal timing is improving; Elk Ridge Park is NOT toddler friendly; building permit costs are obscene, discouraging home improvements; WE DO NOT APPRECIATE YOUR PROVIDING ACCESS TO OUR E-MAIL ADDRESS TO ASPIRING POLITICIANS AND SALES PEOPLE; need for public safety siren warnings; need for sidewalk repairs and access, i.e. NO basketball hoops on the walks; need for snow removal of ice flows in cross walks.

- We are not better off being a city. City council approves anything a developer wants without thinking what more development will do to. The people who live here now. The city doesn't know how much it will take to run the current city and does not seem all that interested in figuring that out. I would vote to disincorporate before voting for a tax increase to fund anything extra here such as a new park or rec center.
- We are part time residents of Castle Pines.
- We are strongly supportive of bringing a full sized rec center for City of Castle Pines residents. It should also include multiple pools for children, lap swimming and slides. Castle Rock rec center and Highlands Ranch rec centers are good examples. If we are to build, we need to invest to make it a full community center. Also, can someone please have public works change our traffic signals to yellow blinking status between 10pm and 6am?!!!! The signal timing on CP Parkway during early mornings is horrific every morning when there is no one there to even trigger them! Thanks for the chance to complete the survey.
- We are very pleased with living in our city. You guys do a great job. We love the trails, the sense of community, and the appearance of our city/neighborhoods. If we had any complaints, they would be...1)Snow does not need to be plowed when the streets are dry or there is 1/2 inch here and there; and 2)The proposed community garden denial is a tragedy.
- We do not have a computer.
- We do not need a mstr asso and a hoa, or city, . waste of money. too much government, tax too high. limit big trucks, they are killing our roads. Idiots for voting for a city!
- We do not want any more traffic, traffic lights, or light pollution that more businesses would bring. Keep CP the way it is - bigger is not better.
- We have beautiful and lengthy trails in CPN, but in the winter the snow removal on the trails is very substandard. Many, many people use the trails daily - please make an effort to work on the snow removal. Thank you.
- We have lived in Castle Pines North for over fifteen years and have seen tremendous growth. We are relocating to Dallas, Texas and are sad to be leaving the area.
- We have lived in CPN for over 15 years, and raised our children here. We have been extremely disappointed in the incorporation of CPN and subsequent management of the city. However, our recent impression is that the city is clearly making an effort to work more with the community, and has recently made decisions that are more in line with our needs as residents.
- We have stopped attending the Easter Egg Hunt and several other community functions that used to be fun as over the past 3-4 years they seemed to take on an eerie feel as though the "Solid Life" group was running the show selling religion rather than that of a community event. When you 8 year old mentions it, it's not just an adult thing. Since mentioning why we no longer attend, other friends have agreed and said they always feel a bit uncomfortable too at these "community events" or recruitment events??? May want to consider the proportion of their role at the events. Not opposed to having them there, just opposed to having it seem like these are always their groups event.
- We have to find a way to reduce cost as a city and/or generate more revenue from sales tax. (New businesses not new taxes) I frequently wonder why we made the mistake of incorporating and sometimes wonder if Lone Tree would be willing to annex us.
- We have wanted a Castle Pines Rec Center for 8 years! We would love to see it happen!
- We just moved here but I love the CP. It's clean, people are friendly, has great schools, nice neighborhoods, super parks, a fun sports program and is safe. A rec center would be cool!
- we love living in castle pines and have wonderful neighbors
- We may pay too much in property taxes. These taxes absolutely need to be reduced.

- We moved to Castle Pines about 6 months ago and couldn't be happier with our decision to locate here. We love the walking and biking paths and friendliness of our neighbors. We desperately need a more active city center to help create a greater sense of community.
- We need a Rec Center paid by HOA dues to compete with people buying houses in Highlands Ranch
- WE NEED A REC CENTER! HIGHLANDS RANCH HAS 4! WE HAVE 0! PLEASE!!!!
- We need a recreation center and golf amenities to retain residents and keep their dollars here! Please make it a priority!
- We need a recreation center that compares to those provided in Highlands Ranch!
- We NEED a recreation center! It is the one element that we are lacking as a community in Colorado. Parker has a Field House that could be used as an example. Kids do not have a place to play basketball or tennis anywhere in CP. Thank you!
- WE NEED A RECREATION CENTER!!!!!!!!!!!!!!!!!!!!GET IT DONE! I AM A REAL ESTATE PROFESSIONAL HERE IN CPN AND WE LOSE SALES TO HIGHLANDS RANCH BECAUSE OF THIS....AND ONLY THIS.
- We need a recreation center.
- We need a regional aquatics center that would draw revenue from outside.
- We need a trail system to walk from the round about to Daniels Park. It ends at the overpass and everyone has to walk on the narrow street.....very dangerous because of traffic and speeds people are traveling.
- we need more sports fields in the neighborhood. The requests are so great that some teams are unable to practice because there is not enough fields. Baseball and football specifically. They should be multi use with dugouts and field turf to be able to use year round.
- We need to fix our roads properly. We just spent over a million dollars and it is crumbling again.
- We need to protect the non-commercial nature of our community. Any commercial development should be innovative in nature and promote a community/town center feel: walking area, square. Examples: Boulder's Pearl Street, Southglenn, etc. City should avoid big box development.
- We need to reduce unnecessary overhead/administrative costs and duplication of services by merging the Metro District into the City. The Metro Dist. has a history back to its beginning of wasting taxpayer and ratepayer's money.
- We pay a lot of \$ to the city. Why can't they plow our cal-de-sac in winter and clean up the sand and gravel? Or is all of our taxes and fees going to pay government employees. We were better off BEFORE we became a city.
- We pay more than other surrounding communities and have a whole lot less.
- We really need a rec center with workout facilities. I can't afford to drive out of town time wise, as a single parent, as well as the increased costs, but really need it for the health aspects especially as I get older now. Also a great place for the kids, esp teens, to congregate and do something productive.
- We spend a lot of \$ on recreation through South Suburban, Lone Tree, and Castle Rock that could all go to CPN if we had more opportunities here. Snow removal is the worst of anywhere we have lived...no common sense in the removal and placement of 'piles' of snow. Number 1 priority should be water (conservation, sustainability, etc.).
- We think the mayor is doing a great job. thanks!
- We want a rec center and some breakfast places/bakeries.
- we were shocked when we moved here that we were not allowed to join the Castle Rock Recreation center as a resident. We believe the time has come to build a Rec center in CPN for Castle Pines residents.
- We would love a Rec center, that would be such a wonderful addition to the community.
- We would love to have a rec. center in Castle Pines.

- We would not like to see any commercial development come into the neighborhood - please keep it all at the corner of I25 and Castle Pines Parkway. There is no reason to put commercial development at the corner of Castle Pines Parkway and Monarch. Please keep it open space.
- We've tried to hike on the trails on monarch and were told by highlands ranch rec officials that we weren't allowed on the trail unless we're members of the rec center yet we're not allowed to join the rec center. We need our own!
- when we first moved here, CPN was a quiet, undiscovered, uncomplicated community. I would like to see that maintained. The whole purpose of the city's existence was to keep CP Village from taking our tax revenues away from us through their own proposed incorporation efforts. We need to not lose what this community is truly all about - if this has to become a big city, then I really am not interested in continuing to live here. But if the purpose is to maintain that quiet, undiscovered lifestyle, and improve the cost of services that the independent HOAs provide today through consolidation, then I'm all for it. Keep that in mind - we don't want a big city - if we did, we would have chosen to live elsewhere.
- While I appreciate the intent of the City, our overall quality has diminished. The landscaping looks awful, river rock in the medians is extremely low quality looking; snow removal services have been below acceptable...we are turning into a Highlands Ranch feel, the exact reason why many of your residents choose to live here, rather than there. Conserving our small town feel should be a top priority when making decisions.
- Why did Castle Pines ever incorporate? Seems like we should have stayed as a part of unincorporated Douglas County and not added all this useless overhead of city government, incessant worthless HOA's.
- Why did the Metro district double the managers salary? I thought there was supposed to be a decrease in costs and combining of services when they integrated. Also, I am hearing rumors that past board members from the Metro District were paid employees. This seems unethical if not illegal. Are city officials aware of this and do they plan to take any action to protect our community from illegal activities? And if they are aware why are they not doing something about this? Has the mayor or other city officials made a statement?
- Why do we pay such high HOA fees on top of high property and sales taxes?
- Why is the City spending money they don't have why do our taxes keep going up? Not everybody is rich and not everybody wants to spend money like a Drunk Sailor. I appreciate being able to give my opinion but does it really matter it always seems that it is just a few that get the say. Thank you
- Why is the City wasting \$12,000 on this survey? Save my tax dollars. Listen to the majority of people. Dissolve the city!!!!
- Why no selections for "SCIENCE" or "Educational" activities in any of the cultural selections? Why poetry? How will that help us learn anything? Education is the most critical item when we are 38th globally and schools are intent on dumbing down the next generation.
- Work out facilities and family dining are a very important issue to my family. I am also concerned we are not receiving the best service from Douglas County Sheriff. Has the city considered developing its own police department?
- Would absolutely love to have a Rec. center in CP. And more community activities for ADULTS - not just children. Thanks for the survey.
- Would have like to had questions regarding governance of HOA covenants.
- Would like to see classes offered or lectures. Would like classes other than the choices given in this survey. Need more interesting businesses. Library is critical as is its growth.
- Would like to see more businesses/retail shops, recreation facilities (pools, gyms, etc.), and restaurants/fast-food

- Would love to see a Rec Center Built in the neighborhood. My kids are paying money to Lone Tree to use their rec center. This money needs to stay in Castle Pines. We need to improve the quality of businesses that are currently in the neighborhood. We need more breakfast, lunch and dinner choices. Also would like to see a neighborhood bar/restaurant that is non "western theme" We need a place to listen to live music, neighborhood Cheers like bar that serves good food and a nice atmosphere.
- would really love to see a rec center here in Castle Pines!!
- wow this was one of the LONGEST web surveys I've ever seen! I'd encourage you to make future surveys shorter :)
- You can solve traffic problems by not further developing. Too many traffic lights.
- You need to plant more trees! It is very dry and barren here without trees. Trees need to be planted in an around shopping centers as they look ugly with no trees.