

“Ask the Board”

The Master Vista Ridge Homeowners Association (HOA) wishes to provide a clearinghouse of information or answers to questions of interest from Vista Ridge homeowners. While many of the topics are not under the responsibility or control of the HOA, the HOA Board believes that obtaining the current status or answer to homeowner questions is important for maintaining objective, factual information on a variety of topics pertaining to our Vista Ridge community.

If a homeowner has a particular question that they would like answered, please provide the question and additional background information or rationale to our MSI Community Manager Holly Dennis at hdennis@msiho.com. The question and answer, reviewed and referenced by the appropriate responsible government agency or entity, will be provided in subsequent biweekly Vista Ridge community newsletters and posted on our Vista Ridge website (www.vrhoa.com). Similar or common questions may be combined to allow for more timely and thorough response.

Question No. 1:

What is currently planned by the Town of Erie for road improvements to Vista Ridge Parkway?

Answer to Question No. 1:

According to Town of Erie Trustee Geoff Deakin, major improvements are planned and budgeted in 2018.

Todd Fessenden, Director of Public Works for the Town of Erie confirmed the road improvement project. The Town has budgeted \$100,000 in 2018 for various repairs along Vista Parkway. The work will be similar to work that occurred last year. Again this year, we will identify four or more areas where the roads are experiencing structural or subgrade issues and make improvements including subgrade work, milling and overlaying the asphalt in those areas. This is an ongoing effort in which we have generally been moving from the north end of Vista Parkway south.

Question No. 2:

What businesses and restaurants are currently approved to be developed in and around Vista Ridge?

Answer to Question No. 2:

A number of businesses are currently approved for development and/or construction near Vista Ridge. According to Town of Erie Director of Planning and Development Todd Bjerkaas, 10 businesses are currently slated for development along the CO State Highway 7 corridor or in the Vista Ridge area. These businesses include (as of January 2018):

- ***First Bank*** – 1779 SH 7 – Under Construction
- ***McDonalds*** – 1853 SH 7 – Referral Review
- ***Covenant Dental*** – 1927 SH 7 – Under Construction
- ***Sonic Drive-In*** – 2223 SH 7 – Referral Review
- ***Heartland Dental*** – 2297 SH 7 – Under Construction
- ***Retail Paint Store (Sherwin Williams)*** – 2325 SH 7 – Approved and Building Permit issued
- ***Tunnel Car Wash*** – 2389 SH 7 – Approved and grading
- ***Les Schwab Tire Center*** – 2925 Mountain View Blvd – approved
- ***Car Wash*** – east of Kum & Go at Bonanza – Referral Review
- ***Verizon Wireless Telecommunications Facility*** – 2700 Vista Parkway – Under Construction

Future development projects may be found on the Town of Erie website (www.erieco.gov).