



Surrey Ridge HOA
558 Castle Pines Pkwy.
Unit B4-212
Castle Rock, CO 80108

April 9, 2025

Kelly B. Campbell, Esq.
Kelly B. Campbell, P.C.
5105 DTC Pkwy., Suite 300
Greenwood Village, Colorado 80111

Via: E-mail to—kbc@KBCpcLaw.com

Re: Response to Letter Dated April 2, 2025
John Grissom—Property Encroachment
516 Stirrup Lane, Castle Rock, CO

Dear Kelly:

I'm writing on behalf of the Surrey Ridge Homeowners Association ("SRHOA") regarding your letter dated April 2, 2025, on behalf of Mr. John Grissom ("Grissom"). I am an ex-officio consultant to the board, having served numerous times as president of SRHOA and a long-time resident (45 years) of Surrey Ridge. While I and the rest of the board regard your arguments on behalf of your client, I'm sure you understand that this matter does not involve just a vote of the board or me. It is the members of the Surrey Ridge Assn. d/b/a SRHOA, who will determine what actions will be recommended for what appears to be Mr. Grissom's actions. Your client's intentionality caused this matter to be very sensitive to a large number of lot owners in Surrey Ridge and time-consuming for volunteer board members.

You describe some "salient points which inform the matter" in your letter. It is important to note that what you are arguing on behalf of your client does not appear to recognize Grissom's past 30 years as a builder, as he openly admits. To state that "Mr. Grissom now recognizes the encroachment that has occurred" appears to be disingenuous (emphasis added). Parties involved in the construction process of Grissom's home and/or who know him would probably support the opposite of your averment that Grissom's actions were "not done maliciously or in bad faith."

Just as you were able to investigate the circumstances of the road, the driveway, erosion issues, and the impact on all adjoining landowners, so could Grissom. The most significant point you have avoided is that there are methods and prudent practices to address whatever issues Grissom found with his property when purchased or developed further rather than just taking action without discussions with all parties involved. This factor has put SRHOA in a difficult position to address Douglas County's desire to know what we, as a community, would desire for the unlawful taking of its property. Also, please note the encroachment does not stop at the retaining wall, i.e., bridal easement and excavated dirt.

The vote that will be taken this Thursday, the 10th, will help formulate a response to Douglas County. Once the vote is counted, we will present the results to you and the county. As I'm sure you know, SRHOA's documents are on its website or filed with the Colorado Secretary of State, defining who can vote and what votes are counted in a matter of this nature. The SRHOA board will follow the guidelines enumerated in those documents and will keep records to support the votes made.

Thank you, and best regards.

A handwritten signature in cursive script that reads "Jerry Cardwell".

Jerry Cardwell, Bd. Consultant

Cc: SRHOA Bd., Douglas County, Jacqueline Post Ladha, Esq.