

GUNBARREL ESTATES

newsletter | Jan 2024



GEHOA NEWS

by Mary Eldred, GEHOA Secretary

As we usher in a new year, we look forward to longer days, good health and the first signs of Spring in the neighborhood.

A recap of special events of 2023; a well-organized and attended Trash to Treasures in June, several bear sightings, a renewed newsletter and another fun Chili Cook Off. Congratulations to all the winners!

We suddenly lost a respected friend, Board member and long time GE resident, Jim Butler, whose many decades of contribution to GEHOA and the community are lauded in this issue. As life goes on, we are grateful that our neighbor Gregory Dobbin has joined the board and we look forward to his participation (and yours) in our local events.

We have many talented photographers in our midst, professional and amateur, who share photos of neighborhood wildlife. Check them out on Nextdoor and Instagram including Bill Ringer, Tim Benko, Kristin Stordahl, Nao Kanda, Mike Lewis and Ani Espriella.

This edition's photo is by Mike Lewis and was taken on Lobo Trail. These photos highlight the special nature of our area, which is being challenged by an application to build a large tennis complex on 79th street. More information from Stop79 inside this newsletter.

I learned a new word today - windrow - the pesky line of snow piled up in front of our driveways after the plow comes through. Please remember that residents with sidewalks are required by Boulder County to clear the them within 24 hours, for the safety of all. Postal Service regulations stipulate that snow removal in front of mailboxes, through the windrow, is the resident's responsibility and helps make our mailman Tim's job safe.

We look forward to seeing you in the park, for walks on our local trails, at another Chili Cookoff in the fall, and enjoying more opportunities to interact in our special community. Be well and join us if you are interested in contributing to the greater good in our neighborhood.



Jim Butler

A Gunbarrel Estates resident for most of his adult life, Jim and wife Kathy raised daughter Stephanie and son Michael on Mt. Meeker. Jim was the anchor for our Chili Cookoff each year, hawking his awarding-winning classic Red in his pepper apron and kerchief. He loved his family and played joyfully with his grandchildren.

The natural world was his happy place, whether he was hiking, cycling here and abroad with friends, or discovering new places and generally drinking in life (and a few beers at Oktoberfest!) to the fullest.

(con't page 2)

Jim championed important issues in Gunbarrel; burying high tension power lines, fighting a crematorium, setting aside local land for conservation, and recently supporting opposition to a tennis complex that would invariably alter the wildlife habitat, natural quiet, and dark skies near our neighborhood. While at NOAA, he earned several international awards, and spent his scientific life fighting for the global environment. His work on the GEHOA Board spanned decades and he will be greatly missed as a leader in our community.

We will be setting up a fundraiser for a Jim Butler memorial bench in our park. Any remaining funds will be donated by Kathy to a deserving cause in Jim's name. Information will be on the GE website (gunbarrelestatescolorado.com), on our GE Facebook group and in the next newsletter in April.

PARK NEWS

by Allan Trumpler

The Gunbarrel Estates Park is in winter mode, with kids in coats playing in the playground, and the gardens asleep. But the Board is at work, at least Paul Stone is, finishing the budget that is required as a Colorado Special District. Does everybody realize that the park is among a couple of hundred Colorado Districts supported by your tax dollars through a mil levy on your property tax? We have a relatively small budget of something like \$80K, and spend something like \$65K, putting away a small sum every year for capital work in the future. Replacing the playground will be something like \$350K, and the manufacturer's estimate puts it as needing to be replaced within 5-10 years from now. We are being careful and saving for that rainy day! Our primary maintainers for the park have been All-Pro Landscaping and Flatirons sprinkler. We added GROW this summer, owned by our community resident, Adam Grove, to help maintain the gardens. However, if anyone would like to help with that garden maintenance, we would certainly appreciate any help we can get. As you know, gardening is a never-ending but ultimately very satisfying activity. (And it's great exercise!) We look forward to the tulips coming up this spring!!!

The Park Board: Allan Trumpler, Paul Stone, Brian Bixler, Bill Hathaway-Clark, and Theron Hreno.

(PS. The Board is all volunteer, and if you are interested in joining, please get in touch with us. All of our terms, limited by law to two terms, are almost up!!!) Send inquiries to: gunbarrelestatesparkboard@gmail.com or allantrumpler@hotmail.com



REAL ESTATE NEWS

by Tama Heinrichs at Milehighmodern.com

Appreciation | Despite the challenges posed by high interest rates and economic uncertainty in 2023, the real estate market in Gunbarrel Estates exhibited resilience with an increase in average sold price of 14%. It should be noted that sold price can be impacted by a variety of factors such as home size, condition and location in the neighborhood. Looking at total square footage, average price per square foot remained steady at approximately \$307/square foot. Looking at only above-ground square footage, we saw a 5.5% increase in average price from \$494/square foot to \$521/square foot. Average days on market went up from 33 to 39 days, or 18%. With a small sample size, 7 homes selling this year and 8 in 2022, a true understanding of appreciation and growth benefits from a deeper dive into the numbers and review of individual sales.

Market Success | The frenzy of a spring seller's market in 2022 saw the first home sale over \$1,000,000 in Gunbarrel Estates. In 2023, four out of seven home sales surpassed this benchmark, showcasing a continued upward trend. Examining neighborhood sales data reveals a notable emphasis by homeowners and investors on contemporary home renovations. A well-prepared and staged home plays a pivotal role in securing the highest sale price. These enhancements not only elevate enjoyment of living spaces but can also yield significant returns upon selling. Consider making strategic improvements to your home – as recent neighborhood activity shows, it can pay off.

Looking Ahead | As we move into 2024, the combination of low inventory, pent-up buyer demand, and decreasing interest rates suggest a potential for strengthening of the market. Additionally, with buyers re-entering the market, there may be challenges with inventory shortages in an area that is already experiencing limited supply. Presently, Boulder County has only 1.8 months of inventory and Gunbarrel Estates features just one home on the market, translating to a mere 0.7 months of available inventory. Buyers and investors are recognizing the inherent value of the community we call home.

Average Sold Price in GE Up 14%
2022 \$847,625 | 2023 \$969,357



STOP URBAN SPRAWL

An application has been submitted to Boulder County to develop a 20-acre tennis complex on 79th Street, north of Lookout Road, next to the Church of the Lookout. On January 18 the land was sold to the group that wants to develop it into a large regional facility with 26 tennis courts, three pools (a lap pool, kids pool, and hot tub), and a 7,000+ square-foot clubhouse. The facility would be open 18 hours a day, from 5:00 a.m. to 11:00 p.m., with two 50 ft. tall tennis “bubbles” that would cover 12 of the courts, likely for much of the fall, winter and spring. They would hold several national-level tournament invitationals each year.

The land had previously been approved for a single 6,200 square-foot home. For this tennis proposal to proceed, the Boulder County Commissioners need to approve a Special Use Review, the purpose of which “is to determine the compatibility of the use with the site and surrounding properties”. Written comments will be accepted until February 23.

A grassroots organization called “Stop 79th Street Tennis Complex” has come together to oppose the tennis center on the grounds that approval of the application would directly contradict numerous aspects of the Boulder County Comprehensive Plan, perhaps none more egregiously than the plan’s guiding principle to “Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county.”

The area of the proposed development is located within a Boulder Valley Area III-Rural Preservation Area, where rural land uses and character are to be maintained and preserved. The long list of reasons why this development would be at odds with the county’s rules include the following:

- **Critical Wildlife Habitat:** Burrowing Owl, Preble’s Meadow Jumping Mouse, Coyote, Fox, Bald and Golden Eagle, Grasshopper Sparrow, Northern Harrier, and Hawk hunting grounds and Prairie Dog preservation would be adversely affected.
- **Traffic Congestion:** Adding more than 500 cars per day to narrow rural roads with bicycle traffic and limited sight-lines would create dangerous conditions and significant delays on Lookout Rd. during peak commuting and school drop off/pick up hours.
- **Public Views:** The proposal would adversely affect a breathtaking Level 2 Public View Protection Corridor, created to preserve public viewing of the Front Range Mountains and Indian Peaks Wilderness.
- **Site work:** Significant amounts of excavation and fill would be necessary to level the sloping hillside.
- **Drainage:** The area already has chronic drainage concerns, and the Cottontail Trail at the base of the adjacent open space struggles with flooding.
- **Precedent:** Granting a land use change for this project may establish a precedent, potentially affecting the future of Boulder County Open Space management.

Make a donation | Write a letter | Sign the petition

www.stop79.com

