



July 18, 2016

BH Parker, Inc.  
Attn: Jeff Willis  
10630 E. Bethany Drive, Ste. B  
Aurora, CO 80014

**Re: Horseshoe Ridge 2<sup>nd</sup> Amendment – Tract Landscape**

Dear Mr. Willis:

The Town performed a site visit at Horseshoe Ridge 2<sup>nd</sup> Amendment- Tract Landscaping. Based on the recommendation of Patrick Mulready, Senior Planner the tract landscaping has been accepted.

The Town will therefore release the security. Colorado Business Bank Letters of Credit #1939 has been released and returned to the bank.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Williams", is written over a white background.

Tom Williams, PE  
Director of Engineering



July 18, 2016

Colorado Business Bank  
Attn: Brenda Eldridge  
821 17<sup>th</sup> Street, 1<sup>st</sup> Floor  
Denver, CO 80202

**Re: Horseshoe Ridge 2<sup>nd</sup> Amendment - Letter of Credit No. 1939**

To Whom It May Concern:

Colorado Business Bank Letter of Credit No. 1939 in the amount of \$176,473.91.00 is enclosed. It has been released and can be cancelled.

Please contact Pam Knepp at (303) 805-3201 with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Williams", is written over a light blue horizontal line.

Tom Williams, PE  
Director of Engineering

**From:** [Mulready, Patrick](#)  
**To:** ["Jeff Willis"](#)  
**Cc:** [Knepp, Pam](#); [Brenda Eldridge](#); ["Larry Malone"](#); ["Elizabeth Seawalt"](#)  
**Subject:** RE: Horseshoe Ridge Landscape Letter of Credit  
**Date:** Friday, July 15, 2016 9:29:39 AM

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Jeff,

I've checked, and I concur with your recollections: The Town of Parker has opted not to hold a two year warranty for landscape installations. When we have inspected a site, and can confirm that the required landscaping has been installed per plan, we release 100% of the Letter of Credit we are holding, and make sure the developer has informed the HOA that maintenance of these areas is now the HOA's obligation.

Pam,

I did conduct an inspection at Horseshoe Ridge Filing 1, Second Amendment yesterday (this is project 8445 in Trakit.) I can confirm that the tract landscaping required for the project has been installed, and we can release the security we are holding. Note that the street trees are not fully installed as there is still construction of homes taking place, so we cannot release that security at this time.

Please let me know if you have any questions.

Thanks,

**Patrick Mulready, Senior Planner**

**Town of Parker Community Development Department**

20120 E. Mainstreet, Parker, CO 80138 | 303.841.2332 [\[PHONE\]](#) | 303.841.3223 [\[FAX\]](#) | [pmulready@parkeronline.org](mailto:pmulready@parkeronline.org) [\[EMAIL\]](#) | [www.parkeronline.org](http://www.parkeronline.org) [\[WEB\]](#)

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**From:** Jeff Willis [<mailto:jwillis@liveberkeley.com>]  
**Sent:** Thursday, July 14, 2016 2:48 PM  
**To:** Mulready, Patrick  
**Cc:** Knepp, Pam; Brenda Eldridge; 'Larry Malone'; 'Elizabeth Seawalt'  
**Subject:** Horseshoe Ridge Landscape Letter of Credit

Patrick,

Thank you for taking time today to inspect the landscape improvements at Horseshoe Ridge Lot 1, Block 17. As requested please accept this email as a formal request to release the \$176,473.61 letter of credit BH Parker, Inc. has posted with the Town of Parker.

At our meeting you mentioned that we have to leave up 10% for warranty; however, in reading the attached Subdivision Agreement I can't find anywhere that discusses a warranty amount for non-public improvements. It specifically mentions a 10% warranty for Public Improvements (those improvements dedicated to the Town), but nothing about landscaping. Please let me know if I am not finding this language. If not, we respectfully request the entire letter of credit amount be released.

Please let me know if you have any questions.

Regards,

Jeff

Jeffrey D. Willis

*President*

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