

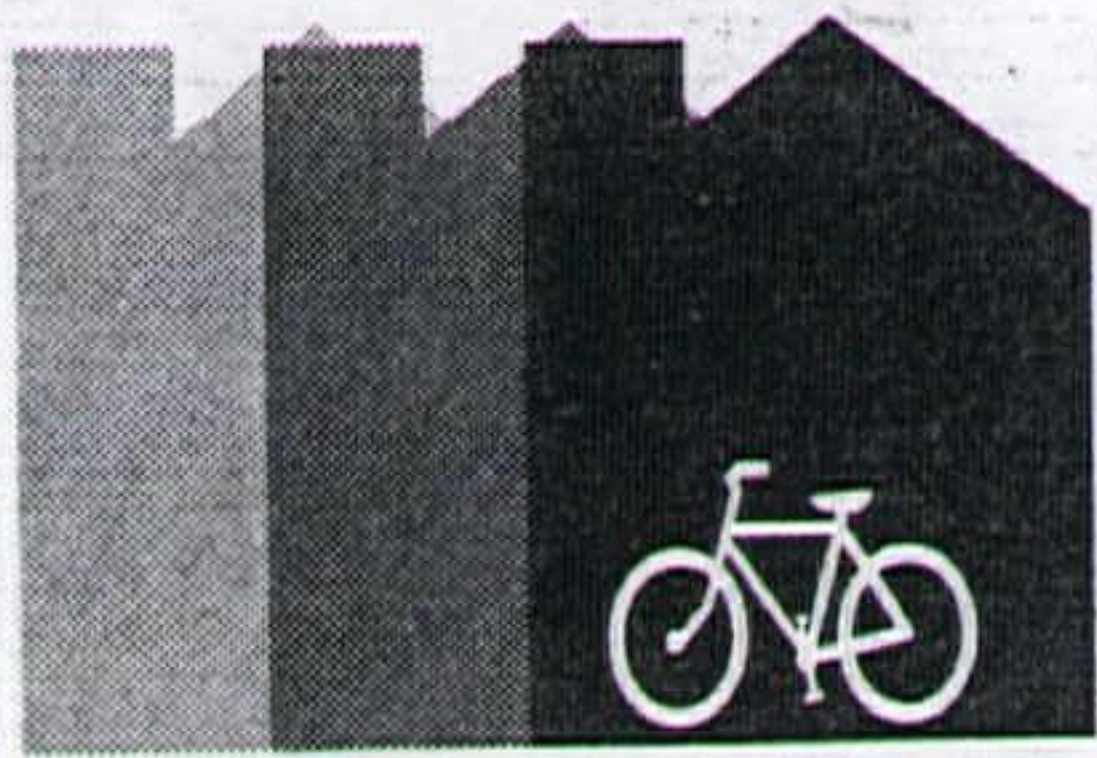
Active association plays strong role in development

By **CHRYSS CADA**
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Golden Meadows is about to lose its last meadow — but residents of the southeast Fort Collins neighborhood are OK with that.

Thanks to an active neighborhood association, Golden Meadows



Neighborhoods

residents have had a say in the fate of that last “meadow” — a lot north of Harmony Road, south of Monte Carlo Drive, east of Wheaton Drive and west of McMurray Avenue.

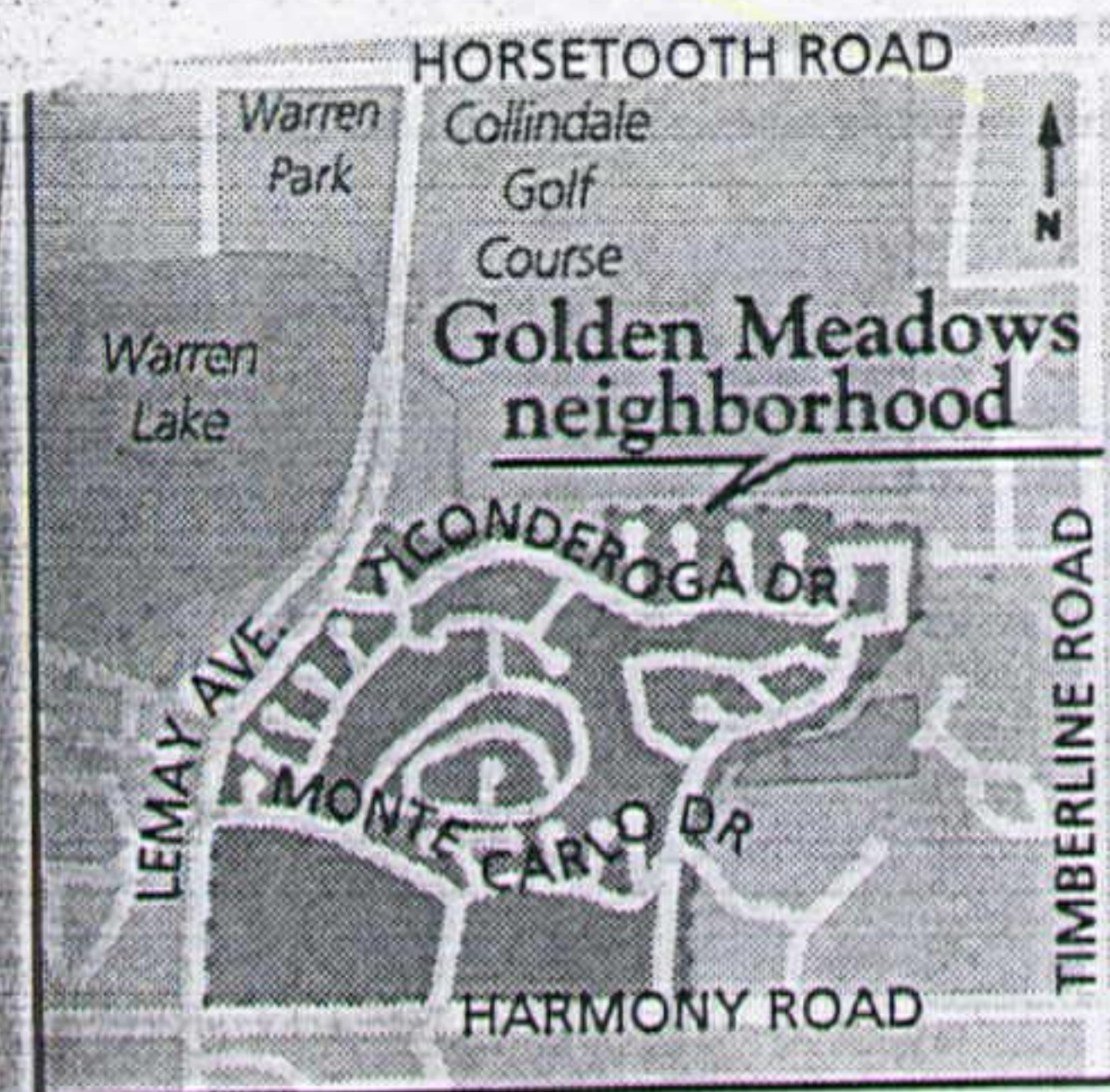
Since 1994, members of the Golden Meadows Homeowners Association have been meeting with Safeway to discuss the specifics of the supermarket's store to be built on the site.

“We feel proud that we've been able to show Fort Collins that neighbors can sit down with a developer and have a reasonable discussion,” said Tim Dolan of the homeowner's group. “Homeowners associations can have muscle. We can be a force to be reckoned with.”

By working with the developer and the city, Golden Meadows residents were able to reach compromises on their major concerns in regard to the 49,000-square-foot store.

The association's No. 1 consideration was how traffic to the store would impact nearby Kruse Elementary School. Traffic-mitigation measures will be taken in the construction of the store and parking lot.

“We were meeting weekly, sometimes daily with Safeway,”



Angela Ulm/The Coloradoan

said Al Koppel, also of the homeowner's association. “During the process, I learned that the city was attuned and sympathetic to the needs of its citizens.”

Golden Meadows' success can be an example for other neighborhoods to follow, said Tess Hefernan, neighborhood resource manager for the City of Fort Collins. “They (Golden Meadows residents) were really able to have an impact on development in their

area,” she said. “Now they can be a source of knowledge for other neighborhoods.”

Established about 17 years ago when homes were first being built in the area, the Golden Meadows Homeowner's Association is one of the city's oldest. There are about 475 families in the neighborhood, about half of which belong to the association.

Dolan and his family moved into their home in Golden Meadows in 1989. At that time, there were open fields to the south of his home all the way to Harmony Road. Now the Dolans live in about the center of the neighborhood.

“Well there's one good thing now that we're totally developed — no more surprises,” he said.