



Dear Members:

April 27, 2020

I am writing to update you on an issue that could impact our neighborhood significantly. This week, the City of Clive contacted the CCOA Board ("Board") about the prospect of installing a traffic signal at the intersection of Country Club Boulevard and Hickman Road. This stop signal would be similar to the one existing at University and Country Club Boulevard (Fountain Entrance). This request had been presented to the Board in 2004. At that time, the majority of residents were strongly opposed to this and the Board along with legal counsel was successful in defeating the installation.

The City of Clive has approached us again now that local demographics have changed considerably and a recent traffic survey supports the addition of a traffic signal. It appears this request is also driven by Deerfield Retirement Community and the City of Urbandale's concern for safety coming out of Deerfield and onto Hickman. The Board will oppose this again for obvious reasons.

1. INCREASED UNWANTED TRAFFIC IN OUR NEIGHBORHOOD:

The continual increase in outside traffic coming into Country Club, both by foot and by car, has been a source of complaint and concern by our residents. The Board has tried to address those concerns and minimize outside traffic using neighborhood signs, security patrol, and speed control devices. The addition of a stop light will increase this traffic even more by giving cars at the stop light an easy opportunity to access University by cutting through on CC Blvd and bypassing the heavier traffic at 128th Street and 142nd Street. Country Club Blvd is already backed up at the stop light at the University main entrance.

It has also been observed that some drivers have been using CCOA Blvd as a conduit to skip over to 142nd street-by cutting through Hawthorne, Rosewood, Lakeview and Lake Shore. This conduit works exactly in reverse as well. Many of these cars are speeding and ignoring speed limit signs, which is why we have requested speed control devices on these streets. We do not need additional uninvited traffic.

2. HOME PROPERTY VALUES COULD BE IMPACTED IN OUR NEIGHBORHOOD:

Country Club is a private neighborhood, with members who pay dues for that privacy. Within Country Club there are 66 homes that directly face or reside on a corner between Hickman and University. Increasing traffic with a signal at Hickman will have a negative impact on property values within our community, especially homes located on the cut-through streets and Country Club Blvd.

The two closest streets that provide access from Hickman to University (128th and 142nd) are passageways that do not cut through a neighborhood and unlike Country Club Blvd - those streets were designed and intended to be used as thruways.

3. SAFETY IN OUR NEIGHBORHOOD:

There is also a safety concern - we have a considerable amount of activity at the boat ramp and the sledding hill (across from the boat ramp) throughout the year. When driving south from Hickman on Country Club Blvd., vehicles are challenged with a blindspot because of the hill that goes over the dam immediately prior to

seeing the boat ramp. Our goal during usage of common areas is to minimize crowds as much as possible so that residents can enjoy these areas safely.

Although these areas are used “at one’s own risk,” we do not want to increase potential problems. Concerning safety, it should also be noted that years ago, the City of Clive recognized the need to control traffic on Country Club Blvd. A four way stop sign was installed at Country Club Blvd and Lake Shore. Despite the stop sign, it is not uncommon to see drivers pass through that intersection without stopping. The Clive Police Department monitors that intersection frequently and can vouch for that.

4. EXPENSE WILL INCREASE IN OUR NEIGHBORHOOD:

With an increase of car and foot traffic comes more expense. It has been necessary over the years to increase our security coverage as more people discover our Lakes. As more cars come in, we will need to increase our patrol as well. Besides the funds we accrue for dredging, security is our largest expense and it will grow even larger as more unwanted cars come into our neighborhood. This will affect YOUR dues directly. We have had very modest dues increases to date, and that may not be the case as these additional concerns need to be managed.

5. OPTIONS FOR SOLUTIONS

When Deerfield was developed, it had the opportunity to build a safe entry/exit “frontage road” on to 142nd, just north of Hickman. This was in the original plans in building Deerfield and it is unclear to me why this never took place. Then, the City could have easily installed a traffic light on 142nd since this is a locally controlled street (unlike Hickman that is a state-controlled highway). It is my understanding that Deerfield and the City of Urbandale acquired the land to do this when the property was developed, but the frontage road was never completed. Both the city of Urbandale and the State DOT were totally remiss for not requiring this safer exit/entry. This solution was discussed the last time a Hickman Traffic Signal was being requested in 2004 but Deerfield and the City of Urbandale chose again to ignore this option. I assume they are still able to build this safe option that does not infringe on CCOA.

Deerfield and the City of Urbandale’s concern of safety is understandable, and I am empathetic to that. However, while their proposed solution might mitigate their concerns, it will simply transfer a higher level of traffic, safety, home value and expense concerns to our community.

In light of the above please be assured that your Board will fight this action. To win this case, we will need to be represented by an attorney and obtain an independent safety analysis to back up our case. To that end, we have engaged an attorney who has expertise in this field. This will not be like 2004 because the demographics are completely different – but what has not changed is keeping the families in our community safe.

I would urge all of you that agree we must defeat this proposal to voice your opinion directly to Mayor Scott Cirksema (scirksema@outlook.com) and/or City Manager Matt McQuillen (mmcquillen@cityofclive.com).

At this point, the CCOA Task force will be meeting with the City of Clive in late May or early June. We will keep all of you updated on this serious matter.

Sincerely,

Mark