



Maggie Park Special Metropolitan Tax District

Community Survey Results & Findings

Trails End HOA · Powderhorn HOA · The Cedars HOA

176 responses collected June 5–16, 2026 · Breckenridge, Colorado

EXECUTIVE SUMMARY

An overwhelming, near-unanimous ‘No’ from the locals at Trails End, Powderhorn and The Cedars



97.2%

would vote NO on the
district & tax (171 of 176)



92.6%

say the benefit flows primarily
OUTSIDE the proposed district



3 / 3

Trails End, Powderhorn and The Cedars
HOAs are uniformly opposed
176 responses (88% of units) participated



Bottom line

Owners across all three associations at Trails End, Powderhorn and The Cedars reject being singled out to fund a town-wide, publicly-accessible amenity and to cover the costs of The Village at Breckenridge & Vail Resorts' failure to maintain their properties over decades. The opposition is consistent, well-reasoned, and crosses every HOA surveyed.

QUESTION 1 • THE VOTE

171 of 176 would vote 'No'

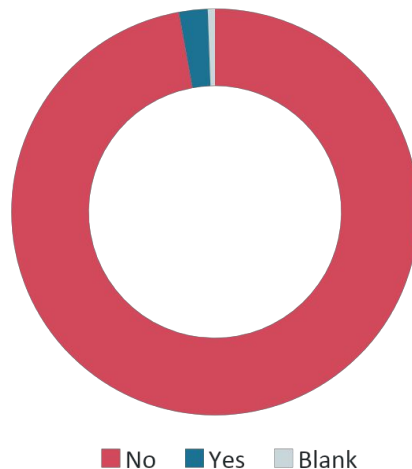
97.2%

would vote 'NO'

Represents 88% of units across these three HOAs, making this survey extremely meaningful in terms of representing owners

Only 4 respondents (2.3%) would vote yes; 1 left it blank.

Overall vote



"No" by association

Powderhorn **98.3%**

57 / 58 voted No

Trails End **97.4%**

74 / 76 voted No

The Cedars **95.2%**

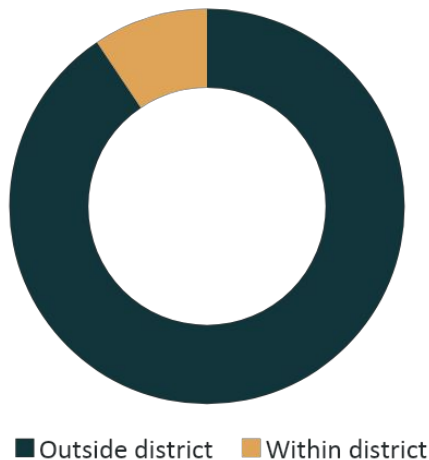
40 / 42* voted No

**1 Cedars response left the vote blank.*

QUESTION 2 • WHO BENEFITS

The benefit flows outside the district, the exact opposite of the purpose of a Special Metro District

Primary beneficiary



92.6%

of owners say the redevelopment primarily benefits owners OUTSIDE the proposed district — to property owners outside of the proposed district, Vail Resorts and the town at large.



Dodging Responsibility

Many of the respondents noted the proposed district is a clear attempt to financially benefit a select group of property owners who have failed to properly maintain their property. Instead of fixing failing infrastructure on their property, they are proposing to levy a massive tax on a select group of “nearby” property to force them to pay for their decades-long property neglect.

A STRUCTURAL CONCERN

The eligibility rules disenfranchise many owners — this is exploiting the intent of the law



LLCs & trusts excluded

Only natural persons on title (plus spouses) can vote. Owners who hold units in an LLC or trust — common here — are shut out.



Colorado registration required

Many owners are out-of-state second-home owners who cannot register to vote in Colorado, removing them from the electorate entirely.



Many units report zero voters

A large share of respondents reported 0 eligible voters in their unit — so the people who pay the tax may have little or no say in approving it.

Survey comments highlighted disenfranchised property owners will hold the Town of Breckenridge elected officials accountable for the obvious and clear-cut jamming of taxes to an arbitrary group of buildings to cover the infrastructure repairs and maintenance for deadbeat property owners (The Village at Breckenridge & Vail Resorts). Many want the Town Council to do the sensible thing and hold actual property owners accountable for their own property maintenance so the Special Metro District construct is not perversely used by these commercially-motivated entities.

Six themes run through the comments



It benefits the whole town, not the arbitrary “district”

A public amenity used by all of Breckenridge and its visitors should be funded town-wide, not by a small group of buildings.



Make the real beneficiaries pay: The Village & Vail

The Village and Vail Resorts gain from the pond development, and shed massive financial exposure by forcing their deferred maintenance onto others.



Unfair inclusion of Powderhorn, Trails End & The Cedars

Inclusion of Trails End, Powderhorn and The Cedars is unfair as these properties are not owners of the Maggie Pond today, and do not even border it.



Boundary expanded arbitrarily: No nexus to the pond

The Village excluded Trails End, Powderhorn and The Cedars in earlier draft district boundaries — nothing changed since then other than their desire to push more costs on others.



A farce to suggest stakeholders have been involved

As of June 17, emails are unanswered and no stakeholder meetings have occurred including anyone from Trails End, Powderhorn and The Cedars.



Jacking up housing costs further

High taxes to maintain the new park will persist indefinitely; some believe this will result in more short-term rentals instead of long-term housing or owner-occupied units to cover the higher tax burden.

Representative owner comments

“

To single out just a few select buildings is totally unfair and unjust... impose a small tax to the whole of Breckenridge and nobody will be burdened.

“

The Town should step up — raise hospitality taxes on visitors' short-term stays. Let the users of Maggie Pond, the tourists, fund it.

“

We are not located on Maggie Pond nor can we even see the pond. Why were only three complexes within the entire Columbine Association chosen?

“

This is a thinly veiled cheap shot to get money... the same value can be said for other surrounding properties, not just the three targeted.