

**From:** F. Jackson Yonce <fjyonce@aol.com>  
**Sent:** Sunday, January 10, 2021 7:13 PM  
**To:** Ryan Howser; donnayonce@yahoo.com  
**Subject:** Forest Heights Circle Subdivision

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Mr. Howser,

My name is Frederick Yonce (I go by "Jack"), and I live at 7940 Forest Heights Circle. I will be greatly affected by the proposed subdivision and wanted to get some comments to you regarding the documents as they currently read on EDARP.

While I would certainly prefer not to have more neighbors (and strain on the road and water), I do not intend to make any effort to block the subdivision, as it is within the right of the property owners to do as they wish regarding the lots. The Didleaus are good people and I have no issue with them or their desire to profit from their property. With that said, please note the following comments and questions:

#### COMMENTS / QUESTIONS REGARDING FOREST HEIGHTS SUBDIVISION

1. My property includes the road between the west and east property lines of my lot. My lot extends to the south, past the current road. It does not appear that is clear on all of the documents. Forest Heights Circle is a private road, a significant stretch of which is owned by me - the remainder by the Didleaus.
2. Since I own the road, I want it clear in the documents that any road design on my property be approved by me. Furthermore, I have discussed with Jon Didleaux my desire to have the road moved to the south where it is on my property. There is actually quite a bit of vegetation (including trees) along the north side of the road that I want preserved - we lost too much in the fire and I don't want any more removed. I have discussed this amicably with Mr. Didleaux and he agreed, however I would like that in writing in the legal documents.
3. We need an HOA for this new subdivision. If we are to retain our lifestyle and expectations of property usage (I have lived here approximately 20 years), we need to agree upon what kind of homes can be placed on these lots and what can be done on them. Reading an email response to Judy von Ahlefeldt from you regarding an HOA, am I safe to assume it is required?
4. I don't care for the road maintenance agreement; it is a cookie cutter agreement drafted by an unknowing lawyer of some sort. The current residents of this road should meet to work out an agreeable road maintenance agreement.

#### END COMMENTS / QUESTIONS

I am in a unique situation owning part of the road and I would appreciate the opportunity to ask you a few questions over the phone. Please call me at 719-291-2203 at your convenience, or let me know a good time to contact you.

Thank you so much,

Jack Yonce (Frederick J Yonce, 7940 Forest Heights Circle, 80908, 719-291-2203