

## Len Kendall

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**From:** Cheri Jacobs <farawaywinds8989@gmail.com>  
**Sent:** Friday, January 11, 2019 9:29 AM  
**To:** Mike Hrebenar; Len Kendall  
**Subject:** AL 1827-Newcomb Extended Family

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Rebuttal to new Application, Site Plan, Rules and regulation 1-2019.

#1 Site Plane states 5.01 acres. This will not be correct. Will be 4.? acres after Mrs. Newcomb receives her payment for the 4-Way Highway Project of HWY 24. Not exposing, the buyout, is not disclosing the change in property size. Hiding this fact, is not appropriate or acceptable.

#2. Site Plan does not state, Model, year or type of mobile home being put onto the site. There is no disclosure of what will be going onto the site. This is a important on the regulation of Code, that it is required to be applicable to the community Master Plan, does not effect impact to the community's property values, and will provide tranquility to the neighborhood. We don't have that now, due to this lot. This cannot be discussed as of yet, due to no details were provided.

#3 Site Plane states this new home will be the main residence. The mobile home, currently on site, will fall into a secondary position, has a kitchen, both parties are receiving mail and children are enrolled in K-12 school. This is not conforming to Code 5-2-28. A reasonable request, of 1 NEW Single Family Home, that would house ALL members would be reasonable and meet all code requirements. Removal of the 1979 Mobile, IS NOT applicable to the community Master Plan and will never be finished. Code 5.2.28, (C) & (F).

#4 Letter of Intent states Mrs. Newcomb is in NEED of family being NEAR. This request has already been met, including but not limited to the following family members.

Daughter- Michell Knopp-Calhan, CO. Is near.  
Daughter-Sue and Troy ??-Colorado Springs, CO. Is near.  
Cody Moore-Simla CO. Is Near  
Ashley Deann Moore-Simla, CO. Is near  
Steven Moore-Calhan, CO or Simla, CO. Is near  
Harley Moore, Calhan CO., Colorado Springs, CO. Is near.

All family members are within 15 mints to 30 mints, to help Mrs. Newcomb, if in need. This list of family members, that has been helping and visits, almost on a daily basis, does not REQUIRE , our zoning to be changed. If they were all out of state, that would be acceptable request, but they live close by, currently live in the area and attentive of her needs and all her demands. The family has dumped, sheep, a ram, a horse, tons of chickens, now slaughter hogs, onto this property, with the assumption, Mrs. Newcomb is capable, of taking care of these type of livestock.

#5 Mrs. Newcomb asked Granddaughter to move out here, to not pay the Landlord anymore. It would better for Mrs. Newcomb financially, if they could pay her. An Affidavit recorded at El Paso County cannot stop rents from being collected because El Paso County cannot monitor this code requirement, People lie. This is not a family that respects contracts or any deal whatsoever. Already proven, for not paying Sub-Contractors on

flooding project and using funds for purpose not intended from that project and Process Servers knocking on my door, looking for family members who do not live with Mrs. Newcomb, is a nuisance to the neighborhood. Mrs. Newcomb refuses, to receive any documents from Process Servers, yells for them to get off her property, where they then, come to neighbors to seek information. The servers are representing a Legal Firm in Denver, CO., looking for Harley Moore, who uses this home 12220 Preston Pl., as his residence with Creditors. I work in the evening, I sleep during the day, they have knocked on my door 3 times with guns on their sides in 2017 and 2018. This is a complete nuisance to me and my privacy. Mrs. Newcomb is teaching, defiance to rules and regulations and avoidance of accountability, as the continued disrespect to our roads. Mrs. Newcomb will blame a 80 year old women instead of being a community member and stop the disrespect to our community, knowing whos doing burnouts. It's not the neighbors, caught on security images.

#6 Due to #5 If this request is granted, I will request a LETTER OF CREDIT, be requested, to finish this project on a timely manner. Mrs. Newcomb home, since origination has not been finished sine 1993, the excuses over and over, of having NO MONEY, is concerning to our community. They are not able to fix or repair current problems that are important today. Exp. Siding.

#7 I am questioning the legitimate family hardship. Mrs. Newcomb can drive a vehicle, if her Grandson can put the car back together for her. Also, we have a transit service for Seniors from Calhan to Colorado Springs. Mrs. Newcomb receives Meals on Wheels from Colorado Springs CO. The PACE program can bring in a Nurse to monitor her health. Mrs. Newcomb immediate family, 2 daughters, that live close by, are not tending to their parent and they SHOULD be. I have a text detail from Mrs. Newcomb prior to this application 10/2/2018, on 9/11/2018, where she disclosed the findings of her MRI and they found NOTHING. This disclosure will be presented at the meeting via snapshot photo. If she truly feels she needs that much help, she should live with one of her Daughters or closer to services in Colorado Springs, CO. Moving a large family with children and more animals into this community, does not seem to be the normal trend along; with the disclosure from Martina Bayhurst, who concurs by a letter now of record, they did not want to pay the higher rent, required by their previous Landlord. Admits Mrs. Newcomb offered living here on the grounds of "I can use some help" because I'm getting older. Under a umbrella of, I have a approved variance and you can live here or I will sue all my neighbors, mentality. Then actually picking up the phone and calling, making these threats to Neighbors of lawsuits, if we don't conform to her request. Unhinged behavior. I have personal experience with Mrs. Newcomb and know she can tend to herself, just fine, with the wonderful help from Ashley Deann who comes out of her way, when needed and has been helping for over two years. Ashly Deann is a joy, respectful to the neighbors and proved what a wonder help she is to ALL of the Seniors in our Neighborhood. Steven Moore also, has been available to help if needed. Martina Bayhurst, is not the same persona . Accusations of Elder Abuse, prior to her moving here, is totally unacceptable against other family members or against Neighbors, who went out of their way, to help Ms. Newcomb. If there was any abuse, I would have reported. This never happened under the care of Ashley Deann. This is was way out of line, but I have of record, of this accusation. Martina is a bully and harasses the neighbors, for her agenda interests. On 12.2.2018 drove down to Mr. Elliott and conducted a face-to-face altercation, for talking to another neighbor and made a assumption, they broke into her Van. In the letter response, on record, Martina makes the assumption, that Ms. Jacobs, broke into their Van. These are false statements and a example of her aggressive behavior and we DO NOT welcome them to our community, in any, way, shape or form. We will not tolerate her mental attitude and her drama, of false crimes being claimed, committed against them. Two family's will not post on this site, afraid of retaliations and vendetta against them. Not here, Not today. So I will speak for them with the support from other Landowners voting NO on this project and concur with all written correspondence submitted.

Due to the above; I request the board please take into consideration that this is a SENIOR COMMUNITY, needs tranquility and harmony. As of this date, we have nothing but aggressive actions, disrespect, like giving the middle finger to one leaving for work, by this family with Mrs. Newcomb standing in arms, allowing this behavior. This will not be acceptable, moving forward. Again, we DO NOT welcome them to our community. That is blunt and direct.

I attest and certify this 10th day of January, 2019 that all statement herein are true and factual, can be verified,at the board meeting with data and photo support. Len Kendall, has reviewed private correspondence.

Cheri Jacobs