

Dears Sirs:

I wish this letter was better polished. But then I am not a professional objector. But the gravity of this situation does not allow me to time to polish this letter.

In reading and studying the documents from many resources dealing with this plan. I have come to a conclusion that developments are planned and executed on **the best case scernio** and years later problems have been left on the home owners to hate living the and the community to solve. Hugh costs have incurred and borne by home owners, counties and towns.

But what does your gut say? Mine says If it looks to good to be true, it usually is.

I have looked at every single document that is available for this project and I am apalled for the lack of consideration of the worse case scenerios.

Please accept these facts as a reasons not to allow the passage of 100 more homes added to the original plat of 131 homes approved by in 2002. Dealing with the:

#### FOREST LAKES METROPOLITAN DISTRICT WATER SUPPLY PLAN and WASTEWATER REPORT

For Forest Lakes Phase Two

December 20, 2017

Prepared for:

Forest Lakes Metropolitan District 2 North Cascade, Suite 1280 Colorado Springs, CO 80903

Prepared by:

JDS-Hydro Consultants, Inc 545 East Pike's Peak, Suite 300 Colorado Springs, CO

- This renewable water resource plan looks good on paper. It has however not been proven even for the homes that are present. Would it not be more prudent to know that it works? To add another 100 homes to a dead end valley in wildfire country that does not get as much rain as surrounding areas is not good for El Paso County.
- To add another 100 homes to a high dry dessert environment is an environmental and human catastrophe waiting to happen.
- The argument that homes closer together use less resources: such as water is not a good argument for this area. I submit the studies could in fact be flawed due to the location of this particular development.
- FACT: This area is considered a High Desert
- FACT: Most homes in Colorado are going xeriscape and using artificial grass, which in and of itself limits outside water use even on larger lots .
- FACT: Homes will be 4 to 6 bedrooms. Each bedroom will have one to two persons per room. Homes will use water for hot tubs, take baths, dishes, windows, cars, dogs, water flowers , trees, and play pools.
- FACT: Runoff water from more homes, driveways and streets will be contaminated by oils, snow melting chemicals and fertilizers can not be prevented completely from entering the creeks.
- FACT: More hard surface cuts down on the amount of water that is reabsorbed into the ground.
- FACT: The letter from the Colorado Division of Water Resources Dated May 24 2016. For Final plat 2a 2b. Estimated household usage at 0.353 are –feet per year per unit for homes on smaller lots. ( It should be noted “the Guide to Colorado Well Permits, Water Rights and Water Administration , is 0.3 acre –foot per year for each ordinary household. “
- If smaller lots means less water consumed why is the smaller lots not at or below the 0.3 acre-foot per year?
- FACT: More homes use more water not less.

- 
- FACT: The Forest Lake Water Plan did not include:
  - Water to be allocated for the future school site. 2710 Forest Lakes Drive
  - Water to be allocated for future large acreage lots platted on the SouthWest side of the Forest Lakes. 7100000429 includes 61 more plots.
  - Water to be allocated for irrigation for all public areas.
  - Water allocated to the Villiage parcel and the Tech Parcel. The Arapahoe (Dillon) 81-cw-213 well is on the Tech Center Parcel. The 400 AF of the Dillon well. How much water will be used with a 24/7 gas station? Water to be allocated for future large acreage lots platted on the SouthWest side of the Forest Lakes development. Which will more than likely push to increase density by making a road come out onto Hay Creek Road.
  - Water Allocation for Forest LLC owns a property just east of this property that at this point is agricultural and can be pushed to be develop which would tap in to the use the water produced by Forest Lakes. Location 0 33-11-67.
  - The Bistolcone Reservoir did not include seepage estimates. Per 84CW19 evaporation is estimated to be 202 ft ac. (See Maps that shows the levels of this reservoir since 1999 which shows the level of the lake)
  - Issues with fire disrupting the surface water flows and reservoirs.
- FACT: CASE # 83cw142 Sept 29, 1987 Stated: Arapahoe and Laramie-Fox Aquifers are free from restrictions of use. The Denver Wells could not be used until a plan for augmentation was approved. An augmentation plan that was approved back in 1987. However it is important to note that the LF aquifer would not be use due to the depth and low water quality.
- FACT: CASE# 81CW213 FOR WELL PERMIT 17483-F. was granted in Feb of 1973. 45 years ago It stated. At the time of Application: "Applicants have proven that the ground water which is withdrawn through well No 17483 F is not tributary to or hydraulically connected with the Monument Creek and that Withdrawals' through the subject well will not internally affect the flow of Monument Creek or its tributaries within 100 years. Applicants have further proven that withdrawal of water in accordance with the terms of this Decree will not result in material injury to the vested water rights of others. There is water available for withdrawal by Applicant ". This has not been proven since.
- FACT: All water rights were confirmed back in 1974 to 1986. 44 years ago. The Wells and return water flows agreements. 81CW2123;83CW142;83CW139;83CW138;84CW19. Objections were in every document not only from residences who have shallow wells, but also from the City of Colorado Springs, Upper District 10, and a few more.
- FACT: \$2640000 was paid in 1984 for 660 ac ft of return flow that comes from Beaver Creek into the Bristolcomb for water to supple drinkable water.

The reservoirs were approved as a great renewable resource. However, I wish to state that the we live in a high desert area. Less rainfall and thus less water flowing in the creeks. The alluvium wells have not been tested for long term reliability. And thus the reality of renewable water is only on paper.

- 
- **FACT:** The average rain fall in this area is lower than the town of Monument or Colorado Springs. But for reference I used the precipitation data below to question the annual rainfall amount that this area get annually.

**Record Precipitaiton Data for Colorado Springs: (National Weather Service)**

**ANNUAL PRECIP ALL TIME AVERAGE = 15.24**

**DECADES**

	<u>1900's</u>	<u>1910's*</u>	<u>1920's</u>	<u>1930's</u>
<b>MAX:</b>	21.04 1909	22.64 1914	24.55 1921	17.63 1935
<b>MIN:</b>	9.79 1907	8.62 1916	9.11 1924	6.07 1939
<b>AVG:</b>	15.42	13.75	14.60	12.26

	<u>1940's*</u>	<u>1950's</u>	<u>1960's</u>	<u>1970's</u>
<b>MAX:</b>	22.44 1941	25.07 1957	25.43 1965	20.34 1976
<b>MIN:</b>	12.61 1949	10.16 1953	8.59 1964	9.46 1974
<b>AVG:</b>	16.08	15.01	14.97	15.52

	<u>1980's</u>	<u>1990's</u>	<u>2000's</u>
<b>MAX:</b>	21.94 1982	27.58 1999	21.13 2004
<b>MIN:</b>	12.61 1988	13.38 1993	7.85 2002
<b>AVG:</b>	17.49	19.11	13.94

**FACT:** In the “reservoir evaporation data an estimated annual average total precipitation of 19.8 inches was used per the above 100 year data. Colorado Springs never averaged that amount in 100 years of calculation.

- **FACT:** The upper Beaver Creek has been dry in years past and is not a reliable source of renewable water Therefore the limited Agreement for Return Flows from the Las Vegas WWTP of 660 AF per year it is not quaranteed.
  - **FACT:** the Return Flow Bypass Agreement dictates that the City of Colorado Springs has senior water rights and during times when flows in Monumet Creek are not sufficient to satisfy the City’s in-priority water rights up to 5 c.f.s. at Pikesview the developer will by pass all surface water in Beaver Creek.
  - **FACT:** If Developer wants to continue to divert they will pay the city the than prevailingg non-potable water rate as established by the city for each acre foot of water diverted during such period. Sounds like a very expensive option for the future homeowners to support.
- **FACT:** The original case 81cw213 ( the Dillon Well) From the District Court Water Division 2 dated back in 1987 Nov 17. The Dillon Well appropriation date was August 17 1973 with a depth of 1195 with the 290gpm ., 400

AF per year. This well was re drilled per information from the developer, but I can not locate information as to the new specifications for this well or if it went deeper or if the g p m was increased since 1973.

- The original case ( the Dillon Well) From the District Court Water Division 2 dated back in 1987 Nov 17 had 3 parcels. The Tech Parcel, The Village Parcel and the Residential Parcel. However, the 400 AF is being used for the Residential Parcel. What happened to the water for the other parcels and where is their water being pulled from?
- FACT: It has been dry here. Google Earth Beaver Creeks and reservoir levels. On the PUB Plan it give the impression that these creeks do not suffer environment issues again the best case scenario.

September 28 1999  
Upper Beaver creek dry.



August 1 2003



June 20 2004  
Upper Beaver creek were wet  
September 2 2004 Creeks were dry



October 22 2011 October 22 2005 were dry creeks dry



November 2 2015  
Upper creeks dry



- June 9 2017.
- creeks were wet

. FACT: Renewable water is dependent on rain and snow in the upper areas of Beaver Creeks. It is evident in the pictures that the renewal resource is questionable over the long term. To keep reservoir full will require pumping from the Arapahoe Formation. Defeats the purpose of renewal resources over a long period of time.

- FACT: Using Well water from the Arapahoe Formation to replenish an above ground reservoir is not good conservation practice. Looks good on paper, but has not be proven to be a 100 year sound plan.
- FACT: The developer will resist drilling into the Laramie Formation due to the cost of drilling so deep.
- FACT: T he developer will drill into the shallow formations due to cost without regard to the shallow wells that surround the property. This would not be an issue except there is no walls to separate one parcel from another.

FACT: I n all of the Water permits, the City of Colorado Springs and other private parties fought this development.

- FACT:Denver Basin: A bowl-shaped basin which consists of a group of geologic formations that underlie a 6,700-square-mile area along the Front Range of Colorado. The basin is comprised of the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers. We live in the marginal zones.

FACT: Margin zone: Designation given to the areas along the edges of the Denver Basin where the formations either subcrop or outcrop and water levels are currently declining below the top of the aquifers. This property and the surrounding area are in the marginal zone.

- FACT: DNR February 2018 Drought Update states that “ 71 percent of the state is in some level of drought classification with 38 percent in moderate drought, 26 percent in severe drought, and 8 percent classified as extremely dry. An additional 20 percent of the state is experiencing abnormally dry conditions. Short term forecasts show that temperatures will be more seasonal with a normal chance of precipitation, however longer term forecasts indicate increased likelihood of below average precipitation and above average temperatures.
- FACT: “Running on Empty? El Paso County Growth and the Denver Basin Jacob Stiedemann, Cushman Intern Center for Colorado Policy Studies, University of Colorado-Colorado Springs Revised version, March 2006 V. “ stated the “Impact on El Paso County of Denver Basin collapse A. Unincorporated northern El Paso County Faced with the future depletion of the Denver Basin, water districts in northern El Paso County must find a way to finance new appropriations of water from districts with renewable surplus supplies. Storage facilities and reservoirs will have to be constructed. Infrastructure such as pipelines and connections is also needed to transport water effectively from one district to another. To do this, districts will need to develop plans to ensure future water supply and find financial resources to wean the northern districts off the Denver Basin. The revenue available to water districts in northern El Paso County is based primarily on district mill levies applied to assessed land value supplemented by tap fees on new users. Even if mill levy overrides are approved by the voters in these districts, they may not generate property tax revenues sufficient to cover the large overhead of constructing facilities and pipelines and paying for their maintenance.<sup>28</sup> Mill levies would need to increase substantially to finance any large-scale storage facility. The calculations below reflect the most recent property value data available at the time of this report. As additional property is developed and more assessed valuation is added the burden on property owners will drop accordingly. “ Basically the cost would be prohibited for those who have limited funds. To punish RR with wells by allowing more homes to be
- FACT: Fire and Water do not mix: The reservoir and creeks are not reliable due to Wildfire potential.
- Per the Guardian;
  - Colorado Black Forest wildfire quickly becomes state's most destructive
  - Two people found dead in a garage late Thursday as firefighters battle to a 'draw' with blaze near Colorado Springs . “The fire was covering about 25 sq miles on Friday after crews were able to keep it from spreading despite swirling winds and bone-dry conditions, said Maketa.”
  - Nigel Thompson, a computer programmer who moved to a house on a 60-acre Black Forest lot in 1997, said he had cut down trees to form a firebreak and fitted fire-retardant roof tiles after taking in evacuees from a fire five years ago, but “it didn't make a damn difference at the end of the day”. His home was incinerated on Tuesday.
  - “Homes built on windy mountain roads appeal to homebuyers seeking privacy but often hamper efforts to stamp out fire. The El Paso County commissioner, Darryl Glenn, who represents Black Forest, said the commission has tried to ensure that new developments have brush clearance and easy emergency access.” “Sometimes it's just nature,” he said. “When you have a fire like this in a semi-arid environment, there's not a lot you can do.”
- <https://pubs.acs.org/doi/full/10.1021/es500130g> Deals with Wildfires and Water Supply
- <https://news.nationalgeographic.com/news/2012/07/120703/colorado-wildfires-waldo-high-park-hayman-threaten-water-supplies/> **Colorado Wildfires Threaten Water Supplies**

- As strong winds helped the Waldo Canyon Fire puncture black holes into the evergreen landscape around the reservoir, Funchess gave up on trying to predict the fire's erratic behavior and was evacuated.
- The Waldo Canyon Fire, which started 11 days ago and has swept over nearly 18,000 acres, is now 70 percent contained. It hasn't consumed the reservoir, but could have long-lasting effects on water quality—and even quantity
- Western water managers learned a harsh lesson ten years ago when the devastating Hayman Fire ripped through Colorado's forests, severely impacting the extensive forested watersheds that protect rivers and water sources for more than 75 percent of the state's residents, according to the U.S. Forest Service. The Hayman Fire—the most destructive in the state's history, possibly until now—destroyed nearly 140,000 acres and 600 structures in 20 days.
- The Hayman Fire and the drought conditions in 2002 highlighted the vulnerability of Denver's water-delivery system. The fire clogged reservoirs in the southern part, or South Platte River section, of the city's far-flung water-collection network. The damage and service delays prompted controversial plans to expand reservoir capacity in the north end of Denver Water's system—the end that relies on water from the already over allocated Colorado River.
- FACT: The above statements from the National Geographic: puts into sharp contrast that the reservoir is not the asset it appears to be, but could in fact be a failure of this development.
- Journal of Pollution Effects & Control <https://www.omicsonline.org/open-access/water-quality-impacts-of-forest-fires-2375-4397-1000140.php?aid=58052>
  - One particular area that has been significantly affected is the water quality of streams and lakes in the water thirsty southwestern United States. This is because the surface water coming off burned areas has resulted in very serious and immediate water quality problems in streams, lakes and reservoirs.
- <http://www.townofbreckenridge.com/home/showdocument?id=7564Fires> This study points out more about surface waters and reservoirs.
- FACT: While it has been somewhat quiet, Colorado broke the record for its most destructive fire every year for four years in a row, starting in 2012. One of those fires was the Waldo Canyon fire, which Kodas noted was “the first time we had seen a wildfire turn into an urban firestorm in Colorado.”

The valley will be developed that is true. But to over develop the area is not good for the future of our natural limited resources. It would not be good for 100 more families to be sold a bill of goods.

Smart development is not about water rights that were assigned, negotiated, swapped some 30 to 40 years ago. It is about the actual water available with all of the building that has occurred in the last 30 years. It is about the cost of water when wells run dry or when creeks dry up completely or wildfires that destroy surface water and reservoirs. It is about building responsibility with plans that have been proven and not just a leap of faith.

Wildfires will come just like the pine beetle. It is only a matter of time. It is better to risk 131 homes then it is to risk more. Water will be compromised and we will suffer.

Sincerely

Mary Redetzke

4170 Plateau Drive

7192587525

## Kari Parsons

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**From:** Craig Dossey  
**Sent:** Thursday, March 15, 2018 9:08 AM  
**To:** Raimere Fitzpatrick  
**Subject:** Fwd: Forest Lakes proposal

Please add to file and future packet

Craig Dossey  
Executive Director  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO  
80910  
(719) 520-6300 (main)  
(719) 520-7941 (direct)  
Sent from my iPhone

Begin forwarded message:

**From:** Darryl Glenn <[DarrylGlenn@elpasoco.com](mailto:DarrylGlenn@elpasoco.com)>  
**Date:** March 15, 2018 at 7:32:29 AM MDT  
**To:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>  
**Subject:** Fwd: Forest Lakes proposal

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.  
President  
El Paso County Commissioner District #1  
(719) 520-6411  
[Darrylglenn@elpasoco.com](mailto:Darrylglenn@elpasoco.com)

Begin forwarded message:

**From:** Debbie Doty <[debbiedoty@hotmail.com](mailto:debbiedoty@hotmail.com)>  
**Date:** March 14, 2018 at 9:03:55 PM MDT  
**To:** "[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)" <[darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)>  
**Subject:** Re: Forest Lakes proposal

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content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

This is the letter I mentioned in the last paragraph. I apologize for the omission.

Thank you!

Debbie

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**From:** Debbie Doty <[debbiedoty@hotmail.com](mailto:debbiedoty@hotmail.com)>  
**Sent:** Wednesday, March 14, 2018 7:39 PM  
**To:** [darrylglenn@elpasoco.com](mailto:darrylglenn@elpasoco.com)  
**Subject:** Forest Lakes proposal

Dear Commissioner Glenn,

I would like to express some of my concerns about the proposed Forest Lakes plans and urge you to vote against any further development of this subdivision. I am attaching several documents that support discontinuing this project. The majority of the residents of Pine Hills, Green Mountain Ranch Estates, and Forest Lakes agree that this plan is not consistent with the density guidelines for the area and understand that its implementation will take too large a toll on our infrastructure and resources (e.g., water, wildlife habitat, roads, schools).

The latest proposal is to build 231 *additional* homes on approximately 1/4-acre (or smaller) lots, extending the development to National Forest boundaries and to our property lines. Several organizations have expressed concern about water, fire, safety, and geology as they pertain to this project (see attachments). Additionally, some of the documentation submitted with the plan is outdated by a decade or more. Many things have changed in this region in the past 15 years, and those changes have not been taken into account with this proposal. Only current documentation and recent reports should have been submitted.

The rezoning of this area from RR-5 (5-acre rural lots) to much smaller lots has already adversely affected the quality of life in this area, increasing noise, light pollution, traffic, and crime, and destroying wildlife habitat.

The Tri-Lakes area is growing at an alarming rate. As I am sure you are aware, our existing infrastructure is already unable to adequately handle the rapid population growth northern El Paso County is experiencing from the expansion of numerous subdivisions in the Monument area. The scarcity of water and the extent to which Forest Lakes will deplete the existing aquifers and water supply is a major concern for many residents. Traffic and related deaths on the I-25 corridor are headline news, District 38 schools are already at or above capacity, and traffic and crime in the town of Monument have increased significantly in the past few years. Adding 231 homes, or 500 to 1,000 more residents, to this subdivision alone (not to mention the other subdivisions in the Tri-Lakes area that are looking at major housing construction and increased density) is only going to exacerbate these issues.

I purchased my home on Spaatz Road in order to enjoy natural beauty and a peaceful home life as a balance to the stress of my daily commute to Denver and a full-time job. I know many of our neighbors also live here to enjoy their privacy away from the city congestion and activity. I strongly oppose a crowded and noisy residential area being built adjacent to my property. I hope you will support us in preventing this project which is designed to dramatically increase the density and is in conflict with the Tri-Lakes and El Paso County development plans.

I am also attaching a recent letter from NES that contains details of an upcoming informational meeting. If you are able to attend, I will look forward to meeting you.

Thank you for your time and consideration.

With best regards,

Deborah Doty

## Kari Parsons

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**From:** Debbie Doty <debbiedoty@hotmail.com>  
**Sent:** Wednesday, March 14, 2018 7:43 PM  
**To:** Raimere Fitzpatrick  
**Subject:** Forest Lakes proposed plan  
**Attachments:** 2018-02-09 - Phase 2 proposed plan.pdf; CGS comments - 6 Feb 2018.pdf; EPC Community Svcs Dept comments - 23 Jan 2018.pdf; EPC Tri-Lakes Development Plan.pdf; KOAA news story - 27 Feb 2018.pdf; NEPCO comments on Forest Lakes Phase II - 6 Feb 2018.pdf; OCN article - 3 Mar 2018.pdf

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Thank you for your time and consideration.

With best regards,

Deborah Doty

## Kari Parsons

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**From:** Darryl Glenn  
**Sent:** Friday, March 23, 2018 8:36 AM  
**To:** IMA Online  
**Cc:** Craig Dossey  
**Subject:** Re: Forest Lakes Development

Ms Shouse,

Thank you for your input. I will make sure your comments are incorporated into the record.

Regards,

Darryl Glenn, Lt. Col (Ret), MBA, JD.  
President  
El Paso County Commissioner District #1  
(719) 520-6411  
[Darrylglenn@elpasoco.com](mailto:Darrylglenn@elpasoco.com)

> On Mar 22, 2018, at 5:15 PM, IMA Online <[cmshouse3@msn.com](mailto:cmshouse3@msn.com)> wrote:

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> I am writing to you in reference to the land going to be developed off of Mesa Top Dr in Forest Lakes off Baptist Road in Monument CO which is your District.

>

> The valley that is going to be off of Mesa Top Drive in Forest lake is of huge concern. The fire danger alone if that teardrop road was cut off would be catastrophic - as we saw in years past when people and animals are trying to be evacuated. The water issue is also HUGE the pressure has dropped considerable from two years ago and I frankly don't understand why xeriscape wasn't mandatory. The lake has dropped over 8 feet in two years and with more house comes less water. If the lake dries up. There is no water in the last 25 years the lake that feeds Forest lakes residents there water has dried up several times. At the time the lake was empty the residents that were affected lived in Pine hills. Now there is additional several hundred of houses affected. When we purchased up in Forest Lakes the sales pitch was that the water was recreational, Fishing kayaking etc. That turns out not to be true that the lake is providing all the homes in forest lake there daily water. As we all know water is colorado is always a year by year basis depending on the snow pack. Since this is a man made lake there is no mountain water feeding it. We are relying on Mother Nature to fill the lake and that has not been happening which leaves the residents Water on the front range is precious and expensive and we share it with many communities - if they ever ration yard watering like the Springs did 5 yrs ago you will be looking at brown yards. We are putting a lot of pressure on our resources and need to be wise about using them. Please reach out and make your voices heard before it's too late.

>

> Developing the valley would also cause havoc to all the wild life in the area and may even cause harm to individuals or the wild life. I am asking the committee to reconsider Classics request to put housing down in the valley of Forest lakes and keep it open range for everyone to enjoy

>

> Thank you

> Cheryl Shouse

> [Cmshouse3@msn.com](mailto:Cmshouse3@msn.com)

> 719-330-6524

28 March, 2018

**From: Christy and Dennis Snow  
3165 Lakefront Drive  
Monument, CO 80132**

**To: County Commissioner Darryl Glenn  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903-2202**

**Dear Commissioner Glenn,**

I'm writing to you as a concerned resident and citizen. I bought and built a home from Classic in the Forest Lakes (Bristlecone) development in 2017. I choose this location/builder for very specific reasons which I will highlight within this letter.

Classic stated due to habitat and protection of the Preeble mouse, no homes would ever be built on the south side of Bristlecone Reservoir, preserving the beauty and peacefulness of nature and wildlife.  
(NOW: We have been told homes will be built here in Phase 3)

Classic stated the future/approved phases of homes within the development. Phase 2 stated it was 131 homes on larger lots and approved as such in 2002. Based on this information is how we choose to build where we did (which phase). (NOW: Changing Phase 2 from 131 homes built on 2.5 and 5 acre lots to 230 homes on smaller lots)

Classic stated the park (future parks) and lake were all private. (NOW: We've been told the park slated in phase 2 was eliminated to add additional homes, a historical homestead was bulldozed down and not preserved, and the lake nor the other park is private. We have non-residents here continually.)

Classic explained the strict landscaping and neighborhood requirements. (NOW: Classic is allowing variances to neighbors for various things (i.e xeriscaping, large patio structures, etc.) while others have landscaping deposits withheld over the 1 foot difference of a tree that will eventually grow.)

Classic never revealed additional taxes for the water supply (NOW: We received our escrow taxes and find out I have \$2300 in a pinion pines metropolitan tax, disclosure is hidden in closing documents run by Forest lakes Metropolitan)

Now we are seeing massive changes to this area all in order to make money for Classic with little to no consideration to the current homeowners in this area.

Our concerns are (but not limited to) the following:

- **Water Supply (have you seen how low and pathetic this lake now looks and is there enough?)**
- **Fire (One way in and one way out and more people = slower response time)**
- **Crime (Set to increase due to additional homes and high home prices)**

- Traffic (Forest Lake road system is set up for 10,000 cars per day) not an increase to the road infrastructure due to increased cars and who will pay for that? You would potentially need a four lane road just like on the west side of I-25 and Baptist.
- Schools (Elementary school proposed on Forest Lakes Drive = More Traffic)
- Wildlife (Where will the deer, elk, mountain lions, etc. relocate?)
- Impact on our National Forests (Increased traffic on Mt. Herman / Pike National Forest)

It is unethical and shady to say the least for Classic to change the "rules" on us after investing in this lifestyle. Please explain to me why it is allowed for Classic to revise approved documents. I don't know if you knew any of this, now you do. I would encourage you to take a drive to this area and just visualize what is going on.

None of this may impact you personally but it does my family and neighbors. I invested my LIFE savings into this location/home for the peaceful location, quiet pace of life, less neighbors, community recreation such as parks and hiking trails, etc. This house was to be my forever, retirement home. We researched and made educated decisions based on information provided at the time by Classic Homes. As do most, I have a stressful life and my home is where I come to for peace and happiness. This is no longer the case. I'm one of MANY neighbors to feel this way. If there is no change to this overdevelopment, we will seriously be considering selling.

Sincerely,

A handwritten signature in cursive script that reads "Christy Snow". The signature is written in black ink and is positioned above the printed name.

Christy & Dennis Snow