

## Kari Parsons

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**From:** Annlane <annlane@aol.com>  
**Sent:** Monday, October 22, 2018 7:12 AM  
**To:** Craig Dossey; Kari Parsons  
**Subject:** The Retreat @ TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

There are so many reasons that I am against this plan, but the main one is WATER!!! You know yourself that water is a huge issue in Colorado and none more so than in this Retreat. The impact it would have on the water Black Forest uses is massive and destructive for all of us.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

We are begging you NOT TO APPROVE the preliminary plan for the Retreat @TimberRidge.

Sincerely, Ann Lane....a resident of Black Forest

## Kari Parsons

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**From:** Jeffrey Ellis <jjellis63@gmail.com>  
**Sent:** Monday, October 22, 2018 6:08 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Respectfully,

Jeffrey J Ellis

Sent from my iPhone

## Kari Parsons

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**From:** Tye Prater <tye.prater@q.com>  
**Sent:** Sunday, October 21, 2018 6:22 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at Timber Ridge

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Dear County Commissioners,

I am writing to you today to ask you a simple question. Who do you represent? I do not feel your recent decisions indicate what is best for your constituents. The decisions you have been making lately seem to indicate you represent developers above current residents. There are so many long term residents of northern El Paso County that rely on individual well water for our homes, gardens and animals. Water is a valuable resource that is becoming limited throughout Colorado and needs to be considered as developments are approved.

This week you have the opportunity to stand up for your people by disapproving plans for the Retreat at Timber Ridge because their site densities are not in compliance with approved use and preservation plans. These higher density areas will allow developers to make more money and the end result will eventually be the extinction of our rural way of life. I have watched you continually side with developers over the last few years and really wish you would properly represent your people on important, long-term issues.

Please do not approve the preliminary plan for the Retreat at Timber Ridge or any other development that violates approved use and preservation plans.

Signed, Tye Prater

El Paso County Resident  
14525 E. Coachman Dr.

Dear County Commissioners,

The preliminary plan for the Retreat at TimberRidge that you will be considering on October 23<sup>rd</sup> needs to be rethought and refigured. A division of 164 small lots is totally incompatible with the surrounding land densities, and these lots are too small for private wells. They will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from the aquifers in the Black Forest area; private wells in those areas will be affected.

The County Commission should not continue to approve urban densities if groundwater is the water source. While the State Engineer may say there is plenty of water in the aquifers, municipalities like Gleneagle, Woodmoor, Monument, Palmer Lake, and others are already struggling to find enough water to take care of their customers' needs. The lower aquifers take millions of years to refill, so going into them without strong need is not a proper use of resources. Approval of proposals like this plan for the Retreat at TimberRidge will make the problem worse. We need some far-in-the-future thought about this issue.

Please do not approve the preliminary plan for the Retreat at TimberRidge. Do the responsible thing for our existing communities. Developers should not be calling the shots in land development, as they seem to disregard impacts and regard only financial gain.

Janet L. Hafer

## Kari Parsons

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**From:** barbara atwood <batwood8833@gmail.com>  
**Sent:** Sunday, October 21, 2018 3:37 PM  
**To:** Kari Parsons

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I oppose the preliminary plan for the Retreat at Timber Ridge you will consider on October 23 for the following reasons:

1. The 164 small lots are incompatible with surrounding land densities.
2. Water is a finite commodity. These lots are too small for private wells. Water will be coming from areas in Black Forest,  
and private wells in these areas will be impacted.

The County Commission cannot continue to approve urban densities if groundwater is the water source. Witness the struggles and difficulties finding water being experienced by communities such as Palmer Lake, Gleneagle, and Woodmoor (to name a few). Approval of proposals such as that for the Retreat at Timber Ridge will only serve to exacerbate the problem.

I strongly urge disapproval of the preliminary plan proposal.

Sincerely,  
Barbara J. Atwood

## Kari Parsons

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**From:** Chadwick McKellar <wonderlandranch@yahoo.com>  
**Sent:** Sunday, October 21, 2018 9:36 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Thank you,

Chadwick McKellar (a Black Forest business and land owner since 1987)

## Kari Parsons

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**From:** Irma Greenwood <ilgreenwood@earthlink.net>  
**Sent:** Sunday, October 21, 2018 9:26 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Water

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

There is NOT ENOUGH WATER!!!!!!  
Irma Greenwood

## Kari Parsons

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**From:** Kerry Abernathy <aberpap@hotmail.com>  
**Sent:** Sunday, October 21, 2018 9:24 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at Timberline - Requesting denial of Preliminary Plans - Concerns with over saturation of water wells for area

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Dear County Commissioners,

Good morning!

I am respectfully writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells.

These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers.

Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Signed

Kerry & Jennifer Abernathy

13380 Frank Rd. (Black Forest)

Colorado Springs, CO 80908



## Kari Parsons

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**From:** Kevin Bayliss <kevinbayliss01@gmail.com>  
**Sent:** Sunday, October 21, 2018 9:14 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Opposition to Timber Ridge development plan

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Kevin & Vikki Bayliss

7090 Meadowpine Drive

Colorado Springs, CO 80908

## Kari Parsons

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**From:** Michael Pipan <mpipan44@aol.com>  
**Sent:** Sunday, October 21, 2018 7:25 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Please do not approve the preliminary plan for the Retreat at TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells -- these lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells.

Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Michael Pipan  
12153 Wellwood Ct  
Elbert, CO 80106

## Kari Parsons

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**From:** Larry DiFrancesco <larrydifran@gmail.com>  
**Sent:** Saturday, October 20, 2018 5:23 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** OPPOSITION to Retreat at Timber Ridge

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Dear County Commissioners,

I am writing in OPPOSITION to the preliminary plan for the Retreat at Timber Ridge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at Timber Ridge.

Signed

Larry DiFrancesco

12185 Casey Lane

Black Forest

## Kari Parsons

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**From:** Spence, Sue <sue.spence@lmco.com>  
**Sent:** Saturday, October 20, 2018 5:22 PM  
**To:** Darryl Glenn; Peggy Littleton; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons; Mark Waller  
**Subject:** Please Read -- It's all about the water

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Dear County Commissioners,

On Oct 23<sup>rd</sup>, you will be considering the preliminary plan for the Retreat at TimberRidge. I'm writing in opposition of the plan as it stands. This proposal has 164 small lots that are incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Please do not continue to approve urban densities if the water source is groundwater – this is a recipe for disaster in the future. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only exacerbates the problem.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Thank you,

Sue Spence

*Sue Spence  
8095 Burgess Road  
Colorado Springs, CO 80908  
(719) 495-8762*

## Kari Parsons

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**From:** B CJ <bcribarijohnson@gmail.com>  
**Sent:** Saturday, October 20, 2018 4:44 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at TimberRidge

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I'm writing about the Retreat at TimberRidge. You will be considering this on October 23rd.

My concern is the water. The proposed lots are very small and will use a lot of water - more water than if the lots were large enough for private wells.

The residents of the Black Forest will be impacted by this development. As you continue to allow so much development that all use well water, we have to be concerned about how all of us (including the new homeowners) will be impacted. Do you really want to be responsible for RUINING the lives and fortunes of so many people.

I'm asking you as a representative and a steward to consider the issue of water for your constituents and vote no for the preliminary plan.

Barbara Cribari

## Kari Parsons

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**From:** Randy & Lisa Larson <2larsons@gmail.com>  
**Sent:** Saturday, October 20, 2018 3:58 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Please do not approve the Retreat at Timber Ridge

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Dear County Commissioners,

My husband and I have lived in Black Forest since 2007 and have become increasingly alarmed at the rate of growth - particularly with high density housing - that was never to be done per the Black Forest Preservation Plan.

We understand the preliminary plan for the Retreat at Timber Ridge will be considered on Oct 23. The density of housing in this plan will require water needs that far exceed what would be needed if the area was developed per the BFPP at 5 acre lots.

We simply don't understand why these high density plans keep getting your approval when water supply is becoming more and more challenging. We're concerned of the impact to our own well and for our neighbors.....all of us on 5+ acre lots.

We're sure you face a lot of pressure for new development. But the development must be sustainable or everyone will suffer. Please do the right thing and do not approve this preliminary plan.

Thank you for your consideration.

Lisa and Randy Larson

## Kari Parsons

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**From:** ShariJune KDORUW <sharijune@yahoo.com>  
**Sent:** Saturday, October 20, 2018 3:36 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Please reject preliminary plan for Retreat at Timber Ridge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at Timber Ridge.

Kind Regards,  
Shari Henry

## Kari Parsons

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**From:** Janet West <westjanet58@msn.com>  
**Sent:** Saturday, October 20, 2018 2:23 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Opposition of the Preliminary TimberRidge Retreat Plan and Your Vote

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Dear County Commissioners,

It's time to make educated decisions on the overall good of the community and not solely the initial economic impact! Running out of water will have a much larger economic impact on the county than what is gained from developers. I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge. We are voters and our elected citizen's decisions concerning our properties, lifestyles, and economic matters will reflect how we vote this upcoming election.

Signed,  
John West



## Kari Parsons

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**From:** Janet West <westjanet58@msn.com>  
**Sent:** Saturday, October 20, 2018 2:07 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Opposition of the preliminary Retreat at TimberRidge plan!

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Dear County Commissioners,

It's time to make educated decisions on the overall good of the community and not solely the initial economic impact! Running out of water will have a much larger economic impact on the county than what is gained from developers. I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge. We are voters and our elected citizen's decisions concerning our properties, lifestyles, and economic matters will reflect how we vote this upcoming election.

Signed,  
Janet West

## Kari Parsons

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**From:** Joy Bormann <joybb1214@gmail.com>  
**Sent:** Saturday, October 20, 2018 1:31 PM  
**To:** Craig Dossey; Kari Parsons  
**Subject:** Timber Ridge

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Please do Not approve the Timber Ridge as it is now. It will cause water problems in the future.

Sent from my iPhone  
Joy Walter  
314-413-3911

Sent from my iPhone  
Joy Walter  
314-413-3911

## Kari Parsons

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**From:** Cindy Falls <cindysavage@q.com>  
**Sent:** Saturday, October 20, 2018 1:09 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Concerns over approval for developments in Black Forest

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Dear County Commissioners,

We and most of our Black Forest neighbors are VERY concerned with what we've been witnessing from you as commissioners in regard to your subdivision development approvals. We voted for some of you and have come to regret those votes. We do not see you taking any interest in our valid concerns regarding how the development approval process is taking place and how it impacts our lives. The fact that litigation is occurring against the FoBFPP is ridiculous! If you continue to approve urban density lots in our community, we will be forced to organize further against this process and see that it stops. Do the right thing for those you represent and stop approving these highly dense subdivisions in our community for the sake of the almighty dollar.

In closing, I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Glencagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Best regards,

Denny and Cynthia Falls

8050 Juniper Road

BLACK FOREST

Sent from my iPhone

## Kari Parsons

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**From:** Rich Painter <painterengr@gmail.com>  
**Sent:** Saturday, October 20, 2018 12:32 PM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Disapprove the preliminary plan for the Retreat at TimberRidge

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Dear Commissioners,

I write asking you to oppose the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd.

This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your must not continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. My Dawson well continues to get lower and I use very little water.

Water is being mined in Black Forest and shipped OUTSIDE of Black Forest!

Approval of proposals like this only makes the problem worse.

Also, this plan is in violation of the Black Forest Preservation plan and this creates more problems of density, traffic, and incompatible lot sizes.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

regards  
rich painter  
Black Forest resident

--  
Richard A. Painter, P.E.

## Kari Parsons

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**From:** Karen and Jerry Oney <oneykj@gmail.com>  
**Sent:** Saturday, October 20, 2018 11:50 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Please do not approve the preliminary plan for the Retreat at TimberRidge.

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Dear County Commissioners,

Respectfully, if you lived in the Black Forest where we do, you'd compose and send the same letters and e-mails we are right now. This e-mail is in strong opposition to the preliminary plan for the Retreat at TimberRidge that will be considered on 23 October. The Timber Ridge proposal has 164 small lots that are totally incompatible with the land densities that surround it and are too small for private wells. These lots combined will consume 5-6 times as much water -- too much water -- as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will come from several areas in the Black Forest; *private wells in those areas will be impacted.*

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake, and others struggle to find enough water for their customers. Approval of proposals like this only makes the problem worse and is probably a future lawsuit waiting to happen.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

V/R

Jerry and Karen Oney

12580 Myrick Rd. Black Forest, CO 80908

## Kari Parsons

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**From:** Karen Lynam <kt05lynam@gmail.com>  
**Sent:** Saturday, October 20, 2018 11:26 AM  
**To:** Craig Dossey; Kari Parsons  
**Subject:** Retreat at TimberRidge

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Dear County Commissioners:

On October 23 you will be reviewing the preliminary plan for the Retreat at TimberRidge.

I am asking that you do not approve this plan.

The lot densities in this plan will not allow for each to support private wells without severely impacting existing residents in Black Forest. Residents in surrounding municipalities like Woodmoor, Monument, and Palmer Lake are already struggling to supply their residents with the groundwater they need and rely on.

Again, please do not approve this preliminary plan.

Thank you.

Sincerely,

Karen T. Lynam  
Black Forest Resident

## Kari Parsons

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**From:** Michael Boatner <boatners@aol.com>  
**Sent:** Saturday, October 20, 2018 10:58 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Water concerns with Retreat at Timber Ridge

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El Paso County Commissioners,

We have owned land in Black Forest for over 40 years. I have a well that started having problems within a few years of Cathedral Pines being built immediately adjacent to our property. I can't prove it, but suspect that the large pond, all the community water features, and the lawn sprinklers that somehow they are authorized and we are not, may have had something to do with it.

Please disapprove the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. We think all new developments should comply with the strict rural water rights as were required in our neighborhood in the past.

We understand that Timber Ridge will use up to five or sixfold as much water--It is not right to take the unreasonable chance that the Retreat at Timber Ridge plan will impact private wells that have been sustainable for decades.

We know that many local neighborhoods and towns are having water management problems and this will just compound them.

Thank you for your consideration.

Mike and Tricia Boatner  
13260 Peregrine Cir  
Black Forest

## Kari Parsons

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**From:** Janet Bohley <janetbohley@ymail.com>  
**Sent:** Saturday, October 20, 2018 10:12 AM  
**To:** Craig Dossey; Kari Parsons  
**Subject:** Please Disapprove . . .

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge. You will be considering this matter on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. Water is a precious commodity and we need to do our best to ensure water is available to those that presently reside in the Black Forest area, and the future availability of water for our children that will reside in Black Forest. We need to look at the future for our children and their children.

These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities that groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, why is it municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for the customers they presently have. As more and more homes are build in the BF area the need for water rises, the water is not an unending commodity, there will come a time when water use will have to be limited/restricted if we continue on this path. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Janet Bohley  
15924 Pole Pine Pt  
Black Forest



## Kari Parsons

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**From:** Nancy Beers <sylviasage80908@gmail.com>  
**Sent:** Saturday, October 20, 2018 9:48 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Oppose Retreat at Timber Ridge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. Quality of life issues for existing residents abound with advancement of this development; indeed, we are already living with them. All are important. Perhaps the single most morally bankrupt part of this is the lack of consideration for adequate water supplies, for this development and the way it will impact existing residents. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. How do you explain that while the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers? Approval of proposals like this only makes the problem worse.

I remind you that you are charged with representing all your constituents, not just those who will profit by this irresponsible plan. Please do not approve the preliminary plan for the Retreat at TimberRidge.

Sincerely,

Nancy Beers

Black Forest voter, taxpayer & property owner

## Kari Parsons

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**From:** Peter McCollum <saipan1959@gmail.com>  
**Sent:** Saturday, October 20, 2018 9:42 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at TimerRidge preliminary plan

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Dear County Commissioners,

Do not approve the preliminary plan for the Retreat at TimberRidge !

I am opposed to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

We need to start taking a longer-term view of our resources, and I am looking to YOU to provide the necessary leadership.

Do not approve the preliminary plan for the Retreat at TimberRidge!

Thanks for reading,

Peter McCollum, Black Forest resident, VOTER

## Kari Parsons

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**From:** blkfrstspirit@aol.com  
**Sent:** Saturday, October 20, 2018 9:18 AM  
**To:** Kari Parsons  
**Subject:** Timber Ridge Project

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Dear County Commissioners,

My husband, Allen & I are writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. My family has lived in the Black Forest since 1966 and it is sad & disgraceful as to what YOU have allowed so far.

IF you Truly care about 'We the The People' then consider that this proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

You cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, don't believe it as I am a Certified Water Inspector and disagree. Municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. In 2012-2013 we also had several well dry up in Black Forest as well. Approval of proposals like this only makes the problem worse. Everyone talks about climate change --- Water is a valuable resource that You cannot replace.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Sincerely,  
Allen & Shari Warren

## Kari Parsons

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**From:** Debby Davidson <debbyjeand@gmail.com>  
**Sent:** Saturday, October 20, 2018 8:52 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at Timber Ridge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at Timber Ridge. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

We cannot continue to build homes in urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this endangers our water supplies in the future.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Signed

Deborah Davidson, 4807 Silver Nell Drive

## Kari Parsons

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**From:** Mary Pat Parker <penguinmpp@yahoo.com>  
**Sent:** Saturday, October 20, 2018 8:28 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Concerns about the Retreat at TimbeRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Mary-Pat Parker

15924 Pole Pine Pt

Colorado Springs, CO

## Kari Parsons

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**From:** Chad Rainey <raineycd@hotmail.com>  
**Sent:** Saturday, October 20, 2018 8:09 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Sincerely,

Chad Rainey

## Kari Parsons

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**From:** Jim Woudstra <jjowoudstra@gmail.com>  
**Sent:** Saturday, October 20, 2018 7:59 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Retreat at Timber Ridge issues

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

In addition to the serious concern about groundwater, there are additional issues which should also be your concern such as the Black Forest Preservation Plan which has been in effect for many years and is intended to preserve the integrity of the Black Forest and its surrounding areas, the density of homes in the preliminary plan which basically turns the development into an urban setting, and the substantial increase in traffic for the area which is not supported by the infrastructure. Just check out the Woodmen - Black Forest intersection at 5 pm!!!

Please do not approve the preliminary plan for the Retreat at TimberRidge.

--

In His Grip,  
Jim & Jo Ann Woudstra

## Kari Parsons

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**From:** Linda S Smith <lindassmith52@aol.com>  
**Sent:** Saturday, October 20, 2018 7:54 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Preliminary Plan for the Retreat at TimberRidge

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Dear County Commissioners,

I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Your County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

Signed,  
Linda Smith



## Kari Parsons

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**From:** Elaine Gagne <egagne464@gmail.com>  
**Sent:** Saturday, October 20, 2018 7:45 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** The Retreat at TimberRidge does not belong in the Black Forest!

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Dear County Commissioners,

You may already be aware of this, but there is a growing swell of disappointment and surprise at the lack of care for Back Forest residents re water security.

To this end, I am writing in opposition to the preliminary plan for the Retreat at TimberRidge that you will be considering on October 23rd. This proposal has 164 small lots that are totally incompatible with the surrounding land densities and are too small for private wells. These lots combined will consume 5-6 times as much water as would be consumed by the same area if the lots were large enough for private wells. Water for these lots will be coming from several areas in the Black Forest and private wells in those areas will be impacted.

Our County Commission cannot continue to approve urban densities if groundwater is the water source. While the State Engineer says there is plenty of water in the aquifers, municipalities like Monument, Gleneagle, Woodmoor, Palmer Lake and others are struggling to find enough water for their customers. Approval of proposals like this only makes the problem worse.

Please do not approve the preliminary plan for the Retreat at TimberRidge.

The last time we observed a commissioners meeting on this topic, we were unsettled to hear a commissioner say "there were not enough members of the Friends of the Black Forest." Please know that each member represents many other neighbors and friends in the Black Forest. And the actual membership is starting to reflect that. **Please do not discount us on the basis of numbers. Please consider the long term impact of your decisions.**

Respectfully,

Elaine Gagne,  
[egagne464@gmail.com](mailto:egagne464@gmail.com)  
719 495 6151

Don Dinwoodie  
[dondinwoodie@msn.com](mailto:dondinwoodie@msn.com)  
719 332 9064

Anna Brown  
719 351 1558

Jacob Paterno

Maria Paterno

## Kari Parsons

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**From:** Jim Ver Meer <jim.vermeer@yahoo.com>  
**Sent:** Saturday, October 20, 2018 7:12 AM  
**To:** Darryl Glenn; Peggy Littleton; Mark Waller; Stan VanderWerf; Longinos Gonzalez Jr; Craig Dossey; Kari Parsons  
**Subject:** Voting - The Retreat at Timber Ridge

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El Paso County Commissioners,

As a resident of Black Forest, and El Paso County in general, I express my strong opposition to the proposed development in our community, The Retreat at TimberRidge. I understand that their preliminary plan is being considered October 23, 2018.

I have lived for 7 years at 9703 Cairngorm Way in the Highland Park subdivision and for 10 years at 16875 Vollmer Road before that. As such, I understand the implications of the Black Forest Preservation Plan, a longstanding playbook for the area. I believe that violating the plan and the character of the region would be an affront to the current landowners and degrade the quality of life in the region. I am sympathetic toward a landowner's right to economic return on their property, but a buyer should be aware of the planned usage and develop accordingly. And the county commissioners should honor the Black Forest Preservation Plan.

Further, I am very concerned regarding the water sustainability. Approving a much higher density than planned will almost certainly impact existing wells. Common sense says 3 wells per acre is a much greater draw on the aquifers than 1 per 2 1/2 or 5 acres. Water and well problems will develop, it's just a question of when and for which residents.

Finally, the residents of El Paso county are frustrated with development that is allowed prior to the roads to support the traffic. As we see traffic in our area swell we are told there isn't money to properly expand Black Forest Road, or provide the proper traffic control, or build the Marksheffel bridge and extension. Additional development like The Retreat, Sterling Ranch, and Wolf Ranch, should be required to fund not only street development within their proposed subdivision, but some portion of improvements to get this additional traffic in and out of the neighborhood.

Again, residents of the Black Forest have acquired properties for a quality of life observed at the time and reasonably assured by zoning, the preservation plan, and common sense from leadership. I have made the statement "If you want to preserve the pasture view and prong horn antelope herd then go ahead and buy that field." That is basic land ownership rights. But allowing this urban density development in the Black Forest goes far beyond this right and would be a betrayal of trust. Please do not approve the plan for The Retreat at Timber Ridge.

Jim Ver Meer  
(719) 439-1733