

From: [Justin Kilgore](#)
To: [Christian Haas](#)
Subject: FW: Neighborhood Fraud and Deception
Date: Monday, February 12, 2024 7:42:55 AM

FYI

Please file.

JK

From: sabinerey@aol.com <sabinerey@aol.com>
Sent: Saturday, February 10, 2024 5:53 PM
To: Justin Kilgore <JustinKilgore@elpasoco.com>
Subject: Neighborhood Fraud and Deception

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Colorado Springs, CO 02/10/24

Hello Mr. Kilgore,

My name is Sabine Reynoso, and I thought you'd like to hear about a "religious institute" trying to destroy my neighborhood.

Here's what's happening: About a year ago, my neighbor sold his property at 3980 Walker Rd., Colorado Springs, CO 80908, to what he thought was a lovely family with five children looking for more property — indeed, that's what the buyers themselves told him.

But only ten days after closing on the property, the new owners, James and Donna Shell, [quick claimed](#) their property to a recently formed Limited Liability Company called [Valens Capital, LLC](#) (also owned by Donna Shell, the new owner) with the sole purpose of turning the property into a commercial venture. According to our relator, you can't purchase a property as a primary residence if you don't intend to occupy it as such. The Shells never lived at the residence, but their initial purchase was for a primary residence. Thus, we enter the first instance of fraud—**mortgage fraud**.

About the Walker Rd. Neighborhood: Walker Rd. is a private, one-lane dirt road that's solely maintained by the neighborhood. The area is rural, with horses, cows, chickens, and large properties ranging from 40-acre to 5-acre sites. Kids routinely ride their bikes in the middle of the private road and run from house to house. People ride their horses here. It's classic Americana and a wonderful place to live and raise a family.

After the Shells purchased the property, one of our neighbors heard from a teacher who worked at Ms. Shell's school, [Twelve Stones](#), that the school was moving to our neighborhood. Shocked, our neighbor alerted everyone, and the neighborhood called an emergency meeting.

Upon further investigation, we discovered that Ms. Shell planned to move Twelve Stones to 3980 Walker Rd. and run her school illegally until she could obtain the required special use permit. Simultaneously, she turned the house into a VRBO.

Made aware that the neighborhood was on to her shenanigans and planned to report any violations to El Paso County, Ms. Shell quickly abandoned her initial plan and moved Twelve Stones to 4820 Walker Rd.

El Paso County informed Ms. Shell that she'd still need a special use permit, but she never obtained one and is now **illegally operating Twelve Stones out of 4820 Walker Rd.**

On 09/28/23 Ms. Shell suddenly appeared at my house together with Mikaela Otto, Nelnet Customer Relationship Manager, and informed me she still intended to build her school and pitched it as an excellent thing for the neighborhood. When I pushed back against such a notion as that would completely ruin the neighborhood, Ms. Shell became belligerent and said, "Well, if I don't get my school, I'll just subdivide the property! And I don't know about you, but I'd rather live next to a small school than a subdivision!" I felt very threatened by her demeanor and have this encounter documented and would be happy to supply you with this document, if you like.

The Shells closed on the property at 3980 Walker Rd on July 21, 2023, but on July 6th, Ms. Shell already filed a [request](#) to build a school at this location, and El Paso County informed her she'd need a special use permit for her plan. Not wanting to go that route, on July 26th (5 days after closing), Ms. Shell filed an updated [request](#) for a parochial school, and was again informed by El Paso County she'd still need a special use permit. Thus, on Oct. 12th, Ms. Shell [submitted](#) her current plan for a "religious institution."

Specifically, because of the pushback Ms. Shell has received from the neighborhood, instead of filing for a school and a special use permit with the County—which would necessitate a county meeting where we neighbors could voice our concerns—she filed a plan to build what she's calling a "religious institution," to get around permitting.

The County is aware of what she's doing and has repeatedly informed Ms. Shell that she must get a special use permit to operate a school out of the property. But she now claims she only wants a "religious institution" but has sought a permit to build an 11,100 sq ft. modular building **with 10 classrooms**. Everyone involved with the project knows this is an attempt to get around the special use permit, which brings us to **fraud instance number two**. All her current plans can be found [here](#). Unfortunately, the County can't deny the current plan as it's within her rights to build a "religious institution."

On top of the above concerns, the road that services Walker Rd. is eroding and can't handle the traffic already using it. The fire marshal has said such a venture would present a problem for the fire department and would impact the ability to evacuate the neighborhood safely in the event of a fire. Plus, there's the fact that this is a rural neighborhood (zoned RR5) full of families, and a commercial venture is trying to come in and destroy it. Not only would she be destroying the sanctuary this wonderful neighborhood offers us, the whole reason why we all moved here, but she would also put us all at risk of loss of life, especially all of us living above her property. Imagine 85+ parents trying to pick up their children from school on a one lane, privately maintained dead end dirt road while we try to evacuate our families and animals???

The neighborhood is fighting Ms. Shell's plans and needs your help. Thank you for your support. I'd be happy to tell you more about what's happening, as there's too much to put in one email.

Kind regards,

Sabine Reynoso

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