

From: [Martin, Jennifer](#)
To: [Sara Bergstrom](#)
Cc: [David Gorman](#); [Bradley, Jonathan](#); [Kovacs, Andy](#)
Subject: RE: Property we discussed this afternoon, Re: inclusion
Date: Monday, July 29, 2024 1:36:06 PM
Attachments: [image001.png](#)

Hello Sarah,

The process for inclusion is to complete the documents that need to be notarized by the homeowner. I am a notary and they may come see me to complete the documents. Once we receive the signed, notarized documents, I request an "Ownership and Encumbrance" report on the property from the title company. At the August Board meeting, the documents would be sent to our Board of Directors for review. If they review and accept the petition then a formal public hearing would be completed at the September 25th Board of Director meeting. Our attorney would then submit the documents to the county and the district court for completion. There would be no charge to the homeowner.

Feel free to have the homeowners contact me to arrange a time to complete the notarized documents.

Thank you,
Jennifer

From: Bradley, Jonathan <jbradley@monumentfire.org>
Sent: Monday, July 29, 2024 8:25 AM
To: Sara Bergstrom <sarab@mvecivil.com>
Cc: David Gorman <daveg@mvecivil.com>; Martin, Jennifer <jmartin@monumentfire.org>
Subject: RE: Property we discussed this afternoon, Re: inclusion

Sara,

I have included our Director of Administration Jennifer Martin on this email. She will be able to give you more detailed information on the inclusion process.



Jonathan Bradley
**Division Chief-Community Risk
Reduction**
16055 Old Forest Point, #102
Monument, CO 80132
O 719.484.0911
M 719.244.7428
Proudly serving the Tri-Lakes Region

From: Sara Bergstrom <sarab@mvecivil.com>
Sent: Friday, July 26, 2024 3:33 PM
To: Bradley, Jonathan <jbradley@monumentfire.org>
Cc: David Gorman <daveg@mvecivil.com>
Subject: Re: Property we discussed this afternoon, Re: inclusion

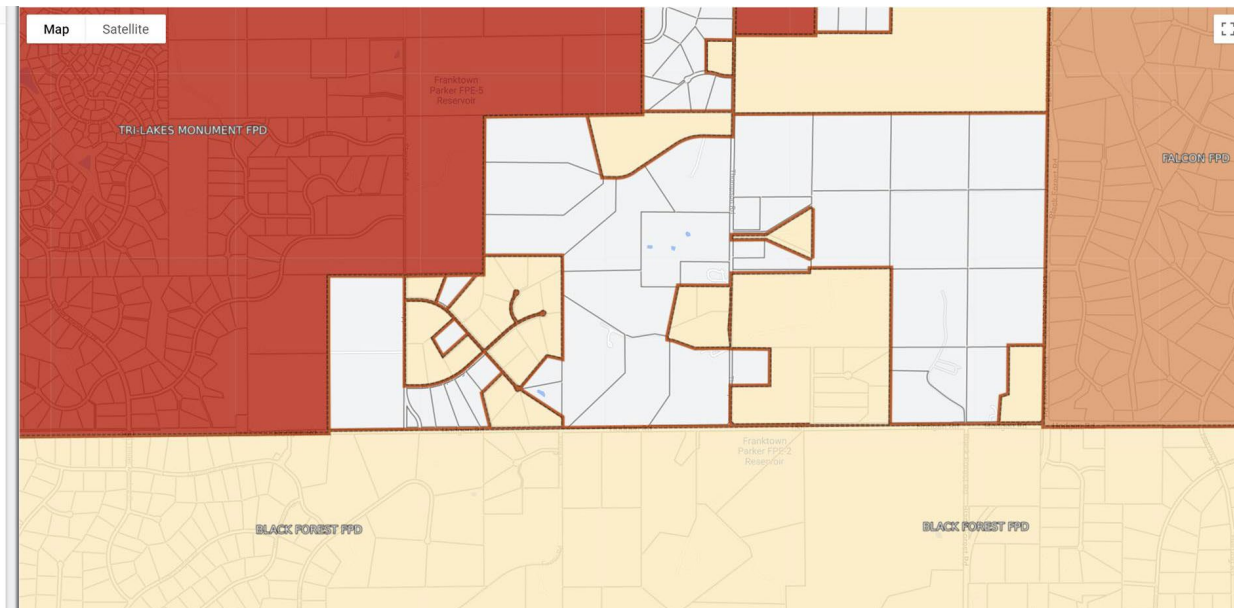
Jonathan,

Thank you so much for the information. I think we would like to apply (on behalf of our client) for inclusion into the Monument/Tri Lakes protection district. Even the Black Forest Fire Department mentioned that Monument would get there quicker if there was an emergency. Will you send me information on how we can get the ball rolling to request for the inclusion of this property into your district? Thank you and have a nice weekend!

Sara

From: Bradley, Jonathan <jbradley@monumentfire.org>
Sent: Friday, July 26, 2024 9:39 AM
To: Sara Bergstrom <sarab@mvecivil.com>
Subject: RE: Property we discussed this afternoon, Re: inclusion

Also, here is the map



Jonathan Bradley
Division Chief-Community Risk Reduction
16055 Old Forest Point, #102
Monument, CO 80132
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From: Sara Bergstrom <sarab@mvecivil.com>
Sent: Thursday, July 25, 2024 4:39 PM
To: Bradley, Jonathan <jbradley@monumentfire.org>
Cc: David Gorman <daveg@mvecivil.com>
Subject: Property we discussed this afternoon, Re: inclusion

Jonathon,

Thank you for returning my call today. I have copied in information about the property we spoke about. It is north of Hodgen and west of Black Forest Rd.

Will you check if

- 1). This property is already included in your district, and,
- 2). If we need to make a request for inclusion into the District, will you send me the information on this? (Remember to fix that error on the web page link)

M.V.E., Inc. is doing a Replat of a 36.05 acre parcel with the address: **5775 MOUNTAIN SHADOW VW COLORADO SPRINGS CO, 80908-1421**. This replat will split the existing RR-5 lot into two 5-acre residential lots and the other lot, which is the lot that is already developed, will be the remainder of the acreage (around 26 acres) . The site has El Paso County Tax Id Number 6124000013. M.V.E., Inc. is needing a Commitment to Service Letter for submittal to El Paso County for the Replat application. A pdf exhibit of the draft replat document is attached that contain the lot layout and legal description. Please call if there are any questions.

Subdivision Name:
Misfit Crew Estates

Number of proposed lots = 3.

Owner and Developer:
Mark McDonald and Amanda Enloe
5775 Mountain Shadow View
Colorado Springs, CO 80908
(303) 877-9079

Thank you and please let me know if you need any more information from me.

Sara Bergstrom
M.V.E., Inc.

1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
sarab@mvecivil.com
(719) 635-5736

PETITION FOR INCLUSION


TO: BOARD OF DIRECTORS
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT


RE: INCLUSION OF PROPERTY INTO THE BOUNDARIES OF THE DISTRICT

COME NOW Mark McDonald and Amanda Enloe, (“Petitioners”), as the fee owners in joint tenancy of 100 percent of the real property more particularly described in **Exhibit 1** attached hereto (the “Property”), in accordance with Section 32-1-401, C.R.S, and petition the Board of Directors of the Tri-Lakes Monument Fire Protection District (the “District”), to adopt a resolution consenting to the inclusion of the Property into the boundaries of the District.

In submitting this Petition, the Petitioners agree to reimburse the District for all reasonable costs related to processing this requested inclusion, including but not limited to: (1) reimbursing the District for the cost of publishing notice of the public hearing on this requested inclusion, which notice is required to be published in accordance with § 32-1-401, C.R.S.; and (2) reimbursing the District for the cost of recording the order of inclusion (entered by the El Paso County District Court) in the real property records of El Paso County, Colorado, as required by § 32-1-105, C.R.S., unless those administrative costs are waived by the District.

IN WITNESS WHEREOF, the Petitioners have duly executed this Petition for Inclusion on the date set forth below.

Mark McDonald 
Signature
Date: 8/23/24, 2024

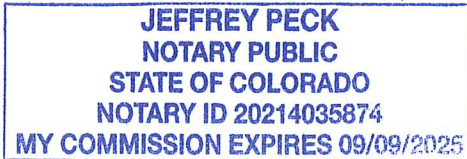
Amanda Enloe 
Signature
Date: 8.23.24, 2024

STATE OF)
COUNTY OF) ss.

The foregoing Petition for Inclusion was acknowledged before me this 23 day of August, 2024, by JEFFREY PECK.

Witness my hand and official seal.

My commission expires: 09/09/2025



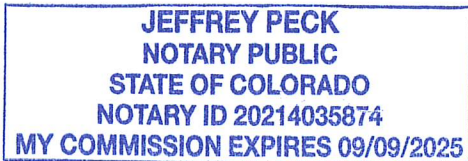
Jeffrey Peck
Notary Public

STATE OF)
COUNTY OF) ss.

The foregoing Petition for Inclusion was acknowledged before me this 23 day of August, 2024, by JEFFREY PECK.

Witness my hand and official seal.

My commission expires: 09/09/2025



Jeffrey Peck
Notary Public

Petitioners' address: 5775 Mountain Shadow VW, Colorado Springs, 80908-1421

EXHIBIT 1

PROPERTY DESCRIPTION:

Lot # **, *****, County of El Paso, State of Colorado

Also known as list address 5775 Mountain Shadow VW, Colorado Springs, 80908-1421