

**Julie Kirkpatrick**

---

**From:** Bill Detweiler  
**Sent:** Tuesday, December 15, 2015 2:52 PM  
**To:** Renee Valentine (Forwarding to personal)  
**Cc:** Dave Corliss; Teri Whitmore; Julie Kirkpatrick  
**Subject:** Re: Flat Rock Village  
**Attachments:** Untitled attachment 00659.jpg

Hi Renee, I will forward this to Teri Whitmore and Julie Kirkpatrick as they are lead agents for the town on this issue. Julie is the project manager for Terrain so will ask that she include the information in the public packet and give Craig Campbell a heads up on input from the community.

Thanks and see you tonight.

Bill D.

Sent from my iPad

On Dec 15, 2015, at 2:44 PM, Renee Valentine <[renee.valentine@kw.com](mailto:renee.valentine@kw.com)> wrote:

Hi Bill,

How can I get this information into the right hands regarding Terrain?

Thanks,

Renee Valentine

Broker/Owner

Keller Williams DTC

Local Office

210 Wilcox

Castle Rock CO 80104

303-903-9256

**From:** Rick Zellen [<mailto:rick.zellen@zurichna.com>]  
**Sent:** Monday, December 14, 2015 9:38 AM  
**To:** [renee.valentine@kw.com](mailto:renee.valentine@kw.com)  
**Subject:** RE: Flat Rock Village

Hi Renee,

Thanks for your reply. I really only wanted to let you know that your absolute, "residents love what the developer is doing" is not completely true. First and foremost, it took nearly two years to get the developer and builder to remove construction materials and waste concrete from the open space at the end of El Nido Way. They only removed it after I went to the City Stormwater Manager, the Town Manager, the State Environmental Protection Agency and threaten to go to the feds. They finally did it this year, but it was done too late and the grass never took hold. We had to deal with weeds higher than our children. We'll see how it turns out this coming Spring, but likely they won't come back to fix it unless I go through all those steps again and spend another 30 hours of my time to do that.

Then there is the issue of all the trails that the website boasts. There is not one trail in this development. When I called them before they said that the trails are actually the sidewalks. I'm not sure where you are from, but where I grew up, trails are off the road. We haven't seen one trail yet being developed. In this regard we were promised a number of parks. There is only one in this development so far.

Third, we have trees dying in the new landscaped areas. I saw them cut down and discard over a dozen trees last summer. I figured they'd replace them in the fall but they just left the stumps.

Knowing how many new homes there will be, they built the smallest pool and club house they could. Plus, the pool only being in two year already had rework that had to be done this past year. The concrete was heaving. All they did was patch it and fill it with grout. It will be the resident's problem when they are done. I hope they have at least a 10 year warranty on it. We should also be developing and building a new pool area.

The last comment I have is about the construction of the roads and sidewalks. I'm not sure who performed the dirt work, roads and curb and gutter but many of the areas are settling and cracking. I know concrete cracks but this stuff is only a couple years old. In three instances already I've had to go to the city to have El Nido repaired and there are still a couple areas that are cracking and heaving.

So, before they grow this development even more, they should have a plan to ensure that all the items they promised are being done and right the first time instead of just trying to cram as many houses in here as fast as they can.

We are all paying around \$4,000 a year for taxes. In Arvada we got a lot more for half the tax base.

Please don't say that we all love what the developer is doing. The development is nice but they still have work they promised that is unfinished and the quality is not being watched closely. They really don't care though because they are making their money, the realtors are all making money, and will leave us all the bill later.

Thank you for reaching out.

Kind Regards,

Rick Zellen, CSP, ARM, CRIS, STSC  
Sr. Risk Engineering Consultant  
Zurich Services Corporation  
Risk Engineering  
5445 DTC Parkway  
Greenwood Village, CO 80111

720.737.8434 Mobile/Office  
[rick.zellen@zurichna.com](mailto:rick.zellen@zurichna.com)  
[Risk Engineering](#)

<Untitled attachment 00659.jpg>

From: "Renee Valentine" <[renee.valentine@kw.com](mailto:renee.valentine@kw.com)>  
To: "Rick Zellen" <[rick.zellen@zurichna.com](mailto:rick.zellen@zurichna.com)>  
Date: 12/11/2015 03:54 PM  
Subject: RE: Flat Rock Village

---

Mr. Zellen,

Thank you for making me aware of your concerns. Where are you located in Terrain and I am happy to look into this for you and get some answers.

The residents I have been speaking with are in the Tri Point homes, several on Amber Sun and quite a few in the Lennar homes area and on Arroyo Verde. They are all pleased with the amenities Terrain offers—I hadn't heard otherwise, so thank you for reaching out to make me aware.

I am happy to assist where I can—let me know. And the taxes—the portion that goes to the town is actually going down for individual homes this upcoming year. Only \$40 on a \$300,000 home goes to the town. Next year it will be \$35 using that price example.

I look forward to hearing from you, and happy to sit down with you to discuss any other concerns.

Thank you,

Renee Valentine  
District 5

**From:** Rick Zellen [<mailto:rick.zellen@zurichna.com>]  
**Sent:** Friday, December 11, 2015 1:28 PM  
**To:** [rvalentine@CRgov.com](mailto:rvalentine@CRgov.com)  
**Subject:** Flat Rock Village

Hi Renee,

I've now seen twice where you say the residents love what Mr. Campbell and his team have done to Terrain. Well, I don't know what residents you are talking with but the one's on the street I live on are upset that it took three years to build a tiny dog park and we still have not seen open space development, such as the area at the end of our cul-de-sac nor have we seen any of the trails that are referenced on their website and in communication they are still giving to prospective residents. Plus, why is all the money the town is making off all the new construction (raising our tax rates even more) not going to build projects similar to the Wolfsenberger pedestrian bridge that we don't benefit from at all.

Kind Regards,

Rick Zellen, CSP, ARM, CRIS, STSC  
Sr. Risk Engineering Consultant  
Zurich Services Corporation  
Risk Engineering  
5445 DTC Parkway  
Greenwood Village, CO 80111

720.737.8434 Mobile/Office  
[rick.zellen@zurichna.com](mailto:rick.zellen@zurichna.com)  
[Risk Engineering](#)

<Untitled attachment 00659.jpg>

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

This message, along with any attachments, may be confidential or legally privileged. It is intended only for the named person(s), who is/are the only authorized recipients. If this message has reached you in error, kindly destroy it without review and notify the sender immediately. Thank you for your help.

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*

This message, along with any attachments, may be confidential or legally privileged. It is intended only for the named person(s), who is/are the only authorized recipients. If this message has reached you in error, kindly destroy it without review and notify the sender immediately. Thank you for your help.

## Julie Kirkpatrick

---

**From:** Teri Whitmore  
**Sent:** Tuesday, January 05, 2016 9:09 AM  
**To:** Schimkaitis, Jonathan  
**Cc:** Julie Kirkpatrick; Development Services Administrative Team  
**Subject:** RE: Terrian Filling 1

Dear Mr. Schimkaitis,

Thank you for your comments on Terrain Filing 1 and the Town Council's upcoming review, scheduled for tonight. Julie Kirkpatrick is listed on this email in the cc: - she is the Project Manager. We will also work to include your email comments for the Town Council's review.

Sincerely,

Teri Whitmore



**Teri A. Whitmore, AICP, PMP**

Planning Manager, Development Services  
Town of Castle Rock - 100 North Wilcox St, Castle Rock, CO 80104  
direct: 720-733-3537, fax: 720-733-2217  
[twhitmore@CRgov.com](mailto:twhitmore@CRgov.com)  
[WWW.CRGOV.COM](http://WWW.CRGOV.COM)



Please consider the environment before printing this email.

---

**From:** Schimkaitis, Jonathan [mailto:[jonathan.schimkaitis@showtime.net](mailto:jonathan.schimkaitis@showtime.net)]  
**Sent:** Monday, January 04, 2016 5:59 PM  
**To:** Teri Whitmore  
**Subject:** Terrian Filling 1

Hi Teri,

I was reading the agenda for tomorrow's town meeting and saw that there is yet another Site Development plan for Terrain. While reading the docs that have been posted, I noticed a public comment from Rick Zellen regarding our neighborhood and it was forwarded to you and attached to the agenda item.

I wanted to put my two cents in (like it would really matter but worth a shot) about approving any more development in our neighborhood. I pretty much echo's Rick's comments that the developers has not won the hearts of many people in our neighborhood, in fact, many of the people think of them as the old developers that promise a lot but deliver very little. I saw in Ricks email chain that Renee Valentine got comments from people in the newer Lennar and Tri points homes, why haven't she gotten comments from longer term Terrain residents that are in the DR Horton homes which is probably still the majority of the people in our neighborhood? Probably because we are longer term residence and have seen all the changes over the years. It really seems like she just takes the good comments and echo's those and it's hard to believe she hasn't meet one person who has disagreed...

I first moved in to our house back in 2009 and there was a lot of tension with the old developers and HOA. Once the new developers came in (Starwood) it got a little better but many of us feel that they are cutting corners. Yes they built a pool but it's small and already getting too crowded and is already starting to fall apart as Rick said and I haven't seen plans for another one any times soon. We were promised that the hot tub would be open all year and they cut that short and took it away in the first year. They are also putting someone from our new HOA into the pool house (which I'm sure they aren't paying rent for). I know they are also looking at cutting other costs by maybe eliminating life guards after only a few years.

As for the "open areas" in our neighborhood, besides the town park, there's no other true open space. There's no real "trails" as they advertise on the website and what has been promised to us for years. The "green spaces" that we do have are always overgrowing with weeds and filled with trash and they will not take care of the area's that are "town property" even though the town says they are allowed to maintain those areas (such as along the side of my yard). There have been plenty of trees that they let just sit there dead or just cut down and not replace. The impact of the builders are still seen years after they finished a section which should have been fixed (packed dirt and rocks, left over cement blocks, rutted sections in green spaces).

In my opinion, the town needs to stop approving these development plans until the developers start delivering on their promises. I lost count on how many times the developers are changing the plans to move "unused units" from one section to another (how many residence in the acreage properties were mad about that one!), shoving more houses into small areas but yet don't see any plans for these actual trails being built. I'm sorry but I don't consider normal sidewalks as trails.

With so many other neighborhoods starting up in the next few years, I'm afraid that the town will not stay on top of the developers (has they haven't with ours) to ensure they are doing everything they are suppose too. I watch one recent meeting that the mayor even said that a plan has never been declined/rejected but touted that they work very well with the developers... The town needs to get tougher with them and stop approving things for them until promises are fulfilled. It wouldn't surprise me if Starwood at some point tries and takes away any remaining open space planned and put houses in those area's which the town will just approve.

Please let me know if you have any questions.

Thanks,

Jonathan

Jonathan Schimkaitis

Showtime Networks

Senior Manager, Audit Compliance & Operations

Phone- (303) 967-0383

E Mail- [Jonathan.Schimkaitis@Showtime.net](mailto:Jonathan.Schimkaitis@Showtime.net)