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17th February 2021

**Castle Oaks Estates Master Association**

Homeowners Association Board Members  
514 Perry St.  
Castle Rock, CO 80108

Esteemed board members,

My wife and I have lived in the Terrain neighborhood for over 5 years. We love the parks and trails and enjoy the friendship of many neighbors. In September of 2020 our oldest son Knox began preschool at High Five Preschool. The school is operated out of the Thompsons home. They have lived in our neighborhood for several years and are excellent members of the community.

I have been very impressed with the education my son has received this school year. He has learned all his letters, numbers and is beginning to learn some basic addition. Kylee and Shane have invested much thought and care into the development of their preschool program. The tuition is extremely reasonable and affordable. I feel that my son's experience is not unique, he and his classmates are developing a strong sense of community and are well prepared for kindergarten.

I know that when children perform well in school, their success reflects well on the community where they live. I anticipate that High Five Preschool will continue to produce high functioning children within our community for many years to come. I am happy to continue to support this program and would be happy to respond to any follow up you might seek.

Sincerely,



**Brandon Lindemann**

2040 Trail Stone Ct.  
Castle Rock, CO 80108  
(720) 448-9380  
brandon.lindemann@uchealth.org

To the Terrain HOA Board of Directors,

I am writing this letter in Support of Kylee Thompson upgrading her childcare license. We have been neighbors for over 3 years now since our homes were built. We first met the Thompson family when they hosted members of the neighborhood in their home to do a community project during the holidays. It was a great way to meet our new neighbors and come together to support a good cause. Since then the Thompson family has continued to carry on this tradition in subsequent years by collecting clothing and raising money for those in need. They have been fantastic neighbors and are very valuable to our community.

We have lived across the street the entire time that Kylee has operated her Preschool in our neighborhood and have not been negatively impacted by it in any way. I have been witness to pick up/drop off many times and it is conducted in a safe and efficient manner that causes no strain on the neighborhood. I believe the Preschool to be a benefit to our community and urge you to allow the license to be expanded.

If you have any questions or concerns, please reach out to me. Thank you for your attention to this matter.

Regards,

A handwritten signature in black ink, appearing to read 'Matt Marfil', with a stylized, flowing script.

Matt Marfil

Firefighter/Paramedic, West Metro Fire Rescue

(303)916-5369

987 McMurdo Cir

# Christopher & Kathleen Lannes

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972 McMurdo Circle, Castle Rock CO 80108 | 720.308.3243 | kathleenlannes@yahoo.com

**2/12/2021**

TERRAIN HOA- BOARD OF DIRECTORS

**Dear TERRAIN HOA- BOARD OF DIRECTORS :**

We live at 972 McMurdo Circle, next door to the Thomspens. We are the closet neighbor to them. We wanted to write to you today to emphasize that we do not mind (and even enjoy) having Kylee's preschool, High Five Preschool, next door.

We have had no parking or traffic issues.

We enjoy talking to and seeing the parents and children that come to the preschool. We have a handicapped dog that likes to sit in the front yard, and it makes his day to visit with the kids. We feel the preschool adds value to our neighborhood, as it fosters a further sense of community, and makes our neighborhood more attractive for families with quality education program options located conveniently in Terrain.

Please feel free to call or email with any further questions.

**Sincerely,**

**Christopher Lannes   Kathleen Lannes**

February 12, 2021

Castle Oaks Master Association  
514 Perry Street #A200  
Castle Rock, CO 80104

Dear Board Members,

We are writing to provide our support for our neighbor Mrs. Kylee Thompson & her early education program / preschool. We live directly across the street from her family at 977 McMurdo Circle and she has discussed with us her intent to upgrade her childcare license. We find the families that she provides services to are polite & drive with care when on the street, nor is there excess noise from the business. We are grateful to have Mrs. Thompson and her family as neighbors, and we appreciate her expertise on early childhood development & education. She, her family, and the preschool are a pleasure to have near.

If you need any further information, please let us know.

Kind regards,

  
Tim & Amy Ducker  
977 McMurdo Circle  
Castle Rock, CO 80108  
785-550-9215



Scott & Rhonda Thompson  
966 McMurdo Circle  
Castle Rock, CO 80108  
[ScottThompson72@Gmail.com](mailto:ScottThompson72@Gmail.com)  
404-641-9785

February 9, 2021

Terrain HOA

Kylee Thompson's High Five Preschool

Terrain HOA:

We are writing this letter in support of Kylee Thompson's High Five Preschool, which is two houses down from us. We have known and respected the Thompson family (no relation) since they moved in soon after we did in the fall of 2017.

Having a well-operated and trustworthy preschool of this nature is valuable for parents, who need a break, want to socialize their children, and for the children who will enter kindergarten later more prepared. Our children, now of middle school age, both went through a similar program, and have always been ahead in school academically, and were more prepared for the structure of school.

Having this school in Terrain provides a needed resource close by, and does not disrupt the neighborhood in any way.

We support the continuation of the High Five Preschool.

Scott & Rhonda Thompson

  
Rhonda Thompson

Aarthi Iyer  
981 McMurdo Circle,  
Castle Rock,  
Colorado 80108

February 15, 2020

To the Terrain HOA Board of Directors,

I am a resident of Terrain since 2017 and we live across the street from Kylee Thompson. We know Kylee as a neighbour, mom and preschool teacher who runs a licensed Preschool from her home.

As a mother of two kids under the age 5, I know the importance and value of a preschool routine for toddlers. Early childhood education plays a key role in the social, emotional and cognitive skills development. Preschool is the first step to prepare kids for their first year of full day kindergarten.

Parents need affordable preschool options in the community; sending kids to a larger facility may not be ideal for everyone. A qualified childcare provider like Kylee is just what our community needs.

We have never been bothered by any noise during pick-ups and drop offs and I think it would be great for Kylee to expand her current capacity in her preschool.

Sincerely,



Aarthi Iyer  
981 McMurdo Circle  
Castle Rock  
720-552-8001

February 18, 2021

Re: Kylee Thompson's High Five Preschool

To Whom It May Concern:

I am writing this letter in support of Kylee Thompson's High Five Preschool. My son attended her preschool in 2019-2020. We live in the Terrain and enjoyed being able to take him to a preschool located in a home in our community. It's important for us to support local businesses, and the convenience of her location was a terrific bonus.

Ms. Kylee is active in the Terrain community: attending events at the local elementary school, Terrain community, local Castle Rock and the like. We have appreciated seeing Ms. Kylee at these events and it's obvious the strong bond that my child has retained from Preschool. He feels a connection to Ms. Kylee and often reports on how he's currently doing in school. This connection is important to our family, as I know it will be to other families in the community.

Sincerely,

Emily Koon  
1903 Charbray Pt  
Castle Rock, CO 80108

Courtney Judd  
3945 White Leaf Pl  
Castle Rock, CO 80108

February 9, 2021

Terrain HOA Board of Directors  
514 Perry St #A200  
Castle Rock, CO 80104

Dear Sirs:

I, Courtney Judd, am a parent of a former pre-Kindergarten student of Mrs. Kylee Thompson who runs High Five Preschool. "Ms. Kylee," as her students call her, is an exceptional educator and person of high character. It has come to my attention that Ms. Kylee is currently applying for a license to increase capacity at her in-home preschool. I urge the Board to grant Ms. Kylee approval to increase capacity so she may receive the license from the city and state to move forward. It would benefit more children and not disturb the neighborhood. Ms. Kylee is clear with her students' parents about maintaining a swift drop off/pick up procedure as to not increase traffic or take up parking space in the neighborhood.

My personal experience with Ms. Kylee has been nothing less than outstanding. My son Liam adores her and looks up to her. He was able to grow in knowledge and confidence during his time at High Five Preschool in the 2018-2019 school year. She addressed my concerns as a parent and updated me on his progress regularly. I was impressed how she skillfully integrated academic learning with play. Not only does she teach well, but she makes every student feel loved, valued, and important as individuals. My son Liam was well prepared for Kindergarten and thrived when he moved onto Sage Canyon Elementary School last year. I am looking forward to enrolling my younger son in her class when he turns four.

Thank you for considering allowing Ms. Kylee to expand her preschool's capacity to enrich the lives of more children. Her in-home preschool is an asset to the community. I am hopeful to hear good news in response to her application.

Respectfully,

*Courtney D. Judd*

February 17, 2021

To Terrain HoA Board of Directors,

The changes brought on by COVID over the past year have created a situation where more of us are working from home part, or full time. These changes have highlighted the need for customized learning solutions that are closer to the community and its members. School choice decisions are a contentious topic that can only benefit from increased selection options along with insular groups in a trusted environment.

Having a preschool option within our segment of the Terrain is a tremendous value that allows for our youngest son to receive quality education, remain near to home to allow us working from home to travel shorter distances, and also fosters a more secure setting that can be easily managed while this era of pandemic(s) can be handled. We look forward to our son starting in Kylee's program next fall being only a few houses down the street.

Not only do we not mind being near to a preschool this is an enhancement to the neighborhood. A neighborhood preschool creates a tighter knit community in the same manner that embedding the Sage Canyon Elementary school within the Terrain has done. Local learning options are always a draw and boom for any community, especially one such as ours which has so many new families and young children.

Thank you for your time and consideration in this matter.

Justin and Shannon Shuck

Melanie Crowley  
1611 Pinion Wing Circle  
(Formerly 4075 Trail Stone Circle)  
Castle Rock, CO 80108  
703-395-4117  
andrew\_melanie06@yahoo.com

February 9, 2021

Dear Terrain HOA Board of Directors,

Thank you in advance for your time in reading and considering my letter.

Several years ago, while living in Northern Virginia, I provided daycare for a good friend of mine. On the days her daughter would come to me, I was responsible for picking her up from preschool. It was an organized process, but I had a preschooler of my own, as well as a baby. Loading my kids up each time was a chore. Then, as I drove 15-20 minutes to the preschool, I would desperately hope the car line was open so I wouldn't have to pull my kids out of the car, walk in to pick up my friend's daughter, and then load all 3 children back in the car to drive the 15-20 minutes home. I never enrolled my own children in preschool, partly because of this negative experience. Instead, I worked with them at home, or participated in home preschool co-ops.

High Five Preschool was exactly what I needed at a time in my life when I had two older kids in elementary school. I looked into different preschools in the area, but the timing didn't match up with the elementary schedule. Both morning programs and afternoon programs conflicted with my older children's school schedule. Either I would be late dropping my youngest off to preschool, or I would be late picking my older kids up from elementary school. In addition, these preschools were more money than I could afford at the time. It was frustrating, and I didn't see how I could do it without being a ball of stress.

When I saw that there was a licensed preschool teacher right here in the neighborhood, who taught from her home at an affordable price, it felt like an answer to prayers. My youngest needed to be in preschool, but it never worked. Kylee Thompson provided a structured, well-balanced preschool that was easily accessible. Not only did her home-preschool eliminate a small commute for me, it was also so incredibly easy to drop-off and pick-up. Ms. Thompson had instilled a very efficient process, and parents were quick to drop off and pick up. There was never a parking issue or a long pick-up line, as I'd experienced previously. As a mother of three, it was just what I needed.

In addition to her location and drop-off/pick-up procedures, Ms. Thompson runs a well organized preschool. I am so incredibly impressed at the time she puts into her lesson plans and the activities she prepares for these young students. I am equally impressed with the well-balanced loving discipline she offers. She effectively prepares these kids for kindergarten, where they will

be expected to follow rules, sit in their seats, and listen to the teacher. She somehow manages to do all of this with a love for the students and a passion for teaching.

At a time when we hear how much educators are valued, I ask you to consider her request in keeping her preschool open in our community. Our little children need to benefit from her values, but also her gift and passion for teaching. It was the perfect solution for me when I wasn't sure I had any other options. I would love to see High Five Preschool move forward as a positive contribution to our community and neighborhood.

Sincerely,

Melanie Crowley

Karleigh Stoddart  
1250 Basalt Ridge Loop  
Castle Rock, CO 80108

February 15, 2021

Dear Terrain HOA Board of Directors,

I have had two daughters attend High Five Preschool. One who has graduated and one who is currently enrolled and I cannot express how pleased I am with how Mrs. Kylee runs her preschool program. My first daughter was always shy and scared to put herself out there and by her attending High Five Preschool she has excelled in so many ways, she has done so well with Kindergarten and I can not thank Mrs. Kylee enough by helping her grow into a stronger young girl. Not only did she go into Kindergarten knowing how to spell words and was able to do basic math she was confident in herself. My current daughter who is enrolled in school counts down the days just to go to school. She is so motivated to learn.

I am so grateful that we have such a wonderful preschool in our community and I cannot express my gratitude to Mrs. Kylee. She is so amazing at sending me updates, sending pictures of my girls and always having something fun and exciting for my daughters to do and share with me. Whenever I get the chance to recommend a preschool I always recommend High Five Preschool.

Sincerely,

Karleigh Stoddart