



Kirtis Orendorff <kirtis.orendorff@como.gov>

1617 Highridge Circle - STR - Stundebek

Bryan Elam <planbeeteam@gmail.com>

Thu, May 8, 2025 at 8:16 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Good morning Kirtis,

I am writing on behalf of Clinton & Ashleigh Stundebek, owners of the property at [1617 Highridge Circle, Columbia, MO 65203](#). They are in the process of applying and/or finalizing this property as a STR with the City of Columbia, MO. This is in the same neighborhood and adjoining streets with a property that I currently own at 1805 Ridgemont. I have owned this property since 2018. I would like to let all involved know that we support their property as a STR in our neighborhood and street. Their property, as a STR, would not negatively affect our area in any way. They keep their property up to very high standards, as do most STR's require. By keeping their property in such good condition, I think it adds value to the property and to the neighborhood. There are properties owned by others that do not do nearly as good of a job keeping their properties looking as good as the Stundebek's property at 1617 Highridge Circle. I hope this feedback and information is helpful in making the decision to allow this property to be used as a STR. Please email or call with any questions or concerns.

Thank you,

Bryan Elam
[1805 Ridgemont](#)
[Columbia, MO 65203](#)
M-(816) 547-5025



Kirtis Orendorff <kirtis.orendorff@como.gov>

In opposition to case number 134-2025

1 message

Cat Jordan <cat.jordan102@gmail.com>

Wed, May 7, 2025 at 5:16 PM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

To the Community Development Department and Columbia City Council concerning case number 134-2025,

My neighbors are young families, avid gardeners, and new home owners. The road where they walk to work, where their children ride their bikes, and where we all walk our dogs is no place for commercial construction equipment traffic or parking.

When I was told that this zoning change is being put forth because our neighborhood is considered as high turnover, I went through the available county records for each of the thirty five homes on our street listed as owned by individuals. Many of these homes were built in the 50s and 60s and not all of the records from before 2000 have made it onto the county website, but even within the first few records of the first few homes I read the histories of families who have helped shaped this neighborhood. Folks who bought as single and sold as married, people whose children have become trustees of family trusts, and people who will become homeowners when their loved ones die. The records show that of the forty two properties on Highridge Circle, thirty five are owned by individuals and fifteen of those have been owned by the same person or persons for over twenty years. Since 2019, of the fifteen properties that have changed hands, seven were bought from either rental companies or from private landlords and only five of that fifteen are now not owner occupied.

My partner and I have spent four years and tens of thousands of dollars undoing and fixing the messes that were left to us by the previous owners and we intend to grow old here. We've watched neighbors construct a green house, a chicken coop, and raised beds. I see them planting vegetables and flowers, raising chickens, and yelling at the linemen who cut back their fruit trees.

These are not the actions of a high turnover population.

I am not arguing that homeowners and renters cannot share space - the folks with the backyard greenhouse rent and so do the folks who built the raised beds. Only twenty five of the houses on Highridge Circle are lived in by the people who receive their mail here.

Short term rentals however, correlate highly with the deaths of communities like this one and I cannot think of a more likely compounding factor than to add loud and obnoxious machinery. I'd like to teach my godson how to ride a bike some day and I'd like to do that on a road where we can wave to other kids and not worry about fumes or danger from equipment that is too big for our funny, bendy little road.

Thank you for your time,

Catherine Jordan

To Whom It May Concern,

I am writing this letter in support of the Stundebeck family and their application for a Conditional Use Permit (CUP) to continue operating their short-term rental (STR) in Columbia.

For context, I am a licensed real estate agent, a colleague of Ashleigh Stundebeck, and a former STR operator myself. I previously managed three short-term rentals in Columbia—all of which were responsibly run and none of which were sold after operations ended. I ultimately chose not to pursue the CUP process myself due to the length, complexity, and uncertainty of the approval process. In addition, I am heavily involved in providing well-maintained, affordable long-term rentals to families and individuals in our community. I understand the local housing landscape from multiple perspectives—investor, landlord, neighbor, and professional—and I can confidently say that the Stundebecks' STR is not only well-run but also an asset to the neighborhood.

While I was unable to attend the last public hearing in person, I thoroughly enjoyed watching the proceedings from home—it elicited the feeling of watching a *telenovela*, complete with unexpected twists, passionate characters, and more drama than one would expect for a zoning request. Entertaining as it was, the major twist occurred when the city revoked their approval the following day due to its own clerical error—a mistake that had nothing to do with the applicants' conduct or the content of the hearing. What should have been a final resolution turned into a frustrating rerun, wasting the time and resources of not just the Stundebeck family, but also city staff and the taxpayers who fund these proceedings.

Parking and Public Streets

A key concern raised was the presence of vehicles parked in front of the Stundebeck property. It's important to clarify: this is a public street, and neither the Stundebecks nor any homeowner has authority over who parks there. Guests, contractors, neighbors—all are legally permitted to use the space.

I'm not a lawyer, but based on my review of the City of Columbia Code of Ordinances, Chapter 14, Article V, parking on residential streets is legal unless otherwise restricted by signage. The code outlines prohibited areas (e.g., in front of driveways, hydrants), allows the city to restrict parking on narrow streets only when signs are posted, and enforces a 24-hour parking limit. In short: unless otherwise posted, residents and guests have every right to park on public streets.

On April 23, I personally observed a contractor's vehicle parked in front of the Stundebeck property—while no guests were booked. It appeared to be working next door at 1801 Ridgemont (owned by Gail Bradford). Again, on May 3, a personal passenger vehicle was parked in front of the property, also with no guests booked. Documented, time-stamped photos are included. These examples make it clear: not all parked cars in front of the property are related to the STR. Street parking is routine throughout the neighborhood. Singling out

the Stundebeks for this everyday reality is not only unreasonable—it contradicts how public infrastructure is intended to function.

The Stundebeks, for their part, have done everything right since the last hearing: they've implemented clear guest rules, encouraged use of the garage and driveway, and taken proactive steps to limit guest impact. It's concerning that the Commission would consider public street parking a potential violation of their CUP, when in reality, anyone—including individuals completely unrelated to the STR—can legally park there, and in fact, do.

Safety & Irrelevant References

At the last hearing, a tragic domestic violence incident that occurred in the neighborhood last year was referenced in connection with this STR application. While the heartbreak of such an event is real and valid, I respectfully submit that it is wholly irrelevant to the Stundebeks' operations. Drawing a connection between a devastating, unrelated tragedy and a law-abiding, community-minded family is not only unfair—it distracts from the actual facts under review.

Additionally, the suggestion that the Stundebeks were "operating illegally" is simply inaccurate. The city's own ordinance allowed for a grace period during which STR owners, including the Stundebeks, could continue hosting while completing the required approval process. They've followed every step in good faith and complied with all expectations. Labeling them as "illegal" misrepresents the facts and unfairly casts doubt on their integrity. It also risks damaging their reputation in the community and turning what should be a straightforward permitting process into something unnecessarily personal and polarizing.

Escalated Hostility and Scrutiny Since the Hearing

Since the April hearing, it has become apparent that at least one neighbor has actively canvassed the area to build opposition to the Stundebeks' STR. While it is absolutely within any neighbor's rights to speak with others and voice concerns, the result of this outreach has been a noticeable shift toward heightened scrutiny and tension.

The property has experienced frequent slow drive-bys, creating a sense of discomfort and even hostility for the Stundebek family while simply trying to mow the lawn or perform routine property upkeep. What was once a quiet, well-managed presence in the neighborhood has become a focal point for surveillance and speculation.

Additionally, shortly after the April hearing, a complaint was submitted to Airbnb regarding the Stundebek property. The platform investigated and dismissed the claim, and the Stundebeks completed all requested steps professionally and without protest. Notably, the complaint was filed by Gail Bradford, one of the individuals who spoke in opposition during the public hearing. The timing—just days after the meeting—raises legitimate concerns that this was less about a specific guest issue and more about retaliation. This kind of targeted behavior should be a red flag. It highlights the risks of using city processes to amplify

personal grievances rather than evaluate zoning matters on merit. Columbia has procedures in place for reporting actual disturbances—such as the non-emergency CPD line and code enforcement channels—which should be used for any property, STR or otherwise.

Family Involvement and Community Impact

The Stundebek family is deeply involved in the care and operation of this property. Their children mow the lawn, and they personally manage the day-to-day needs of the home and its guests. After the previous hearing, they made a good-faith effort to introduce themselves to neighbors and share their contact information directly, encouraging open communication.

Their STR supports guests from all walks of life, including:

- Parents visiting students at the university
- Families traveling for medical care or hospital stays
- Visitors participating in local events or supporting local businesses

These guests inject tourism dollars into the community without straining city infrastructure. Concerns about housing affordability are not relevant to this case—the home is not for sale, and the family has no intention of removing it from the rental market or bowing to intimidation.

In the event the Stundebeks are ever out of town during a guest's stay, I have offered to serve as a local co-host and point of contact. I live just 4.2 miles (about a 10-minute drive) from the property and am committed to helping ensure the same standard of responsible oversight continues in their absence.

In closing, the Stundebek family has proven themselves to be responsible, law-abiding residents who have followed every step of the city's process with transparency and care. They have responded to criticism respectfully, maintained a well-run property, and gone above and beyond to be good neighbors. The city's procedural error forced this matter to be reheard, but that should in no way reflect poorly on the applicants.

As someone with firsthand experience in short-term rentals, long-term rentals, and real estate operations, I urge you to evaluate this case on facts—not fear or frustration—and approve the CUP for this deserving family.

Sincerely,

Elizabeth Ball

Friend, colleague, and concerned resident of Columbia

Columbia - Highridge
4/23/25 · 40,263 of 40,461



Columbia - Highridge
5/3/25 · 40,428 of 40,461





Kirtis Orendorff <kirtis.orendorff@como.gov>

Case 134-2025 1617 Highridge Cir.

Emilee Sortman <emileeka@live.com>
To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Tue, May 6, 2025 at 10:49 AM

Hello Mr. Orendorff,

I good afternoon. My name is Emilee Sortman, I currently reside at 1619 Highridge Circle, and have been living here since February of 2021.

I wanted to share some concerns regarding the request for CUP outlined in case 134-2025. I regret being unable to attend the previous meeting regarding this matter; however, I was able to watch the portion of the meeting that was available on the city website.

I share many of the same concerns that were mentioned by my neighbors. There have been several tenants at one time at 1617 and this has caused the driveway and street to be crowded. I have seen an increase in traffic along the street and have often had trouble pulling up to my house because of cars partially blocking the driveway. Parking was limited on the street to the point that the yard at 1617 was used as a parking space for several weeks. Some of the crowded parking has caused worry for some of my neighbors because there are several elderly and at risk individuals in our neighborhood that could need to utilize DSPs or EMS and it could be difficult for them to navigate and park on crowded, possibly delay care.

I have seen the improvements made by the new owners and the work they've done to keep the property nice but some of the renters have not shared the same concern for the appearance of the property. There were several occasions when people who stayed there were littering trash in the yard and the street. One renter worked on his car and drained his antifreeze in the street. I feel most people would know this is not the proper method of disposal and certainly someone who lives in this area would know anything that enters the street drains to the creek at the bottom of the hill, yet this person allowed it to flow into the street with no concern. I feel more permanent residents would have more respect for the property and surrounding environment.

I have been disturbed by a couple of late night events on the back deck of the property though it has not seemed excessive at this time.

From my perspective, I don't believe this to be a high turnover neighborhood. I have lived by the same people the last four years and have only seen three houses vacant at during that time, including 1617. I am most concerned about the safety of the residents in my neighborhood. It is unsettling to see so many people coming and going from the property. I understand that it would be hypocritical of me to say that they should not be able to rent out their property seeing as I rent the property that I currently occupy, but I also believe most landlords are using more care to vet long-term renters which is not the case when booking on Air B and B. Renters are not required to submit their SSN or be subjected to a proper background check when renting on the website. There is also no way to determine if the renter is the person who is staying at the property, especially if it is not being checked or monitored by the owner.

Thank you for your time,

Best regards,

Emilee Sortman



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case #134-2025

Bassett, Cynthia W. <bassettcw@missouri.edu>

Mon, May 5, 2025 at 10:25 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, lorna_wyatt <lorna_wyatt@yahoo.com>

Mr. Orendorff,

Since this case has been reopened, my mother has written below to explain her feelings further. Her message is below.

Cindy Bassett

LORNA T. WYATT

[1616 Highridge Circle](#)[Columbia, MO](#)

May 2, 2025

Kirtis Orendorff Planner

Re: Case #134-2025

Dear Kirtis Orendorff:

On 3/28/25 my daughter, Cynthia Bassett, submitted my information concerning the above Case #. I am writing to you because I had additional information that I planned to submit at the Public hearing on May 8 but I don't think I will be able to attend on May 8.

My home is located at 1616 Highridge Circle directly across the street from the owner of the property concerning this Case. I have already submitted the problems I experienced with the long-term heavy equipment across the street of my home. My concern is that this problem may happen again. While the home owner said she would not allow rental of the heavy equipment again, I know it could happen again.

I bought my home 21 years ago and I love my neighborhood. The homes on this block are mostly home owners. There are a couple of rental houses and those have long term renters and have been good neighbors.

Last but not least is a very real concern that an Air BNB across the street will drastically decrease the value of my home.

For all of these reasons I am very much against having the use of the Case In question being granted the approval the owner seeks.

Lorna Wyatt

Cynthia W. Bassett (she/her), JD, MLIS

Director of Law Library and Technology Resources, Associate Teaching Professor

University of Missouri School of Law

[820 Conley Ave.](#), 121 A Hulston Hall, Columbia MO 65211

Ph: 573-884-9150 | bassettcw@missouri.edu

[Book time with Cindy](#)

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**Kirtis Orendorff** <kirtis.orendorff@como.gov>

Airbnb

1 message

marsha eaton <mreaton053@gmail.com>
To: kirtis.orendorff@como.gov

Mon, May 5, 2025 at 8:43 AM

Mr. Orendorff, my husband and I own a home at 1614 Highridge Circle in Columbia. We have been contacted by Clinton and Ashleigh Stundebek concerning their home at 1617 Highridge Circle.

We have not seen, heard or had any reason to worry about short term residents staying at their rental. The Stundebeks maintain the yard and exterior themselves and inspect the interior after each renter leaves. We know them personally and have always found them cordial and proud of their rental home, doing their part to keep the neighborhood nice.

Please take this into consideration so a fair outcome can be reached.

Randy and Marsha Eaton

Sent from my iPhone



Kirtis Orendorff <kirtis.orendorff@como.gov>

case # 134-2025 Highridge Circle

1 message

Matt Ryan <mattryan1424@yahoo.com>

Tue, May 6, 2025 at 7:56 PM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Hey Kirtis this is Matt. I am just emailing in support of the application for 1617 Highridge Circle. I live on and own 3 rentals on Highridge Circle and drive by the property multiple times a day and have never noticed anything out of the ordinary happening as a current str. I honestly didnt even know it was an STR until recently. I just have always paid attention to that house because its one of the best maintained houses in an area that could use a ton of maintenance because of some of the negligent long term rental owners on Highridge Circle. Im just guessing the majority of the street are rentals anyways with some even being R2 so it seams like a win win for the city to benefit from the tax generated and the applicants being able to maintain the home to a high level in the future. Feel free to reach out with any questions

Thanks for your time

Matt



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case#134-2025

2 messages

Delcia Crockett <delciarcrockett@gmail.com>

Mon, Apr 7, 2025 at 8:36 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>, Mayor <mayor@como.gov>, ward4@como.gov

In response to request dated March 28, 2025 concerning [1617 Highridge Circle](#) Conditional Use Permit for un-supervised Air BNB with manager not on site-

I, owner of 1605 Highridge Circle, fully approve of the owner of 1617 Highridge Circle opening the residence in the manner of the request.

Thank you for contacting me concerning a property that is within 185 feet of me (three doors down).

Can you folks also help me by removing an invasive oak that is less than 25 feet from my house- my driveway broken up by the roots that expand across my property, and I recently paid more than \$12,000 to repair broken sewer pipes and to stop a sewer back up into my house.

Thank you for your time and help. Appreciated.

Mrs. Delcia Crockett
[1605 Highridge Circle](#)
[Columbia, Missouri-65203](#)

Delcia Crockett <delciarcrockett@gmail.com>

Fri, Apr 11, 2025 at 1:57 PM

To: kirtis.orendorff@como.gov, Mayor <mayor@como.gov>, Daryl Dudley <ward4@como.gov>

I made a mistake. I had the wrong house. Today, I realized that the house I told you about in the attached G-Mail above is not the house in question. The actual house is a nuisance property. It should not be allowed on our street, as a place for the nuisance activity that is going on. It is as bad as [1602 Highridge Circle](#) and [1607 Highridge Circle](#) in peace disturbances, destruction of property, and disrupting sleep, etc. -all sorts of violations of ordinances and laws. Please help our street by not allowing this. Thank you.

Mrs. Delcia Crockett
[1605 Highridge Circle](#)
[Columbia, Missouri-65203](#)

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Kirtis Orendorff <kirtis.orendorff@como.gov>

P & Z Conditional Use Permit case # 134-2025

Gail Bradfield <gailannbradfield@gmail.com>
To: Kirtis Orendorff <kirtis.orendorff@como.gov>
Cc: Ward4@como.gov

Mon, Apr 14, 2025 at 2:11 PM

I attended the Planning & Zoning Commision meeting on Thursday night and sent you a letter on Saturday. Several additional pieces of information have been brought to my attention since that time that I felt I needed to communicate to the city officials. Someone at the meeting said there had been two complaints (on April 8th) about the Highridge Circle application for a CUP. Apparently there have been more than that. The only one I was aware of at the time of the meeting was mine, but yesterday I heard of two more. Perhaps additional complaints were not identified with case number or were otherwise misdirected. On Sunday, I this weekend I was contacted by two other individuals who told me they made complaints before Thursday's meeting, as they were either afraid, hesitant or unable to attend.

One woman, who I just met yesterday, told me she was contacted (approached?) by someone who attended the meeting who told her she could not complain anymore because "it was too late, 'XX' got approved and you can't, or better not, complain anymore now." This woman inquired about support from our other neighbors. She is too close to the situation to not be made to feel uncomfortable about going to a hearing and /or court and was of course made to feel uncomfortable already by someone who somehow found out she sent a complaint or email. She wishes now that she took pictures of some of the problems she witnessed and feels uncomfortable being proximent and yet not sure how to deal with or trust the city for much needed support.

A recently retired city planner from a community adjacent to an urban area who worked on Short term rentals in XXXXXXX and the city council decided to not allow them. After attending the local chapter of APA I drew up a zoning code that recommended short term rentals as a conditional use but the city council voted against it. The problem is it was very difficult to find out when and where they were operating. So we worked on a complaint based on enforcement of the zoning code that did not allow them."

Having nonresident homeowners who come across as hostile and/ or dishonest to long term residents detracts from the safety and peacefulness of the neighborhood, as does having strangers moving in and out continually without monitoring , supervision or background checks.

I grew up in a motel until I was 15 and have owned and managed rental property for 50 years. A hotel/ motel is a business that has owners or managers on site to make sure the surrounding or neighboring residents and businesses are considered and respected and to maintain rules and order. When I occasionally have turnover, I take a month or two to try to choose a renter who is a good match to be a long term resident of my neighborhood. Yet another proximate long term resident expressed to me yesterday her concern that the short-term residents are not vetted. This has already been a problem at 1617 High Ridge Circle and may be a problem for other pending CUP's and yet the surrounding homes are not as proximate to the problem and it is very difficult to know how or to who to complain, as this weeks incident shows, nearby long term residents are vulnerable to retribution from non-resident home owners trying to maximize profit at the efforts an manners of the long term residents attempts to maintain a safe and desirable neighborhood. Especially if the realtor or business owner is being pardoned from two years of zoning violations and now they are getting a CUP feel exempt form or that they can tell the nearby long term residents that they can no longer complain.

Apparently the life and business of non-resident STRs are being protected and the lives of long term residents are being invaded and not protected. Columbia's long term residents, many of who are seniors who have lived in their homes for decades, deserve better than this.

long term neighborhood homeowner,
1619 Highridge Circle & 1801 Ridgemont



Kirtis Orendorff <kirtis.orendorff@como.gov>

Confirming date of meeting for CUP 1617 Highridge Circle

Gail Bradfield <gailannbradfield@gmail.com>
To: Kirtis Orendorff <kirtis.orendorff@como.gov>

Tue, Apr 8, 2025 at 2:30 PM

Thank you for the clarification. I received the letter in the mail.

I plan to be there Thursday evening, along with a few neighbors. I have a meeting in KC that afternoon so I am writing to you ahead of time.

I have noticed more clutter and trash around the house and more congestion/cars in the road the last couple of years. I had thought I or a member of my family might live at 1619 Highridge Circle somebody, but the changes in the last couple of years makes that less appealing.

In a college town with a long history of the reputation of being a "party town" renting out air BNBs with a owner/manager on site is quite a problem. People live here because they want to get away from the clutter and lack of commitment to the neighborhoods closer to east campus. The houses are close together and those neighbors deal with the slack of consideration and other problems, before or instead of the owner/managers. This is an owner occupied and the rentals nearby are quiet and have a long term commitment to the neighborhood. The noise (causing my renters to lose sleep) and trashing of the area around the house makes it a less pleasant, desirable and valuable place to live long term. Other air BNBs who have owners/managers present,, living in and providing supervision and hospitality do not stand out like this one.

When I received the postcard (as home owner of a house next door and a neighbor down the street.) I meant to contact my renter, but she quickly contacted me and texted me a copy of the postcard. She would love to attend the meeting, but has to work that evening. She "Definitely doesn't love" having an air bnb next door, but it has been operating for a year or two now. " They've "had late night traffic and lots of litter. A couple of weeks ago a guy staying there was working on his truck and draining antifreeze onto the street, so that was lovely."

I live nearby and have at times been surrounded by halfway houses and group home ALF that have driven down the safety of the neighborhood along with the value of the homes. One Assisted living facility remains between my rental and my house.

Our neighborhood has been taken advantage of by neighborhoods such as the Grasslands, who bought the house next to me to give or trade a to an organization who had up to 14 unrelated men living next to me, protecting many with warrants and providing them a place to overdose, as I have spoken to police I work with and watched at least one body being carried out.

The City of Columbia owes it to this neighborhood to restrict Air BNBs such as the one being operated next door to my rental, from quiet residential neighborhoods like ours.

Cordially,

Gail A. Bradfield EdD, LPC, NCSP
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Kirtis Orendorff <kirtis.orendorff@como.gov>

Conditional Use Permit (Case #134-2025)

1 message

Kitty Spencer <kittyspencer@gmail.com>

Mon, Apr 7, 2025 at 9:39 PM

To: Kirtis.orendorff@como.gov

Dear Mr. Orendorff,

This is in regard to the [1617 Highridge Circle](#) Conditional Use Permit hearing on Thursday, 4-10-25. Following are my concerns and I guess you could call this opposition:

*Lack of supervision by the owner. I've heard that there's been some car maintenance in the driveway.

* Parking, there are a lot of cars on the street already and one-car garages with narrow driveways. If 4 unrelated people are allowed to be there, or if they party, that could be a lot of additional cars.

* Concern for the integrity of the neighborhood and the owner occupied residences. What if more rentals come as a result? Also, the owner wants the highest tier for short term rental - 210 nights per year.

*I know there is a need for low income housing/starter homes in Columbia and this would take away one more house.

Thank you for your consideration of my concerns.

Kitty Spencer
1713 Ridgemont, Columbia, MO 65203



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case # 134-2025

Seth Christensen <seth.chris10sen@gmail.com>

Thu, Apr 10, 2025 at 7:06 PM

To: kirtis.orendorff@como.gov

Mr. Orendorff,

I was hoping to be able attend the public hearing but it appears I won't have the opportunity (I serve on the library board and our meeting is running late). I am not in favor of the city granting a CUP to the owner of 1617 Highridge Circle. Our streets are narrow and full of cars already. I oppose short term rentals as a matter of principal, particularly when this city is already short on affordable housing. Additionally, having a short term rental would increase traffic as well as the number of cars seeking parking in the area. Furthermore I view it as a safety concern to have strangers in the neighborhood on a regular basis. I will be communicating my concerns to Mr. Foster as well. I am happy to discuss if you have any questions.

Best,

Seth Christensen
Owner of 1648 Highridge Circle
563.549.2113