

ROXBOROUGH FORUM

THE COMMUNITY VOICE

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Welcome again to the Roxborough Forum.

The Roxborough Forum is independent from the Roxborough Park Foundation and its Board of Directors. Opinions presented in the Forum are entirely those of the submitting members and the editor.

The Forum is here for you and is your voice if you choose to use it..

The Forum is a media in which you may ask questions, voice opinions, or make suggestions on important community issues. The Forum will come out about every other week. If you address a question to the editor we will obtain the answer as quickly as possible and send it back to you via email. Then your question and answer will also appear in the Forum's next edition along with the suggestions and comments of other members of the community.

We realize that in our busy lives many interested members of the community may not be able to attend board of director meetings. The Forum is here so that you may, at your convenience, voice your questions, comments, and suggestions. We promise that you will be heard and your questions will be answered.

We say hello to five new subscribers to the Forum this week. Welcome aboard.

If you wish to be added to the mailing list to receive future editions of the Forum send an e-mail to roxboroughforum@earthlink.net <<mailto:roxboroughforum@earthlink.net>>

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We are in the middle of the 30 day office building/community center voting period. Enough votes have been cast to meet the quorum requirement. If you haven't voted yet, please do so. Your vote counts. There are only about 1,040 members eligible to vote. SO, your vote counts.

SUBMITTED BY CRC: Here are two more reasons to vote NO on the proposed Community Center/Office complex.

I understand the majority of culverts are blocked with debris. Here is a scenario of what could happen the next time we get a cloudburst with a few inches of rain.

The blocked culverts will probably fail. When they do, we residents will have to pay for necessary repairs, which would amount to thousands of dollars. The displaced culverts, embankment fill and road surfaces would need to be repaired quickly, so emergency access could be restored to homes of residents. If the culverts don't fail, the flood water will over top the roads and flow down hill flooding homes and other facilities. The normal homeowners insurance policies do not cover damages caused by floods. Homeowners that have a separate flood insurance policy can receive funds to make partial repairs. Funds from flood insurance will not restore a home to its pre-flood condition. It only covers essentials.

The next time you take a walk, check out the culverts, and even the bridges, to see if debris is blocking the normal flow of water. If it is, then you need to vote "NO" on the proposed Community Center/Office facility.

During the last few months, prior issues of the "Roxborough Forum" contained comments relating to the Board of Directors hiring a contractor to study and inventory the condition and needed repairs to our roads, culverts, drainage and other infrastructure facilities. This was a smart decision by the Board because heavy maintenance and needed infrastructure repairs will be expensive. It was suggested the Board provide Roxborough Park residents with the results of the study so we could make a more intelligent decision on voting. After several months, the Board has not provided the requested information. The only conclusion one could have, is the Board does not want to release the information because it could have a negative impact on the number of "yes" votes.

FORUM COMMENT: The Foundation has hired RG Consulting to do a complete road and drainage study in our community and provide prioritized recommendations to set the course for the next twenty years. That study should be complete in November and will be made public to the community. Including driveways there are over 700 culverts in the community. The Foundation currently cleans out about 50 each year.

CRC'S COMMENTS CONTINUE: Another item - The proposed site of the new facility may be located in or adjacent to a flood plain. If this is true, the Board must by law and regulation, contact the appropriate Douglas County Agency. This agency will provide the Board with information on what might have to be done prior to the County issuing a building permit. This could involve, not allowing construction at the proposed site, or requiring flood proofing measures such as elevating the structure. This could add considerable costs to construction. Also, Douglas County may require the purchase of flood insurance. Hopefully the Board has "covered this base." Too much uncertainty here. Vote "NO" for this "nice to have but not need to have facility."

I don't believe fifty one or more percent of Roxborough Park residents want the proposed Community Center project. If the Board had proposed spending \$ 100,000.00 to \$ 200,000.00 to add an office on to the existing Maintenance Building, I believe the majority of the community would have voted "YES."

FORUM COMMENT: The building committee researched the flood plain issue prior to selecting the site. The proposed site is adjacent, but not in a flood plain.

SUBMITTED BY B & R: We are so glad to see that the Roxborough Park residents are taking an interest in the Community Center/Office building. We agree with all of the reasons that have been given to vote NO on this project. We have lived in the park for 12 years now. We were here when the Foundation had themselves evicted from the Metro District Office in hopes of building their own building. That is why they are located now in Littleton proper. We are not sure when this project became a community center/office building. We do need on site "office space" but, see no reason for a community center that is over sized for this area (wetlands) of Haney Park. It sounds like it is already "booked up" with 600 meetings a year and do not see any time available for residents like us. There are 365 days in the year. Will we have days were there are 2, 3, or 4 meetings? Where will they park? Will all this community activity be distracting to our foundation staff as they try and work? We feel that we need an office building but, do not see a need for a community center. We wonder why there has been no money set aside for repair of our infrastructure. Our curb appeal has greatly diminished over the last several years. Our road was damaged by the contractor that was building next door but, because Jeff Harmon could not prove that it was the contractor, the road has not been repaired. Jeff Harmon has taken on the responsibilities of the assistant to the CEO. We have to go through Jeff Harmon for concerns of this nature. Our calls are not returned from the foundation office(Joyce). Our drainage is very poor, with flooding of the homes below us. Including one basement. The drainage problem was repaired by Roxborough maintenance by placing several rocks along the culvert. It looks bad. Our cable has been laid through our culverts so repair is difficult and can not be done properly. The last several contractors who have built on our road were not held responsible for their cement trucks dumping cement in our drainage ditch while cleaning their equipment. We do not feel that this "distinctive gathering place for Roxborough Park residents and staff", will benefit us in regard to maintaining our property values. Labor Day weekend we plan to repair our damaged asphalt and seal it with asphalt sealer in order to get rid of our patch work that has been done over the past year. We noticed at the bottom of our road we have new white markings, so we will be getting more patches soon. We are greatly disappointed with the leadership in our community. When will our roads look as nice as Roxborough Village roads? Douglas County pays for their roads, we know. What about our roads? Will we need a special assessment in order to repair them? How many times has our community gone bankrupt? What about our water? What about our investment in our home? These are the areas we need leadership in. Not a place for parties. If the supporters of the community center aka, past and present board members of Roxborough Park Foundation board of directors an spouses, volunteer chartered committees of the Roxborough Park Foundation, Roxborough Park groups in Support

of the center and the individuals supporting the community center (We believe the above groups and individuals, are all the same folks) would take an interest in our infrastructure and water, there efforts would be more appreciated. We will be voting NO on the Community Center/Office.

SUBMITTED BY M: Vote yes and support your community. The time to act in a positive way is now. Stop this back and forth bantering. It has gone on for years. Vote yes and contribute to a special Roxborough Park community and bring our office complex To the Park.

SUBMITTED BY D: Great Forum, Great Attitude, Great Vote. Let's applaud the community to move forward instead of continuing to wallow in their own inept ability to make a positive decision.

SUBMITTED BY S: Many thanks to my neighbors for keeping me well informed through a very welcome exchange of "non partisan" information *The Forum*. I have learned I simply can't rely on the integrity and intention of the Board to encompass my personal beliefs due to tactics they employed when trying to get the office/community center project passed.

Before any votes are cast regarding the office/community center project we should demand an answer from the Board regarding: **Why is the Board "suppressing" a report by The Long Range Planning Committee which outlines the necessary expenditures to keep our community up and running-- with particular attention to culverts, drainage, water rights and other issues--until AFTER the vote for the new center is complete?** Is it true they don't want the community to know these repairs and upgrades will cost as much as the proposed office/community center and that insufficient- if any- funds have been set aside/accumulated to date to alleviate the cost of these infrastructure issues? How long will it take for us to accumulate these funds? Will it require an increase in assessments? I can't imagine how it won't. Is this the Board's way of being able to say the office/community center will not require an increase in an assessment, but then they will turnaround and raise it to meet other financial needs of our community? Does that sound appropriate -let alone ethical or legal- to you? PLEASE tell me this isn't true before I abandon all confidence in the ethics of our leadership!

From reading *The Forum* and listening to open-minded neighbors, I believe that the real problem is not with the office/community center project itself, rather, it's how it's being presented and misrepresented, with incomplete and often unreliable information. I doubt we'd have as much diversity of opinion if it was simply the initially proposed office building with a much lesser price tag attached and better financial analyses behind it. (The monthly cost of rent vs. operating cost of our own building may be a wash, but no one is talking about the initial outlay of \$1M that wouldn't be incurred if we continued renting a 2 desk office space. Not to mention the interest that \$1M earns!) Most people won't mind having a community center they may or may not use because it won't adversely affect their lives-- unless the money and/or land should be better used in other, better, more necessary ways.

Unfortunately, this issue has become an example of politically charged issues: People are shamed or afraid to make their position known at group meetings where the pressure to vote "yes" is widely felt.

Moreover, I don't believe the names of the 80+ people who were supposedly "for" the center is entirely accurate. Regardless of the time, energy and additional expense of the Foundation to relentlessly campaign for their vote "yes" position, **there does in fact appear to be a "silent majority" who are against the construction of the office/community center. Don't let all the "yes" talk affect your vote!** I personally have heard more people against than for this project. Make sure your vote counts as **I have been told that if you don't vote it will be counted as a "yes" vote!** I urge you to vote, and to call on all your neighbors to vote as well, so that a quorum is reached. Unfortunately, I believe that if this initial vote fails to win, there will be a relentless effort to somehow, sometime, see this project come to a vote again, and again, and again until it passes. I doubt the Board will let it go without a fight.

Weighing these statements as well others voiced in *The Forum*, I believe there are significant issues of concern for me to VOTE "NO" -- and I urge all of you to do the same. Help spread the word!

EDITOR'S NOTE: *This submission mentions a rumor that has circulated in part of our community. That rumor concerns the current voting process. Some people have been told that if they don't vote it will be considered as a yes vote.*

FORUM COMMENT: All votes will be tallied by an outside auditor. Only those votes cast will be counted. Enough votes have been cast to reach the quorum requirement. Whether the issue passes or fails will be determined by the votes which are cast, and only by the votes cast. There are about 1,040 property owners eligible to vote. At the end of the voting period the outside auditor will count the votes cast, which should be about 700 or more votes. The community membership will know how many votes were cast, how many members voted for the proposal, and how many voted against the proposal.

SUBMITTED BY R: I commend you for providing the Forum and a way for us to voice our concerns and approvals - Your forum truly is non partisan.

But (DON'T GET ME STARTED. -- OOPS too late – I always wanted to start a column call that, and my wife has encouraged me to, so here it goes). To bad I/we can not say the same for our community web site (and if anything should be, it is that site. After all, we pay for it). However, until we replace the board members with members who do not have a personal agenda or self-interest, I believe we are futile in expressing our concerns. I was considering putting up “Vote NO” signs but realize that is against the convenience. The back door tactics also just prove they would use another route. Sorry if I sound negative but over the last eight years I have been getting more & more frustrated with the rules we live under to a point I am considering moving. When potential buyers tour for sale homes they either have never heard of RP and stumbled on it by accident when golfing at Arrow Head (which means we really need to market our community) or they have heard of it from someone. Those that have heard of it many times ask how we like living under the HOA hear. Most have expressed they heard a reputation of “over control” which has not been an easy thing for me to defend (although for my own advantage I try). I don't think a community center will make us special or improve our inter-community relations through group gatherings. We can do that now. In our part of the Park we have great neighbors and get together on various occasions. It is the culture we live in/under that will make us a premier community and a preferred place to live. This area is unique and one of the most beautiful places to live. Why then do you suppose people would rather live somewhere else or we don't have a waiting list for buyers? The culture of our governing body and high costs. Some examples are the criteria for a

real estate sign & location (don't get me started on that) and the cost of HOA fees and water. Design committee – allowing large homes constructed destroying other home's views – (but I have to use one shade lighter paint. -- When I submitted the same shade under a different name it was approved??? - Control-Control-Control

When are we going to get representation with the TRUE interest of the community members in first place?

It is going too far and we shouldn't take it any more --- Stand up and shout NO! NO! NO!

Put a sigh in your window -- NO!

VOTE -- NO!

Get them off there high horse and back on a common sense track of what is best for the WHOLE community, not just special interest groups (sounds like Washington!)

SUBMITTED BY B: I read your editorial in the last newsletter and I saw the same article with your by-line in a recent HUB where you are in favor of the office proposal. Are you some kind of a turncoat—against yourself? You have been preaching for months about the evils of the community/office center and now you say you will vote for it. Do you know who you are, where you are, what day it is, etc. etc.????

I am really having a good laugh at your expense. By the way I voted yes. I read all of the arguments in the Forum in the last few months and was convinced that community center is a good deal for the community. Did you do the same?

FORUM COMMENT: Dear B: The Forum is non-partisan. I work hard to keep it that way. It is there for those who wish to express themselves on community issues. You just did so.

I was on the fence over the whole office building/community center proposal until just recently. I also voted for it. I weighed the arguments both pro and con that I printed in the Forum and found these to be very helpful in my decision process—just as they were in yours. I also reviewed information the Foundation printed which was mailed with the ballot. I found it to be accurate.

Good luck in any future personal attacks you may wish to make on me, or anyone else.

SUBMITTED BY K: I agree with the previous weeks remarks submitted by J:

J's comment: There seems to be an increase in construction traffic into the area, especially large semis with heavy equipment. In the past several weeks I have noticed that certain truck drivers feel that they own the road and show no concern for the Roxborough residents. One week ago a semi driver drove through the park at a record breaking 5 miles per hour. He had about 20 cars backed up behind him and refused to pull over to let residents go by. I might suggest that the guards inform the truck drivers that if they are blocking traffic they should pull over and let residents pass. Thanks

K'S RESPONSE TO J'S COMMENT: We have very few pull-out areas on our roads that can be used by very slow vehicles. Several areas that would work as pull-outs (and in the past were used for that purpose) are blocked by large rocks. It is my understanding that it is not the foundation that directed these rocks to be placed there, instead it is QWEST that placed the rocks there to be assured full access to their equipment for maintenance purpose. This seems unreasonable for QWEST to block areas adjacent to our roads. Can anything be done by the Board to have these rocks removed? The removal would allow a temporary turn-out for slow vehicles that have developed a long line of traffic behind them.

SUBMITTED BY THE TRAFFIC SAFETY COMMITTEE:In response to comments from 'D' concerning the regulatory 20 mph Speed Limit signs posted along the southwestern end of Roxborough Drive, Traffic Safety Committee (TSC) representatives respond as follows:

The traffic safety committee wants to assure Park residents that the 20 mph speed limit is posted for safety reasons, not to generate future revenue from speeding tickets. We recently reviewed traffic and road conditions in the vicinity and have concluded that the roadway section from south of Foxcroft Lane to north of Totem Run can safely be raised to 25 mph. The TSC will be recommending this change to the Foundation board in coming weeks.

The reason it can not be safely raised to 30 mph is that this reach of Roxborough Drive is characterized by switchback curves, relatively steep grades, frequent on-road pedestrian usage, limited sight distance, two somewhat hidden intersections, and roadside mail pod activity.

'D', thank you for your query to the Forum. In the future you can visit www.RoxTraffic.org or send traffic safety suggestions to RoxTraffic@msn.com.

That's all for now. If you haven't voted you still have about two weeks left. Unless you vote your position will not be counted. Make your vote count.

Bye
