

THE ROXBOROUGH FORUM

March 31, 2006
Volume 1, Number 3

Welcome again to the Roxborough Forum.

**The Forum is here for you and is your voice in the Roxborough community. This Forum is
THE COMMUNITY VOICE**

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 six 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

Dennis Kennedy, editor (PH: 303-948-7538)

And now to this editions submissions from the membership:

SUBMITTED BY B: *A few days ago I saw a car upside down in the deep ditch at the bottom of the hill south of the night guard building and north of the maintenance building. I have always felt that it is dangerous negotiating that turn out of our residential area and have wondered why there are no signs warning people of the danger.*

FORUM RESPONSE: On March 22 a car went off the road at that turn, also known as "Dead Man's Curve" and ended up in the deep ditch. Apparently there were no injuries other than to the car. It took over an hour for a wrecker to recover the car from the ditch. During that time the outbound lane was blocked and traffic out of the area was routed using the inbound lane. The Roxborough maintenance employees did an excellent job of traffic control while the recovery of the car was taking place. Good work Roxborough maintenance people!!

We believe that the curve could be better signed. That section of road (the outbound lane only) at the curve may not actually belong to the Foundation. We believe (though unverified) that section of road is Roxborough State Park property and the Foundation has an easement to use the road. The Foundation and Board will read this and perhaps respond to the Forum regarding some additional warning signage and possibly a guardrail. Even though we may not own that section of road the Foundation might be enjoined in a costly lawsuit after an injury accident at the curve. Those of us who live here are well aware of the hazard that Dead Man's Curve presents. Those who don't live here and are not familiar with that section of road are more at risk.

QUESTION FROM N: *We need please one, clear, concise answer to the question regarding the Johnson's venue. Is it or is it not legal? Refer to Rocky Mountain News article March 6 and 7.*

FORUM RESPONSE: Dear N – Your question is in reference to private parties with live entertainment held at the Johnson’s residence on Indian Paint Run. The Foundation Board and Douglas County both reviewed the issue of the parties after receiving complaints. The Board ruled there was no violation of the covenants. Douglas County ruled there was no violation of county or state law. The parties are legal and will probably continue.

*A statement was printed in the last Forum from “T” which is reproduced as follows:
“We NEED the community building....that is why we (the HOA) have been putting aside money for the past five years! Get on with it and get a quality building built. (Submitted by T)”*

About a week ago the following comment was received:

COMMENT SUBMITTED BY B: *My response to T of the HOA. --- The comment bothers me in that if T is so determined to act on the new building, and if this exemplifies the other member’s views, are they even open to finding another solution for their office? After all, most other HOA’s our size have their committee members conduct business out of their personal houses on an all volunteer basis. We are not a huge Grant Ranch or Highlands Ranch community where the developer planned and built the community center with development dollars as a marketing expense to sell homes. Even if a few people would use the community building for events it would not be at a sufficient rate to warrant the many vacant days it would set empty. (The Forum had one other inquiry regarding whether alternatives to an office building had been explored.)*

FORUM RESPONSE: Yes, there are alternatives to spending community capital to construct an office building with a community room. There is still office space to lease at the Safeway center, about 2.5 miles north of where the proposed site of the office building is located. That site is convenient because just about everyone spends some time there now. There are also two rooms, which meet the needs of a community room located even closer. Arrowhead G.C. has a nice room and there is a room at the Firehouse, which has served us well in the past and continues to do so.

These alternatives would save Roxborough Park the \$700,000 that the building committee has capped the cost of the building and infrastructure at, which could then be used on projects to benefit the majority of the community.

Some Forum old business: *We had an inquiry, which was printed in the last edition of the Forum about the new radar speed detection device in the park currently being calibrated. In response to this inquiry “J” of the Traffic Safety Committee sent in the following response:*

Dear Roxborough Forum:

(In reply to a question related to radar technology printed in a previous edition of the Forum.)

Yes, a Board-approved traffic-monitoring device is being deployed in various locations in the Park. The Entry Building was the first location. The monitor gathers traffic flow data (vehicle count, time of day, vehicle speed) for summary reporting and analysis. Initially it was decided not to display the speed of oncoming vehicles even though data is being collected.

Later in 2006 the 'YOUR SPEED IS' display will be activated offering a gentle reminder to those of us who should either slow down, or speed up, to respect:

- Park speed limits,
- wildlife safety and pedestrian comfort,
- neighborhood livability (think 'traffic noise reduction'), and
- our fellow drivers (think of those drivers stacked up behind a slow poke... sometimes for miles).

A pleasant side effect can be expected for those who conscientiously watch their speedometer... and drive the limit. They should garner an incremental sense of self-respect... as their daily driving behavior keeps Roxborough Park safer, quieter, and more livable.

Hey, let's drive safer out there.

J

(Folks can submit traffic safety observations to RoxTraffic@msn.com and visit www.roxtraffic.org)

SUBMITTED BY A MYSTERY PERSON: *I think we should have a listing of all the singles in the community and their respective pictures, ages, and any other pertinent information...(current would be nice,) So that we can get to know each other, see if there are common interests (like maybe wanting to drive into town and do theater or dinner events, etc.) And have our own little "Match.com", wadda think, signed "pers. #.....!!"*

FORUM RESPONSE: Ahem.....I will have to give this some thought. Whoever sent this one in is very computer literate because the sender managed to maintain anonymity. I haven't a clue as to who sent this one in.

There is a possibility, slim I believe, that the Forum's address could be bombarded by single males and females sending personal information and pictures. Please don't. While my marriage is strong, I don't want to test it. Perhaps if we build a community room a wall could be reserved for singles to post their pertinent information in the hope of hooking up, preferably with another single. We could put a sign up saying, "No Marrieds Please!! – Marrieds forbidden to read any postings on this wall unless you are contemplating divorce."

SUBMITTED BY E: this was a rather lengthy question concerning excess funds accumulated by the Foundation from money not spent in prior years, and what was the Foundation planning to do with that money.

FROM THE FORUM EDITOR: At the end of 2005 we closed the Foundation books and reported that the Foundation had just short of \$284,000 in Excess Revenues over Expenditures. We believe this number will probably be reduced as there were some projects budgeted in 2005 that were not completed. Account receivables further reduce the available funds until collected. Even after accounting for 2005 budgeted money not spent (but to be spent as 2005 projects bill out) there still should be a substantial amount left over. In fact if you subtract all of the liabilities on the balance sheet from the cash we had in the bank and/or invested at year end the Foundation shows a tidy amount of about \$916,000 in excess funds. After deducting the accrued dollars for the office building project there are still funds amounting to \$456,000 left that may or may not be committed to any project. There is a rumor out that money will be taken from this uncommitted amount and used added to the money set aside for the office building. Based on the capped amount of \$700,000 for the office building and infrastructure the amount of \$241,000 would be needed to completely pay for that structure, still leaving \$215,000 for other needed projects. No doubt the board will soon share their thoughts on how the additional money should be spent with the community.

That's all for now folks. More in about two weeks. Please continue to send your thoughts, questions, comments, and suggestions to roxboroughforum@earthlink.net

Bye