

# ROXBOROUGH FORUM

## THE COMMUNITY VOICE

**April 15, 2006**  
**Volume 1, Number 4**

*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 in the Roxborough community. 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)**

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

*And now to this editions submissions from the membership:*

**Submitted by R:** *It seems very obvious that a guard rail is a NO BRAINER!!*

*Let's act before a tragedy occurs. Surely a few yards of railing can't cost that much.*

**FORUM RESPONSE:** Thank you for your comment R. I believe your comment is in reference to a submission to the last Forum about Dead Man's Curve near the maintenance building and the number of cars that have missed the curve and ended up in the deep ditch next to the road. This is one for the board to look at. It should be noted that there is a guardrail on Roxborough Drive at the foot of the hill near a board member's house. That guardrail protects property. It seems to make sense that we should have a guardrail on Dead Man's Curve in order to protect life. As you drive around our area you will see numerous other stretches of guardrail. In some cases one has to wonder why a section of guardrail was installed along a particular stretch of road.

**In the last Forum the editor asked the board if they wished to respond on the Dead Man's Curve issue. At press time the board had not responded to the Forum on this issue.**

**Submitted by P:** *I think there are empire builders in the Roxborough Foundation as there are everywhere else. And of course the next step will be to raise the assessments.*

**FORUM RESPONSE:** Thanks P, interesting observation. Your reference to “empire builders” most likely refers to the office building project committee members. I have been a bit closer to the office building issue and would like to add my viewpoint. I know all of the folks on the Image Committee and Building Committee (many actually are on both committees). These two committees are driving this project. They are all highly successful people who are strongly oriented to the betterment of our community. They have a vision of what is best for the Roxborough Park Foundation membership. Supporting this group is a number of community members who share that same vision as it relates to the office-building project. Of course, the Foundation Board is overseeing the project and no money can be spent without the approval of the Board.

One big question is whether there are enough members to carry a vote to approve construction of the office building. That vote should take place in early summer and will be preceded by an all out marketing campaign to sell the project to the membership.

Will the assessment be raised? I don't know. If raised the assessment increase will probably be related to another reason and only indirectly related to the building project. Enough money is available to almost pay today's projected cost of the building—but it will strip the Foundation coffers bare. If an emergency occurs that triggers an increase in the assessment to cover an unanticipated expense it will be blamed on the current need and not due to spending all of our money on a building. Using that scenario an argument might be made that the proposed office building could cause an assessment increase.

**Submitted by D:** *I thought that the Community Center was going to cost around \$700,000. I wasn't at the last board meeting, but I heard there was a presentation about the building and that the cost is estimated now to be almost one million dollars. And this building hasn't even gone to bid yet. Could the folks on the committee be estimating a bit high, and if so, why?*

**FORUM RESPONSE:** Thank you for your question D. The board of directors was advised last year that this project could be completed to include all infrastructure costs for about \$700,000. That was a very acceptable number. After researching further, adding on some additional needs, and consulting with architects the number has risen to around \$980,000 or by about 40%. That number will no doubt change again when the project is put out to bid. At this point I don't know why the number rose so sharply. I do know that the cost of a commercial structure can run as much as fifteen percent higher than a comparable residential structure.

**Submitted by B:** *Why should I vote for the building if I am not going to use it?*

**FORUM RESPONSE:** Thanks B. You may share this question with many other members. There may be as many as six hundred members living in Roxborough Park who never have attended a board meeting, never joined a club here, and really have no interest in community affairs. They pay their assessment, wave at the gate attendant, and take their trash to the transfer site—and that is their total community involvement. These folks will pose to themselves the same question when they are asked to vote for the office building. They will know that the Foundation has scraped together almost enough money to pay cash for the building and that is a positive. They may ask

themselves however if the money could be better spent to benefit all of the community rather than the minority of the membership who will use the building.

Let me give you a partial answer which supports the project: An office building /community center will be an attractive addition to the community and may possibly add some value to each piece of property here. At the very least it could make it a bit easier to sell a house in the community. That may or may not be a good enough reason for you to vote for the building.

At this point the editor hasn't made up his mind whether as to how he will vote on the office building issue. I am neither for it nor against it. I want to see more information before I feel I can make an informed decision. It may be a pretty good deal for the community if the whole project can be completed for less than a million. It may be not such a good deal if we wipe out all of the Foundation's cash reserves to do this project. What will we have left to meet an emergency—an assessment increase?

**SUBMITTED BY M:** *Just a question... The new radar-screening machine that is in the park... What health effects if any could it cause to the nearby homeowners that are near it? I was under the impression that the local authorities are only allowed to use such devices at a minimum. I believe I read an earlier forum member say his fuzz buster goes off constantly for about a mile, as he drives by the device. Studies have indicated that Radio waves such as these can cause cancer. Because we live so close to the rock formations and they represent their own set of problems. I.e. radon.... If this is true, I think the radar should go.*

**FORUM RESPONSE:** Good question M. Thank you. Your inquiry was referred to the Traffic Safety Committee who has sent an email inquiry to the manufacturer. At press time the committee had not received a response back. Hope to have something for you when the next edition of the Forum comes out.

**EDITOR'S NOTE:** There were numerous sightings a week ago of a partially clothed male individual observed repairing a small second floor deck next to a pergola at a local residence. One person reported he was wearing a Speedo (not verified). Some who drove by gave him the raspberry. One woman (unverified also) drove on for about 100 yards and was reported to have upchucked out the window on the passenger side of the car. Fortunately the passenger seat was unoccupied. One person commented that she was reminded of the infield at a NASCAR event. Folks, the weather is warming up and we are all working outside. Y'all be careful what you fixin' to wear out there. Thank you.

The above has been referred to the Traffic Safety Committee for approval, which is pending.

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](mailto:roxboroughforum@earthlink.net) and pass the Forum on to your friends and neighbors. We would like to increase our membership.

Bye