

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 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 two 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 K: FLASH, Important notice and imperative that you contribute your opinion! We have the opportunity to move into a new arena! Our community will be choosing an architectural firm to build us our long awaited Community center...folks, think ahead to what that will mean for all of us...Let's look towards the further in design as well as materials...we need to make a statement about ourselves, that we are a vibrant, intellectual and forward thinking group of people that are tied to the environment...the designs are there for you to vote on and it is a very small window...so get out of your gardens, get off your bicycles and take a look at what is being offered to us. Every design can be tweaked after we choose the firm. But let's go with an open mind to what will serve us going forward...

SUBMITTED BY T: Here's a hypothetical:

If there are 900 homes in Roxborough Park at an average cost of \$600,000 each; and if a community building would cause the average price of each home to increase just two-tenths of one per cent (that's .002), then the office building would pay for itself at no cost to the homeowners.

FORUM RESPONSE: Thank you both, K and T, for your comments. They are both well thought out.

SUBMITTED BY D; I just want to let other residents know that I am very concerned on how the Foundation is planning to spend our assessments. At first I heard a number around \$400,000 for the office/community center. Since at that time there was about that amount of money collected and set aside for the office/community center I was okay with it. But over the last several months I learned that the amount was up to \$700,000. I was very concerned that a small group of residents had lengthened their list of "nice to haves" items and the cost was escalating. Now I hear that the amount is around \$980,000 and I am getting some real heartburn. The Foundation has many costs that need to be covered by our assessments as well as a "rainy day fund". I think it is very important to keep everything on the radar screen and not be blinded by one project. An office building located in Roxborough Park is probably a good thing. Could it be located in the Safeway Center? Yes, I am sure that would be okay too but we would be paying rent forever there. The office would serve all residents of Roxborough Park. I can agree with this and go either way. As for the community center, I have a great deal of difficulty justifying this expense. It serves only a certain group of the residents but all residents have to foot the bill. Has anyone considered the operating costs of the community center? There are adequate facilities at the West Metro Fire Station, Arrowhead Golf Course or the Roxborough Library for the Foundation to hold meetings open to the residents and the cost would be nominal. I truly feel there are much better ways to spend \$980,000 that ALL the residents of Roxborough Park can benefit from than an office/community center combination. I just hope that before this issue goes any further that the Board and Foundation management puts this subject to a vote of the residents so they make sure they are not wasting valuable resources on a dead end project."

FORUM RESPONSE: Thanks, D. The office building/community center is the biggest issue in the minds of park residents at this time. The Roxborough Park Foundation covenants (Section 5.15) call for a vote of the membership on this issue. This vote should take place in the next sixty days.

Regarding operating costs of the new building: There is a study being done now to provide an estimate. The lease at the present office location costs the foundation about \$36,000 per year(\$3,000 per month) and this number includes utilities. If part of the cost of the new building is financed, the cost of financing will have to be applied against this amount. Add to that the utility costs (remember the outside lighting and some interior lighting will be left on at night), cleaning costs, insurance for the building and contents, security system with alarm, and reserve for vandalism repair on the outside accessed restrooms. You may find that even without the expense of financing, the building operating costs will approach what we are paying now. I am looking forward to the committee's estimate on building operating costs.

SUBMITTED BY P: It seems to me the community center is promoted by a small circle local empire builders who wish to waste everyone else's money.

SUBMITTED BY H: My question is in regard to the covenants. I have a new neighbor/builder next door to me. It has not been a good situation for the past year, during the construction. All of the neighbors are thankful that it is now over. My husband and I now have a huge home next door to us, built on the lot line, on a lot as big as a postage stamp. They have 2 German Shepherds that they keep in a make shift kennel/fence area in their back yard. I was told, by the foundation that the fence was temporary but, I wasn't given a date that it would be removed. They were also allowed to install lighting that is not in compliance with the covenants and does effect us. The Design committee approved it. Do we have any recourse? Also because he is a builder, building another home in the park, he is storing construction material along his drive way. Carpet and pad etc. It has been there for several months. If we have the covenants but, don't have to honor them, why do we have them? When I have contacted the Foundation office, it has not been very helpful . (If the person that you are contacting is even there.) Who can be contacted about these issues if it is not the Foundation?

FORUM RESPONSE: Thanks, H. Your comments have been forwarded to the Foundation office.

SUBMITTED BY F: First, thanks for the forum. While we attend board meetings and try to keep up with community news, the Forum does allow questions of the kind not addressed in Q&A sessions at the meetings because of time constraints.

We would like to continue receiving the Forum.

Now, trash. The Board is aware of the trash problem generating from new construction. We have written and called, as have our neighbors, about the unacceptable trash build up at construction sites. The trash is then dispersed (please, let's not use wind as an excuse - that's a symptom, not a solution) all over neighboring properties and into the canyon behind Hawks Nest Trail.

We have been told by Joyce that builders are required to cover their dumpsters at the close of each working day. We have never seen that happen in the 41/2 years living in Roxborough.

Question for the Forum: Why have rules and regulations that are neither followed nor enforced? Is mounting trash a good way to further Roxborough's image? Thank you.

FORUM RESPONSE: Thanks F: Your comments are being forwarded to the Foundation office also.

SUBMITTED BY R: First of all, thank you for your time to publish The Forum and work through some issues for everyone here. It is a great service.

My \$.02 on a couple of matters:

Dogs: If you will pardon the pun, one of my "pet" peeves, is dog owners who are inconsiderate and we seem to have a lot of them in Roxborough. Whether it is owners who think their large dogs should be allowed to run free at various time of the day to

do their business on other people's property including the golf course or people walking their dogs on the paths and not bothering to pick up after them, the problem seems to be growing. Loose dogs, especially large ones, chase wildlife, pollute and can generally be a nuisance to everyone. I understand the joy of having a pet and am actually a dog lover. I also understand that fencing can be a problem. However, electronic fences work very well, plastic bags are cheap, a leash is not a bad thing and training a dog is part of one's responsibility of ownership. I think that bag containers for the paths might help and might not be very expensive. Training owners might be another matter.

Speed monitor: While I am not a fan of the monitor and think it is a bit of expensive overkill, I accept its existence as part of the will of the majority (or at least of the Board). My question is its current location. I note that it seems to be placed on an uphill stretch of Rox Drive near a speed bump where everyone slows anyway. I am sure the placement was researched, but it seems there are other stretches that represent more speed and more "danger". Any inputs as to why this location was chosen?

FORUM RESPONSE: Thank you R, good thoughts. Animal control is a valid issue in the area. Please refer to Section 2 of the Rules and Regulations. This is a compliance issue. Any and all violations observed should be referred to the Foundation office.

Regarding the speed monitor, the Traffic Safety committee is employing a process of developing data from various parts of our road system. This calls for placement of the monitor in both prime and less than prime areas. One of the people selecting the placements is a traffic engineer.

The Traffic safety committee has a website, www.roxtraffic.org which will address your questions and others in the FAQ section. Look for a response regarding your submission by May 5th.

FORUM EDITORIAL: As mentioned earlier in this edition of the Roxborough Forum the office building/community room project is the number one issue in the minds of the membership. It is my biggest funding issue also and at this point the editor doesn't know how he will vote on the building project. There is no doubt that an office building with a community room would be a benefit to the community. It is the cost that causes concern. In one year the total cost has crept up from \$459,000 to the present 970,000 and this is before the building committee has received any contractor bids.

At the monthly meeting of the board last Tuesday evening representatives of three architectural firms presented their concept of how the proposed building should look when completed. Whether you plan to vote for or against the project, or are undecided, please take the time to look at their work, which will be on display at the Fire station. The dates for viewing the plans are:

Thursday, May 4, 5 to 8 PM

Wednesday, May 10, 5 to 8 PM

Saturday, May 13, 10 AM to 4 PM

Sunday, May 14, 10 AM to 4 PM

Saturday, May 20, 10 AM to 4 PM

The Building Committee has done an excellent job in bringing the project to this point. Let's take the time to view the plans before any of us make a decision on whether to fund the project or not.

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 and pass the Forum on to your friends and neighbors. We would like to increase our membership.

Bye