

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 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)

This issue comes out a little early due to the large number of submissions since the last issue.

And now to this edition's submissions from the membership:

SUBMITTED BY K: I do want to put my two cents in on the dog issue...many who move here are in this place because of the natural beauty and sounds other than yapping dogs that are even allowed to come and go through doggie doors. This is an inconsiderate noise nuisance when enjoying the time out of doors and the barking is irritating...please publish this and have owners rein in their irritating beasts so that their neighbors can pleasantly enjoy nature...

FORUM Response: Thanks K, Your comments about yapping dogs bring to mind a simple solution. There is a collar device which can be purchased at any pet store and emits a small shock whenever the dog barks. Another similar device emits an unpleasant scent when the dog barks. Both are humane and both work well to curtail barking. Caring citizens up here might be interested in researching this type of solution.

SUBMITTED BY B:

TOP 10 REASONS TO VOTE “YES” TO A NEW COMMUNITY CENTER:

1. **Community Asset -** Would add to our property values (as T. wisely pointed out at the last publication.)
2. **Pride in Community -** Most communities have community centers that they use for multi-purposes, building a sense of community.
3. **Vision for the Future -** Remember when many thought DIA was a stupid idea, and now, can you really imagine using Stapleton for all of your flights? DIA has put Denver on the map as an outstanding city, just as the new center will make a statement about Roxborough.
4. **Need for More Space -** The fire station is too small for many of our meetings, and has a depressing atmosphere. The new library, while very nice, has a surprisingly small community room.
5. **No more Wasted Rent Money -** Office space is expensive to rent and the Safeway Center has already started out as expensive. What will the rent be 10 years from now?
6. **More Office Accountability -** We have all had occasion where we need to contact office personal, and yet, frustratingly, it is hard to get through or get a call returned. With the office staff in the neighborhood community center, there will be much greater accountability and access for residents.
7. **A Place to Gather -** We will have a place where we can gather for fun events, and serve the needs of our residents. People have complained that there is nothing for teens to do out here. Perhaps, they could be allowed to use it on occasion.
8. **Affordable -** The money has been set aside for years for this project and will not impact our fees. Yes, the costs may be a bit higher than originally quoted, but the designs and changes are there for the community to see and vote on. It would be shortsighted to build a center that does not address the community needs, just to save a little money.(Shouldn't it cost at least the same as an average home out here?) That is why it is so important to come to the meetings and not rely on “hearsay.”
9. **Makes Haney Park more useable -** The accessible bathrooms and outdoor areas would make the use of Haney Park more multi-purpose for families.
10. **More Expensive in the Future -** Roxborough had the opportunity to build a center a few years back, and some short-sighted people prevented that from happening. In that short time, building costs have risen dramatically. If we do not build now, what will the costs be in the future? Can you imagine when all of the homes are built out, and the new residents ask, “Why do we need to try to cram into the fire station for meetings, and why are we paying expensive rent for far away office buildings? Where is the Community Center?”

The time has come. Let's have a vision for a Roxborough Park Community that we can be very proud of!

FORUM RESPONSE: Thank you B. You put a lot of thought into your comments. They

are appreciated.

SUBMITTED BY D: The last I heard was that the cost of the new building would be no more than \$970,000. That number had gone from below \$500,000 to \$970,000 in a few steps over a six month period. Now I notice that the cost of the building project is \$979,000. Is this what is called "creep." How much higher will this building cost go?

FORUM RESPONSE: This is new to me also. The community was advised by the building Committee that the building cost plus infrastructure would not exceed \$970,000. My thinking is that someone added in the cost of the three architects (\$3,000 X 3) who are competing for the project. If so, I'm sure this is an honest error. All architect costs are traditionally part of a project and this will no doubt be corrected back to the \$970,000 number given to the community.

SUBMITTED BY CRC (CONCERNED ROXBOROUGH CITIZEN):

I recently read that the Foundation has hired a contractor to conduct an inventory/study about the condition and needed repairs to our roads, culverts, drainage and other infrastructure facilities. This is a smart decision by the Board because our infrastructure facilities are showing age. Because of age, we are entering into a period of heavy maintenance which can be costly. The residents need estimated cost information on what it will take to keep our infrastructure in satisfactory and safe condition. This cost information should be made available to all prior to any voting on the new Community Center/Office project.

More on the Community Center/Office project. We are currently paying from \$ 30,000 to \$ 35,000 a year for office rent. The latest estimate for construction of a Community Center/Office structure is close to one million dollars. When final constructions bids come in I would bet the cost will be in excess of one million dollars. I don't think we can afford to spend this amount of money on a structure that falls into the "nice to have but not need to have" category. Also, we are debt free. It makes me VERY nervous to read that the board is considering borrowing up to \$ 300,000.00 if needed.

So that resident voters can make an educated voting decision I recommend that in addition to the ballot, which currently will only have a yes or no box with a dollar cost limit, that the following additional information be included with the ballot.

The dollar costs for annual maintenance broken out by specific line item to cover property taxes, insurance, utilities, janitorial and other costs associated with supporting a building open to the public.

There will also be a considerable cost for furniture, equipment and other items which should be listed for voter consideration.

As previously mentioned, dollar cost estimates for Infrastructure repairs should also

be reflected.

All of these items could be reflected on a voter information paper that should be included with the ballot.

If the above pieces of information are not provided to the voters, then I believe the majority will vote NO to the project.

FORUM RESPONSE: Thank you CRC. There is definitely some competition for the money currently set aside for the building project. In addition to the roads and culverts needs fire mitigation is also a strong issue in this area. The biggest question is how to spend the money on something that will equally benefit the community. The second biggest question is whether an office building/community center will benefit the community equally. Maybe the third biggest question is shouldn't we just give the money accrued for the building project back to the members.

SUBMITTED BY P: An increase in home value does NOT equate to "paying for the Community Center". I was wondering what sort of "funny money" the Foundation bureaucracy builders would come up with to try to hoodwink us into the project. The reality is: if the rec center is 1.2 million by the time of the cost over runs, that equates to an initial assessment of \$1300 a household, DOUBLING the assessment for that year. This says nothing about the cost of operating the building, which can be as high as \$8.50 a sq foot per year!

The Community Center is a project pushed by a small group of Foundation activists who wish to build it for their own purposes at the expense of everyone else. Fact: we have the fire house to hold meetings. We have the Golf Club if you want to cater a dinner. There is no data that justifies the conclusion that creating higher community assessments would enhance the value of the homes. In fact, it would be just the opposite.

There is NO earthly reason for this Community Center to be built.

PS: we just suffered a huge tax increase with the recent Proposition C. When is enough enough for the public sector empire builders? Is there no end to the taxes they wish to extract?

FORUM RESPONSE: Thank you P.

SUBMITTED BY F: We've sent a photo to board members in the past month showing one weekend's collection of builder trash. The collection was so huge that Jeff (bless him) came to our house with his pick up truck and hauled the stuff off. He then spoke

to one of the builders about the problem. Since then, other neighbors have spoken to the builder with no success.

The board will probably be weary of hearing from me. We'll see what happens.

FORUM RESPONSE: The Foundation office is undergoing a change in leadership with the departure of Joyce Garrett. If you haven't heard back from the office or the board it is possibly because of this. The Forum has submitted two other issues regarding trash to the office and hasn't heard back either.

FORUM EDITORIAL: The Roxborough Park Foundation membership will have a chance to vote on the new office building/community center project --probably in June. The vote will be for or against spending an amount not to exceed \$970,000 for the building and associated infrastructure to include grading, utility hookup costs, interior furnishings, kitchen appliances, floor and window coverings, exterior landscaping, sidewalks, parking, exterior lighting, etc., etc., etc. The \$970,000 cost is an estimate arrived at without securing bids from contractors. If the voters approve the building and the bids come in at or lower than the proposed \$970,000 price the voters will get what they voted for. If the bids come in higher than the proposed ceiling of \$970,000 the building committee will have to cut some expense to stay within the \$970,000 ceiling. That could convert to lowering the square footage, eliminating a fireplace, using cheaper construction materials, or any other way to reduce cost. If that happens the voters will not get exactly what they voted for. They will get something less. Shouldn't the vote take place after the bidding process when we will know exactly what we are voting for?

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