

# 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 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) <<mailto:roxboroughforum@earthlink.net>>*

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

*And now to this edition's submissions from the membership. First some old business:*

**SUBMITTED BY F:** In response to "R's" guardrail comments in the last issue-Dead Man's Curve is what everyone calls that stretch of road leading out of the Park. Let's leave the name intact because everyone knows the curve by that name. But if we must change the name perhaps it could be changed to, "Fatal Accident Just Waiting to Happen Curve." "R" spent time discussing the cost of the guardrail and how expensive it would be to install and maintain. "R" apparently feels that vehicles would be crashing into the barrier with some regularity when he or she refers to the cost of maintenance. Maybe we should ask ourselves, what is the value of a human life? How much would the Foundation have to pay if we lost a lawsuit? Is the Board going to put in a guardrail at Dead Man's Curve?

**FORUM RESPONSE:** Thank you F. I don't know what the board's plans are regarding the guardrail. Perhaps the board could let us know, or if nothing is planned at least let us know that.

**SUBMITTED BY N:** I really appreciate your efforts on this pub. Keep up the good work! I am in favor of the new building complex and believe it will increase our community togetherness.

**SUBMITTED BY A:** I have heard that we will have accumulated almost \$900K for the building Project by year end. How did this happen? How long did it take? I think the board treasurer should report to the community the facts about this and explain why we were over assessed. Have we skimmed on other community projects to accumulate this money? I'm voting NO on the building.

**SUBMITTED BY L:** I am opposed to the community center. Our community does not need this and our HOA does not need to own "big dollar" real estate. This was never what HOA's were created for. I would like to know how the HOA will send notice when it is time to vote on the community center. I don't want the date to slip by without the chance to vote "NO".

Comment-I used to work for a management company. I often got bids for signs similar to, except for the wording, the new sign at the guard gate. White lettering on brown back ground saying "Speed limit is 20 MPH unless otherwise posted". With heavy duty wood post, and the cost to install the sign, (this is only a guess) I'm estimating our HOA spent at LEAST \$350 on that sign. Does anyone else think that was a total waste of our money? The entire park has speed limit signs posted, 30 MPH, except at the speed bumps. Why can't the HOA take control and say NO to wasting our HOA dues.

**SUBMITTED BY M:** I have followed this thread on the proposed office building / rec. center with great interest. I am for an on-site office building / rec. center.

I think we need to view this community investment broadly, thinking and acting in the long term interest of our community. I think it has been fiscally responsible that the Foundation has reserved these dollars for a number of years, a real pay as you go approach to self governance. We are not being asked to pay all these costs at once, and the total cost of this investment will be minimized by saving many assessment dollars on interest.

Ravenna is another good reason to move forward on our own Center. The market value of any sub-division lies in its amenities. Fortunately, we have many. Think of Arrowhead, Haney Park, proximity to the state park, proximity to downtown activities while experiencing the beauty of a natural setting, a solid infrastructure and a diverse community base. Others have suggested the addition of the Center would enhance the value of all properties. I tend to agree. Watching Haney Park develop has increased its usage. Likewise, I believe that a community center will bring our community closer together.

I also think we need to anticipate the impact of Ravenna on our property values. Proximity alone will not increase our property values as some have suggested. What adds value are tangible factors, and the proposed Community Center is one factor. It is for us to chose whether to position ourselves more closely to Roxborough Village or Ravenna. Which do you think will add more property value? It's easy to say let the market pay for this investment, but like most community investments, one person's immediate value is another's person's added expense. If we took the same view as several writers have that memberships should solely support a recreation center, we would probably not fund our Fire Station nor our public schools. Why would I want to pay for staff, equipment and buildings that I or my family may never use? The answer seems clear, we live in a COMMUNITY. I will vote for the Office Building / Rec. Center as an investment in my community and the lifestyle we have chosen by living in Roxborough Park. I hope others will as well.

**SUBMITTED BY S:** Ode to Joni Mitchell: They Paved Paradise (And put up a parking lot!) I love life in our community! Most of us moved to the Park to escape suburban sprawl, lives catering to children, and over-development of land. Either we chose not to go that route in life or we've finished our family duty and moved onto the quiet and beauty of Roxborough. No, it's not necessarily family-friendly, and that's not a bad thing; It's a GREAT thing. More and more people are seeking relief and an active-adult community is COVETED. Roxborough Park may not have been conceived to be this way, and it may not be marketed this way, but there is more value to our lifestyle than is currently being given credit. You can always live in the Village if you don't like what we stand for and we can keep our community the oasis it is!

VOTE NO! I am yet another resident who sees absolutely no need for anything more than on-site offices, if at all; not a community center or recreation center. The area is already becoming too crowded and with far too many cars. We don't need an entertainment center for kids or a meeting place for a book club--not when many if not most homes are over 3,000+ sq. feet and area made for entertaining! Who will monitor and clean and repair such a center and at what additional and ongoing cost? I can see the problems already... Especially if there are bathroom facilities open to Haney Park. Everyone is aware of the development plans for the Waterton/Titan Road area, and you can expect another 17,000 homes on the BLM property to the east of Safeway as well. I wouldn't be surprised if a true Rec Center like in Highlands Ranch and Lonetree is in the future plan. There will be additional schools built. Wouldn't there be meeting rooms available there? So, why here, and why now? Too many people are being lead astray by the beauty of the beautiful renderings and the claim that such a facility will improve home values. A select group of people are promoting an \$800K-\$1M building expenditure for another facility although few residents use the existing Arrowhead facility-- and it's beautiful, convenient, and available! (Why haven't there been discussions about adding onto this existing facility? Is it possible?) Where's the common --as well as business-- sense in any of this? I implore everyone to vote NO to this plan.

Question: Has anyone gotten some of our resident Realtor's take on what will improve Roxborough Park's home values? When will we see the same or better appreciation of metro-Denver? AND WHY DON'T WE? In addition to improving our current lifestyle here, isn't that what we should be focusing on? Will a meeting room/rec center be the best investment? I sincerely doubt it.

What improves home value is a well-maintained and well-managed community. Before we get to the add-ons, let's address the immediate needs. Road improvements. Fire mitigation. Beautification. (There are 2 dying or dead trees immediately upon entering the community. Why haven't they been removed and replaced?) People don't typically buy a home based on community amenities. They fall in love with a house in the community. What's critical is the upkeep of our aging community with homes over 20 years old, some of which are in dire need of landscaping, painting, etc. With Ravenna entering our market, we need to recognize where our wear and tear is showing. How about needing a safe environment (that's for all you chronic speeders out there!). How about improving the aesthetics of the outhouse --oops--I mean night guardhouse, as well as the main guardhouse which looks a shambles upon entering our beautiful community. These, along with the architecturally uninspired mail pods, could be upgraded with stone facing. I think the real answer to many of our concerns and issues is to hire a management company to run the Roxborough Park Community. We should employ PROFESSIONALS to work with the Board so that personal agendas and emotions are kept in check.

Another Question: What are the rules and regs about allowing bikes, motorcycles and cars to just ride through our neighborhood? What is the community's liability if a car hits a bike rider? What's the point of living in a gated community with security if we allow total access to

everyone anyway? If someone wants to look at real estate, have a list of Realtor's available at the gate. They can call someone on their cell to meet them, or return at a later date. As for me, I would prefer to not have the traffic, unnecessary noise and wear and tear of motorcycles on joy rides, How about you?

**FORUM RESPONSE:** The hottest issue in the Park is still the office-building project. Thank you one and all for your comments both pro and con. Regarding the question about non-residents sightseeing on bikes, motorcycles, etc. Please contact the Foundation Office with your question.

**SUBMITTED BY B:** Although I always pick up after my dog, I think it would be a good expenditure of Foundation Funds to install doggie waste bags and waste receptacles on all of the paved trails in the park. Not only would this make it more convenient for our neighbors to pick up after their dogs, but also the receptacles could be used for every day litter, keeping our park clean and fresh.

**FORUM RESPONSE:** Thanks B. Good thoughts. The Foundation Board of Directors receives the Forum. Perhaps they will look into the idea you surfaced.

**SUBMITTED BY E:** I want to address the real estate sign issue. As you probably know, there was a meeting with Dave Jones and Lloyd Whittall, and the Realtors that do business in the area. At that meeting we all agreed to follow the new rules and regs concerning real estate signs. The agents who didn't attend (mostly agents that don't do much business in the Park) are still not complying, and the Foundation has done nothing to enforce the rules for the signs in violation. So of course, some agents who did attend the meeting have gotten fed up with the lack of response from the Foundation and have started violating the rules again. I know with Joyce leaving and many board members being on vacation, etc., that the issue hasn't been addressed as quickly as it could have been. I believe that in order to get everyone to comply, the board needs to establish a stiff fine for violators, and the word needs to get out to the population that as of now, the homeowner is the one who gets fined for sign violations. In addition to the fine to the homeowner, the board should fine the Realtor also. These fines should be substantial so no one ignores them. We are following the rules and our listings want to know why everyone else has signs on Roxborough Drive!? Can you print the rules and regs page with the rules for the sign placement, color, and size, of residential real estate signs on The Roxborough Forum page?

**FORUM RESPONSE:** Thank you for your comments. Here is, as you requested, the Rules and Regulations stipulate:

1.0301 Real Estate For Sale or For Rent Signs - Signs advertising the sale or rental of real estate are permitted subject to the following conditions: 1) Signs shall not exceed 18" X 30" and the background or body of the sign shall be painted Oxford Brown (Olympic paint) or equivalent with white lettering. Single-faced signs shall have the back painted Oxford Brown. 2) No tag signs or toppers are permitted which extend beyond the 18" X 30" sign face. 3) Only ONE double-faced sign, placed in the front yard of a Residence (or in the front window of a unit without a front yard), is permitted per lot. 4) SOLD or UNDER CONTRACT tags may be placed on the sign face (Colors for such tags are NOT limited to white on brown.) 5) Sign information may include only the name and telephone number of the agent, real estate firm, Owner and building company. 6) Signs must be removed within 10 days after the closing or the expiration of the listing. 7) Signs shall be installed so that the top of the sign is no higher than 3.5 feet off the ground and at least 4 feet from the edge of the roadway. 8) All signs shall be installed in black or brown metal frames and posts. 9) Brochure boxes shall be either black or brown.

1.0302 Open House Signs Regulations - Open House signs shall not exceed 18" X 30" in size and may be placed only as follows: one directional sign on Roxborough Drive or Roxborough Drive North at an intersection with a street that leads to the location of the open house and, thereafter, directional signs at intersections from that point to the property. One sign may be placed on the property. For those properties that are more than one mile from the main entry building, additional directional signs along Roxborough Drive may be placed at one mile intervals. Signs may be displayed only when an agent is present on the property. Colors are NOT limited to white on brown. No attachments to open house signs are permitted, including but not limited to, balloons, banners, or streamers. Any signs placed in violation of these guidelines are subject to removal by Foundation employees or other individuals who have been specifically designated by the Foundation to remove these types of signs.

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

*Bye*