

Roxborough Park Foundation

A unique residential community, committed to living in harmony with nature.



Volume 5, Issue 1

January 22, 2010

FROM THE PRESIDENT—GREG LIPTAK

gliptak@roxborough-park.com



The second discussion of traffic and traffic safety issues in Roxborough Park is scheduled for **Tuesday, Jan. 26**, beginning at **6:30 PM** at **The Community Center**. Mark your calendars for this important session. On Jan. 14, we took an **"outward"** look at this issue, featuring representatives from the Douglas County Sheriff Department, County Traffic Division, our private security service and our law firm, HindmanSanchez.

We now have a much clearer idea of what a Homeowner Association can and cannot do under current Colorado law and regulation. On Tuesday night, we take an **"inward"** view. We will begin with a report on the two **Member Surveys** conducted last year, followed by an overview of current and past **traffic monitoring data**. Then, **our Members will have an opportunity to speak**. If a Member wishes to have a formal position on the Agenda, please send an email to Trudy: tpeterson@roxborough-park.com. Members

who choose not to be on the formal Agenda will have an opportunity to speak during the course of the meeting. This second "fact-finding" session will be beneficial to our community. **I urge you to attend.**

FROM THE VICE PRESIDENT—HERB LIVINGSTON

hlivingston@roxborough-park.com

This is to announce a special lecture and interactive demonstration of Tai Chi by Joe Brady and Jacqui Schumway planned for March or April, 2010, at the Roxborough Community Center. Look for more details in the February 2010 Echoes, with an invitation for you to express your availability during March and April. This presentation is being sponsored by Herb and Cindy Livingston. A regularly scheduled class, sponsored by the Livingstons, may develop later if there is sufficient interest. Joe Brady and his wife, Jacqui, are Directors of the Tai Chi Project and TCM College of Sports Medicine of Denver, Colorado. They have been leading specialists in aging and physical activity for over 25 years. Joe is a licensed clinical acupuncturist and Traditional Chinese Medicine Practitioner and graduated from the Colorado School of Traditional Chinese Medicine. Jacqui specializes in preventive and rehabilitative exercise through physical education and graduated from the University of Northern Colorado. Just what is Tai Chi? People of all ages study T'ai Chi to relax under stress, to look and feel younger, and to improve abilities in a wide range of physical activities.



For centuries the ancient art of Taijiquan (T'ai Chi) has managed to acquire and maintain some of the highest levels of physical activity compliance in the world. With an estimated 100 million practitioners in China alone, Taijiquan is currently the most popular form of organized physical activity in the world. T'ai Chi is intended to be an exercise form that you can maintain as a life-long practice. It can be strenuous exercise, or slow, meditative movement. It can be practiced almost anywhere, and can be integrated into almost any lifestyle. People of all ages can use T'ai Chi to improve strength, balance and flexibility. None of us is getting any younger. The sooner you get some exercise, the better. By investing a little time in training, you can learn a comprehensive and enjoyable exercise that you can do for the rest of your life - anytime, anyplace - without expensive equipment. All you need is your mind and your body! As Joe Brady says, "He who waits 'til the 11th hour to take care of his health, usually dies at 10:59." If you would like more information, please contact Herb Livingston at hlivingston@roxborough-park.com, herblivingston@comcast.net, or call 303-904-3993. For more details about Joe and Jacqui, go to <http://www.taichidenver.com>



Come see what the mind/body secrets of T'ai Chi can do for you!

Roxborough Park Foundation
A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

FROM THE GENERAL MANAGER—TRUDY PETERSON
tpeterson@roxborough-park.com



Rules Reminders

There have been a couple of instances recently where lessees of property within the Foundation were alleged to be occupying properties in non-compliance with Foundation regulations. Following is the Section in the Amended and Restated Protective Covenants for Roxborough Park that addresses what a Member must be aware of when leasing their property.

If you are an owner anticipating leasing your property please review the Governing Documents to make sure you are in compliance with the Regulations addressing the leasing of such property. If you are a lessee please obtain, if you are not in possession of, our Governing Documents to insure you are aware of and in compliance with all our Regulations.

Section 5.5 Leasing and Occupancy. Any Owner shall have the right to lease or allow occupancy of a Lot, Unit, Commercial Area or Project Area, upon such terms and conditions as the Owner may deem advisable, subject to restrictions of these Protective Covenants, subject to restrictions of record and subject to the following:

- (a) No Lot or Unit shall be occupied or leased except under the terms and conditions set forth in the Protective Covenants and the Rules and Regulations. Each Lot, Unit or Project Area shall be occupied and used by Owners, their families, their guests, occupants or lessees for residential purposes only, except as may be provided by the Protective Covenants.
- (b) Owners shall be responsible for the actions and/or violations of their guests and lessees, and the lessee's guests. Owners shall provide a copy of the Protective Covenants and any rules and regulations to each lessee at the time the lease is executed.
- (c) Each Owner is strongly encouraged to conduct full background checks, including credit and criminal reports, for each lease applicant.
- (d) All leases must be in writing, for a term of not less than six (6) months and must be signed by all occupants over the age of eighteen (18). No lease may be for less than the entire Lot, Unit or Project Area. Every lease must include the following:
 - (i) A statement that the lessee has received a copy of the Protective Covenants, the Bylaws and any Rules and Regulations, that the lease is subordinate to the Protective Covenants, the Articles of Incorporation, the Bylaws and any Rules and Regulations, and that lessee agrees to comply with same.
 - (ii) An affirmative covenant of the lessee providing that failure by the lessee or the lessee's guest to comply with the terms of the Lease, the Protective Covenants, the Bylaws, the Rules and Regulations, Douglas County or Colorado statute shall constitute a default by Lessee under the lease.
- (e) Each Owner who leases his Lot, Unit or Project Area shall provide the Foundation, upon request, a copy of the current lease and tenant information including names of all occupants, vehicle descriptions including license plate numbers, and any other information reasonably requested by the Foundation or its agents.
- (f) All Owners who reside at a place other than the Lot, Unit or Project Area shall provide to the Foundation an address and phone number(s) where the Owner can be reached in case of emergency or other Foundation business. It is the sole responsibility of the Owner to keep this information current.

Roxborough Park Foundation
A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

FROM THE GENERAL MANAGER—TRUDY PETERSON (Cont'd.)
tpeterson@roxborough-park.com

(g) An Owner may be requested by the Board to evict any lessee who has committed more than two (2) violations of any of the provisions of the Protective Covenants or any rules and regulations. Notwithstanding this provision, an Owner shall immediately evict any lessee who commits, or whose guest commits, any act, or series of acts, which endanger the life of any person, or who willfully and substantially endangers any Common Area or other property pursuant to the provisions of Colorado Revised Statute § 13-40-107.5. If an Owner does not enforce the terms of this subsection (g), the Board shall have the authority to do so. If the Foundation requests that the Owner evict the Owner's tenant based on the terms of these Protective Covenants, and the Owner fails to commence such action within thirty (30) days of the date of the Foundation's notice, the Foundation may commence eviction proceedings. Upon failure by the Owner to comply with the Foundation's request to evict, the Owner hereby delegates and assigns to the Foundation, acting through the Board, the power and authority to evict the lessee as attorney-in-fact on behalf of and for the benefit of the Owner. If the Foundation evicts the lessee, any costs, including, but not limited to, reasonable attorneys' fees actually incurred and court costs associated with the eviction shall be an Assessment and lien against the Lot, Unit or Project Area.

(h) Notice of violation may be sent to the lessee in addition to the Owner of the Lot, Unit or Project Area. The Owner will be held solely responsible for all fines incurred for violations by lessees.

(i) Leasing for Commercial Areas or the Golf Course may be restricted as set forth in the Rules and Regulations.

ART COMMITTEE
art@roxborough-park.com

The Art Committee of Roxborough Park Foundation Presents—The Lights of Winter Photography Exhibit will be held from February 14 to March 26, 2010 in the Roxborough Park Community Center. Opening Gala Reception: February 14 from 3-5 pm. Resident Photographers are cordially invited to submit their work for this juried exhibit by February 5, 2010. We encourage you to invite your neighbors to join us in experiencing the beauty of the season around us!! Contact: art@roxborough-park.com for your work and show details. All submissions are due February 1st and must be framed and ready for hanging utilizing picture wire on the back. Additionally, The Lights of Winter DVD, Frank Blatter, which is playing in the foyer of the Community Center is available for \$15.00; please contact The Art Committee for purchasing details.



Are you interested in having your child paint flower pots, learn to crochet, or make little do-dads, in other words have an activity on a Saturday or after school for an hour to an hour and a half? Please email us through art@roxborough-park.com and let us know your level of interest so that we can set up some classes; details to follow if there is enough interest. Thanks!

ANNOUNCEMENTS



Arrowhead Golf Club - May is National Stroke Awareness Month! Please join us at Arrowhead Golf Club for a stroke/heart health screening on Monday, May 3rd. Watch our website and bulletins for more information or log onto www.lifelinescreening.com. To pre-register please call 800-324-1851 and ask for your \$10 wellness discount with Source Code: HSC3584. **FACT:** Per the American Heart Association each day nearly 2,400 Americans die from some form of cardiovascular disease. That's an average of one death every 37 seconds. This disease is preventable and with the use of painless ultrasound technology, easy to detect. Please join us at Arrowhead Golf Club for a heart health screening on Monday, May 3. Call 800-324-1851 to reserve your appointment today. Take \$10 off with code HSC3584. Be proactive - not reactive.

Roxborough Park Foundation

A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

ANNOUNCEMENTS (Cont'd)



Roxborough Area Historical Society - will be hosting the following events this spring:
Thursday March 25, 2010 - 7 pm at the West Metro Fire Station. The Roxborough Area Historical Society will host historian Lee Whiteley speaking about the early pioneer trails which traversed Douglas County. Please contact roxhistory@q.com or 303-973-8622 for reservations.
Saturday, May 22, 2010 - The society will host a tour of the Cherokee Ranch and Castle with a special additional presentation on the Santa Gertrudis cattle operation. The cost will be \$20 per person. Members of the society will receive first priority for reservations. Please contact roxhistory@q.com or 303-973-8622 for details.

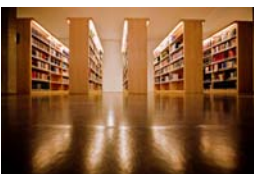
Roxborough State Park - Fountain Valley OLOGY Hike- Winter on Saturday, February 13 at 12:30 p.m. Join Volunteer Naturalists Lila and Peter Laux as they walk (or snowshoe) the Fountain Valley Trail and overlooks (2.2 miles) to point out and discuss the interrelationships of geology, biology and ecology in a winter setting along this popular trail. Parks pass required to enter park. **Reservations are required, please call 303 973.3959.** **Art Class at Roxborough - Drawing: Shading of Forms on Tuesday, February 16 from 10:00 a.m. – 2:00 p.m.** Learn how to capture the beauty of Roxborough's buildings, landscape, and foliage using a variety of techniques. **Please call 303 973.3959 to register and to obtain a materials list. Every Hike is a GREAT one at Roxborough State Park! Saturday, January 30 at 1:00 p.m.** - Join Naturalist Deb Wright for a hike up South Rim Trail. **Reservations required, call 303 973.3959.**



Douglas County - Douglas County Sheriff David A. Weaver is very excited to break ground on the new Sheriff's Office Substation, which will bring many government services to the citizens of Highlands Ranch. The ceremony will be on Monday, January 25th at 12:30 pm. The site is located at southwest corner of Ridgeline Blvd and Highlands Ranch Pkwy, just east of the RTD lot.

Douglas County Sheriff—Partners with CrimeReports to Launch New iPhone Crime Map. Douglas County residents can now take their neighborhood crime map with them wherever they go. The new iPhone application will provide citizens with local crime mapping and national sex offender data.

The Douglas County Sheriff's Office already publishes their crime data on the National Crime Map at www.CrimeReports.com and is now making that data even easier to access through the CrimeReports iPhone app. The link is also available on the Sheriff's Office website, www.dcsheiff.net, under the Crime Statistics link.



Douglas County Libraries—February 2010 Calendar of Events. All events are FREE, unless otherwise noted. For more information, or to register for a program, go to our website at www.DouglasCountyLibraries.org, call 303-791-7323, or visit your local library.

Denver Water—Cheesman Reservoir will be closed to visitors beginning Jan. 1, 2010, as Denver Water makes essential upgrades to the dam, which was built in 1905. The reservoir is scheduled to reopen May 1, 2011. For more information about Cheesman Reservoir, visit www.denverwater.org/Recreation/Cheesman.



Roxborough Park Foundation

A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

ANNOUNCEMENTS (Cont'd.)



Roxborough Water and Sanitation District - is looking forward to 2010! Check out our new and updated website at www.roxwater.org. We have worked hard to provide information about the District for your convenience. There is updated information on projects, billing, future plans and much more. Let us know what you think! Be sure to keep your fire hydrants clear of snow throughout the winter months so that they are accessible to the Fire Department. Keep your meter clear of snow, landscaping and debris as well. Be sure to keep an eye on possible frozen pipes! As the spring weather starts to warm us up, it can be a problem for pipes that have been frozen, especially if the water service has been discontinued for an extent of time. Frozen pipes break when they begin to warm and can cause water leaks in your home. If this occurs, shut the water off at the master valve inside your home before you make repairs. The District is busy completing the water line loop at the area near Rampart Range Road and Roxborough Park Road, which will strengthen water service throughout the District. Thank you to all of our customers! We appreciate the opportunity to serve you!

The Douglas County Board of Commissioners—is helping the Douglas County School District solicit participation in a community survey. The survey is intended to collect community feedback that will be used by the Douglas County School Board of Education, the District Advisory Council and the Douglas County School District as it evaluates the best use of its resources. A Community Survey is currently underway and is open to the public. This survey is intended to collect valuable community feedback that will be used by the Douglas County School Board of Education, the District Advisory Council and the Douglas County School District as it evaluates the best use of its resources. The District will need to make significant reductions to the budget due to the Colorado state budget shortfall. Because many difficult choices lie ahead for the District, your input will allow the District to take into account the community's perception on many key areas. The survey is available on the DCSD website or you can click here. Please complete the survey by Wednesday, January 27. Additional information can be found on the Budget Reduction Information page of the District website <http://online.dcsdk12.org/moodle/course/view.php?id=4022&edit=0&sesskey=nM7iDJZV9>.

OUR BOARD

<i>Greg Liptak</i>	<i>President</i>
<i>Herb Livingston</i>	<i>Vice-President</i>
<i>K C VanNiman</i>	<i>Secretary</i>
<i>Dave Thomas</i>	<i>Treasurer</i>
<i>David Irwin</i>	<i>Member-At-Large</i>

<i>gliptak@roxborough-park.com</i>
<i>hlivingston@roxborough-park.com</i>
<i>kvanniman@roxborough-park.com</i>
<i>dthomas@roxborough-park.com</i>
<i>dirwin@roxborough-park.com</i>

OUR STAFF

<i>Trudy Peterson</i>	<i>General Manager</i>
<i>Mark Gordier</i>	<i>Design Review & Compliance Coordinator, Acting Maintenance Supervisor</i>
<i>Taralee Distel</i>	<i>Bookkeeping</i>
<i>Kate Kane</i>	<i>Administrative Services</i>

<i>tpeterson@roxborough-park.com</i>
<i>drc@roxborough-park.com</i>
<i>maintenance@roxborough-park.com</i>
<i>accounting@roxborough-park.com</i>
<i>admin@roxborough-park.com</i>

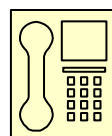
**ROXBOROUGH PARK FOUNDATION
6237 ROXBOROUGH DRIVE
LITTLETON, CO 80125**



Office Hours

7:30 a.m. – 4:00 p.m.
Monday – Friday

Closed for Lunch
Noon – 1:00 pm



Phone
Ph: 303-979-7860
Fax: 303-979-0624

Roxborough Park Foundation
A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

AGENDA
ROXBOROUGH PARK FOUNDATION
BOARD OF DIRECTORS MEETING
REGULAR MEETING

ROXBOROUGH PARK COMMUNITY CENTER

Tuesday, January 26, 2010

OPEN SESSION: (Begins at 6:30 p.m.)

Homeowners Open Forum begins at 6:30 p.m. before the Call to Order.

- I. CALL TO ORDER
- II. REPORTS
 - a. Board Reports
- III. ADDITIONS TO THE AGENDA
- IV. FOUNDATION BUSINESS
 - a. Traffic and Traffic Safety Issues
 - i. Foundation Presentations
 - 1. Introduction – Greg Liptak
 - 2. Historic Perspective – Trudy Peterson
 - 3. Overview of Traffic Data Collection – Mark Gordier
 - 4. Overview of Survey Results – Herb Livingston
 - ii. Scheduled Member Presentation (in alphabetical order by last name)
 - 1. Audrey Brodt
 - 2. Jeanne Hayes
 - 3. John Miller
 - 4. Dan Reid
 - iii. Member Questions and Answers
 - iv. Review and Wrap Up – Greg Liptak
- IV. ADJOURNMENT

Roxborough Park Foundation
A unique residential community, committed to living in harmony with nature.

Volume 5, Issue 1

January 22, 2010

AGENDA
ROXBOROUGH PARK FOUNDATION
BOARD OF DIRECTORS MEETING
REGULAR MEETING
ROXBOROUGH PARK COMMUNITY CENTER
Wednesday, January 27, 2010

OPEN SESSION: (Begins at 1:00 p.m.)

Homeowners Open Forum begins before the Call to Order

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
 - a. Minutes of the December 15, 2009 Regular Session
 - b. Minutes of the January 14, 2010 Special Session
 - c. Ratification of Items Considered Outside Regular Board Meeting
 - i. To approve the HindmanSanchez contract for 2010 using the retainer arrangement for general legal council and the traditional method for collections;
 - ii. To approve the “Light of Winter” art exhibition protocols as amended to allow the Art Committee to proceed with a February art exhibition;
 - iii. To approve a confidential personnel matter
- III. ADDITIONS TO THE AGENDA
- IV. FOUNDATION BUSINESS
 - a. Compliance Issue – 2.040 Pet Control Required, 2.050 At Large Pets and 2.070 Removal of Pets – Lot 264 RD
 - b. Request for Lot Line Vacation – Lots 287A-1 and 287A-2 RD
 - c. John Miller – Traffic Information for the BOD
 - d. Request from the Art Committee for approval of the Gallery System for the meeting rooms
 - e. Request for exception to ACH rules to allow ACH payments for quarters 3, 4 and 5 – Lot 285 RD
 - f. Request for exception to ACH rules to allow ACH payments for quarters 3, 4 and 5 – Lot 351 RD
 - g. Request for exception to ACH rules to allow ACH payments for quarters 3, 4 and 5 – Lot 316 RD
 - h. Request for exception to ACH rules to allow ACH payments for quarters 3, 4 and 5 – Lot 140 SH
 - i. Request for exception to ACH rules to allow ACH payments for quarters 3, 4 and 5 – Lot 358 RD
 - j. Request for special payment arrangements due to hardship – Lot 225 RN
- V. ADJOURNMENT