



Sanctuary Sentinel

For and About the Sanctuary on the Park Community

January 2012 - Visit our web site at www.dcmi.com/onthepark/sanctuary.htm

2012 Budget, Dues Increase Approved at Annual Meeting

Deficit spending needs to be curbed. More revenue is needed. A fresh face joins the team after the president leaves as her term ends. Infrastructure will be costly to maintain.

Does that sound like Washington? Not this time. That's what we heard at the Sanctuary Homeowners' Association annual meeting Jan. 26.

An agreeable membership approved increasing monthly dues from \$165 to \$180 a month starting Feb. 1 and elected Lindsay Atkinson, 6243 S. Blackhawk Ct., to a three-year term on the board of directors.

Our HOA isn't made of money. Dale Jensen, treasurer, said the HOA escaped a dues increase last year, thanks to an infusion of \$5,100 from our operating checking account to make the budget. In 2012, the budget projects a net HOA income of \$60 after transferring \$25,830 to the reserves account. In other words, we're back to a pay-as-we-go budget this year. How long before another increase, a resident asked? "I have no idea," Dale said. "I'm hoping it will last a couple of years. I don't know. I'm hoping it will."

Why is there so much money in the reserve account (now at \$216,508), a resident asked? An outside firm determines the amounts to be set aside for capital maintenance and improvements. It's an "engineering guess," he said. The "big driver," Dale said, is the cost of our private streets. It's the largest of 17 items in the account and about half of the reserve needs. Sometime in the future the street will need an asphalt overlay that would cost \$163,000 in today's dollars. The board projects spending \$7,600 this year on an asphalt seal and crack fill on the streets depending on a close inspection whether and to what extent they're needed.



President Muriel Leff and Treasurer Dale Jensen discuss our financial details before the homeowners' association annual meeting began.

Couldn't we give the street to the city, someone asked? That's not feasible, Dale and others said. "Once it's a private street we're stuck with it," Dale said. If it were a public street, he said, the reserve account would be half of what it is. The plan is to use \$21,019 of reserve-account funds this year on streets, landscaping improvements to the Jordan/Maplewood and Caley/Jordan corners (\$7,925), sprinkler timer-clock replacement at individual homes (\$3,919 but that's subject to needs at \$350 each) and split-rail fence replacement (\$1,575). The bottom line: increases happen, sort of an eat-your-peas thing.

One of the biggest changes in 2012 will be in our landscaping service provider. Brickman Group, previously engaged for that work, will be replaced by the highly recommended GroundMasters Landscape Services for grounds maintenance at about \$2,000 less. Muriel Leff, now president; Peggy Harrison, Grounds Committee chair, and Dale voiced unanimous criticism of Brickman Group.

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Compassion, Criticism Mark 'Horrible' First '12 Snow Job

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Their complaints were lack of supervisory oversight, unresponsiveness to complaints and poor workmanship. Brickman will continue to plow and scoop snow this year, despite Peggy and Muriel's frustrations with its performance this past snowstorm. "Horrible," Muriel called it. For instance, the plow driver made three passes across the lawn of Bob and Sandy Hill, 6196 S. Carson St., all the way to the picket fence, causing damage. Nonetheless, the Hills provided food and water for the tired guys working on their driveway. The initial shovel crew showed up after working something like 18 hours and shuffled around in almost a catatonic state until reinforcements arrived. Peggy was up all night directing the removal.

Our common-area water bill ended about \$3,300 under last year's \$9,000 budget, thanks to vigilance among residents about waste. That item was budgeted at \$7,500 in 2012. Dale asked us to be sure to call Caron Realty, our management company, or Muriel if you see sprinklers going bonkers.

Homeowners approved plans for entrance improvements. The Jordan/Caley corner rip-rap rocks were removed and the area seeded to grass last year; however, drivers who really didn't believe dead-end signs have made U-turns through the area. Boulders and taller grasses will be added to deter further damage. Three Austrian pines have been added to the Maplewood and Jordan corner and a variety of plants will be added in spring—daisies, grasses, a boulder and several mugo pine trees.

Problem Solved: You Can Now Access Sanctuary Website with Firefox Browser

Sam Searcy is dedicated to maintaining our community's website and does an amazing job, providing up-to-date content with photos, handyman recommendations and documents of all kinds. Recently Sam needed to fix a problem: The site inexplicably stopped opening in Firefox, the Mozilla internet browser. Microsoft's Internet Explorer worked perfectly. Soon enough, Sam fixed the Firefox problem. It again can be viewed with Firefox. Where's the website?
www.dcmi.com/onthepark/sanctuary.htm.

Message from the President

By Muriel Leff



Dear Sanctuary on the Park Homeowners,

Happy New Year! I hope you all had a wonderful holiday season.

I look forward to serving as your President for 2012. As I said at our annual meeting, I love living in the Sanctuary, and through my time on the board, I have had an opportunity to meet most of the wonderful neighbors

who live here. I look forward to making the acquaintance of those of you I have not had a chance to meet.

I want to welcome our newest board member, Lindsay Atkinson. She will begin her three-year term as vice president of our board. Dale and I are looking forward to serving with her. I think it's important to continue to add new energy to our committees and board and so appreciate Lindsay's willingness to run and serve in this position.

Thanks to all of our volunteers who are currently serving on committees. Please consider getting involved and joining a committee should you have some extra time on your hands. Contact one of our committee chairs if you'd like to join the Grounds (Peggy Harrison, chair), Design Review (Ann Nelson, chair) or Social (Lou Palley, chair) Committee. We always welcome new people.

If there is anything you need from me or would like to share with me, please don't hesitate to contact me via e-mail at muriel.leff@gmail.com or by phone, 303.690.2939.

I am looking forward to another great and productive year in the Sanctuary.

Lindsay Atkinson Elected to HOA Board

Lindsay Atkinson, 6243 S. Blackhawk Ct., was elected to serve a three-year term on the HOA board at the Jan. 26 annual meeting.

Lindsay and her husband, Aaron, live next door to our president, Muriel Leff. She will be the vice president of the association. Aaron moved into our community four years ago. Lindsay joined him in marriage and home two years ago. Lindsay says she loves living in Sanctuary. "Our neighbors are all tremendous and we love the friendly faces and proximity to the park." It wasn't exactly love at first sight though. Her first reaction? So far away. She grew up in Bonnie Brae in Denver.



Her only mild complaint now is she wishes there were more folks in their age bracket. Wishful thinking in that she finds the floor plans may not work well for people with young children.

In Lindsay's other life, she is an executive assistant in the retirement strategy group with the Janus Capital Group – assisting the team with such responsibilities as scheduling conferences, budgeting and presentations. In a prior job, she was with an agency placing nannies. She also served on the board of The Gordian Fund for five years. She has a B.A. degree in sociology from Metropolitan State College. Her lifetime ambition was to be a teacher, but changed direction when the thought of CSAP turned her off to education

Aaron and Lindsay have two dogs, one a five-year-old Great Dane named Bismarck and the other a seven-year-old Australian cattle dog named Tilly.

In introducing herself at the HOA meeting, Lindsay said, "I'm good with conflict resolution." That brought some rueful laughs.

This 'n' That

Dead End Means?

Three signs say "no exit" or "dead end" as drivers turn north on Jordan and drive past Sanctuary. Someone couldn't read them one January night thinking maybe they said "end dead." A vehicle hit the gate across Jordan at the entry to the park. The mangled gate was at least 50 yards into the park. The impact made quite an impression on the gate, now rehung loosely across the road. Peggy Harrison suggested that Centennial needs to put a speed bump on Jordan somewhere north of Maplewood.

Unleashed Dogs

Um. Make that prairie dogs. Stan Massey, who along with Linda, is a member of the Grounds Committee, reported at the annual homeowners meeting on efforts to control prairie dogs on our common area. At least one has returned and needs to get her affairs in order. Meanwhile, Cherry Creek State Park folks have done their best for now with two whatever-they-do things to control the population and will do two more when weather permits. The goal is to keep the prairie dogs west of old Jordan Road.

Attaboys and Attagirls

Many of our neighbors who have added to our "unique neighborhood" (Muriel Leff's well-chosen phrase) were recognized by committee chair people at the annual HOA meeting. The list is long, and undoubtedly longer than the people mentioned here. Peggy Harrison's list included Linda Massey for her work obtaining dog-do-do signs at Lake Sanctuary, husband Stan for his coyote monitoring, Steve and Ann Jeffries for their prompt report of sprinkler difficulties, Carol Race for reporting the Jordan gate crashers, Ed and Debbie Hawkes for their response to rabbit damage to sprinklers, Geoff Race for assisting in surveying neighborhood tree issues and Mary Lou Klein for allowing use of her water all summer to keep the Tan's lawn alive. Neighbors collected money to help reimburse Mary Lou.

Real Estate News

The former home of Benson and Ada Tan at 6213 S. Blackhawk Ct., the foreclosed home, was recently sold by Bank of America to an investor for \$282,000. The investor upgraded the home's interior including granite and wood flooring and now offers it on the market for \$403,900. Our HOA has a \$1,800 judgment against the Tans for unpaid dues and other costs.

Aircraft Noise? Don't Waste Your Time Complaining About It

Over the past year, the tranquility in our sanctuary near the park has been interrupted on occasions by repeated noisy circles of a vintage World War II P-47 fighter plane.

One of our citizens – the sometimes cranky editor writing this tripe – decided one summer day to address a complaint to the Centennial



An example of a World War II P-47.

Airport noise administrator, a guy named Todd. That's where the plane apparently is housed.

Why would the airport have a noise-complaint process if it allows these relics to make this racket, your editor asked (much nicer). The answer was: 1) The pilot was training his touch-and-go landings and 2) the plane was above 1,000 feet. That must make it okay. For what war was the pilot training, the editor said to himself? We won't be fighting with any P-47s. On the other hand training could be a good thing if the pilot doesn't know how to land the darn thing. And with that the noise continued.

Then at 7:30 a.m. on Sunday, January 7, we again were noise attacked for about an hour. So I sent Todd another complaint and asked, nicely again, why these kinds of planes couldn't fly over the somewhat uninhabited plains southeast of here or be sent to the Front Range Airport northeast of Aurora? Ah, gotcha. Not quite. "Unfortunately," he said, "the airport is unable to require that an aircraft operate at another airport."

By Jim Banman

Welcome New Neighbors: John, Valerie, Dominic

John and Valerie Edgerly, along with Valerie's father, Dominic Romano, are our new neighbors at 6230 S Carson St. Theirs was a very short-distance move from just on the other side of Parker Road in Piney Creek. They have one son, Brett, a Regis graduate, who attends CU in Boulder. Dom and Valerie are Colorado Springs natives, and John lived in the Springs while his Air Force

officer father was stationed at the Academy. John works for Trinchero Winery in Napa Valley, CA. In the past he traveled almost every week but now he will be staying in Colorado the majority of the time.

He is an avid golfer! Judging from the weather station he's mounted on a nearby fencepost, he's also an avid meteorologist. Dom is a retired businessman and at 92, he still enjoys an occasional game of golf, bowls in a weekly league, and loves to read. They have been entertained by the wildlife in the park just outside their living room window, including a very large male pheasant in one of their trees. They also enjoy the mountain lifestyle at their cabin in Park County which they visit whenever they have free time. John and Valerie were able to attend the annual meeting last week, so they are getting to know some of us. The neighborhood ladies are looking forward to introducing Valerie to Bunco next month.

By Joan Liebchen

Sanctuary Board & Committee Members 2012

President – Muriel Leff	303-680-8595
Vice President– Lindsay Atkinson	720-530-8126
Treasurer - Dale Jensen	303-627-2632
Design Review Committee - Anne Nelson	303-690-6177
Grounds Committee – Peggy Harrison	720-876-2265
Social Committee – Lou Palley	303-770-8035
Newsletter Editor – Jim Banman	303-690-1073
Caron Realty, Community Mgmt. – Ron	720-283-3300

Please call Diane Miller at Caron Realty with any additions, changes to the Directory information or email address.

Sanctuary Website

Don't forget our website for information and pictures. All personal information requires a password to access. Send your contributions to Sam Searcy at dcmi@ix.netcom.com. The website address is: www.dcmi.com/onthepark/sanctuary.htm

Please call Diane Miller at Caron Realty to add or change your e-mail address in our community's list so that you too can be included in information about your Sanctuary on the Park community.