



# Sanctuary Sentinel

For and About the Sanctuary on the Park Community

October 2010 - Visit our web site at [www.dcmi.com/onthepark/sanctuary.htm](http://www.dcmi.com/onthepark/sanctuary.htm)

## Odds 'Minimal' For an HOA Dues Increase in 2011

Our odds of a homeowners association dues increase in 2011 are "minimal," Treasurer Dale Jensen told the board and a handful of residents at the board's October meeting.

The budget is almost set in stone as we watch the skies and the budget's bottom line for a huge snow dump or some unanticipated expense before the year ends.

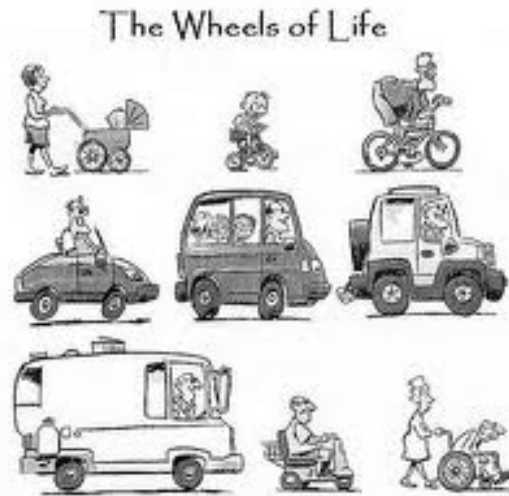
The proposed budget for operating expenses of \$87,685 is up 4.6% from this year's budget. But expenses this year are lagging projections, thanks to a dearth of snow and other pluses and minuses.

The community's operating cash account balance stands at about \$41,000 as of Aug 31. The board will set aside \$10,000 of that account to establish an emergency snow removal fund, plus including another \$10,000 in the operating budget for 2011 snowstorms. Another \$5,000 will be taken from the operating cash account to balance the budget, leaving an estimated \$26,000 in the operating cash account, about where it has been since 2007.

One contingency down the road is a review to be done in 2011 of our reserve account needs. That is the account where the prefunded cost of community-wide improvements is maintained and is reflected in the budget. We're putting in about \$21,000 in 2010 and \$22,000 in 2011 into that mattress.

You get to vote on this and plans of the Grounds Committee at the Dec. 9 annual meeting at the Valley Country Club. You'll get to hear about all those nitty-gritty details and voice your views. Watch your email inbox and mail box for mailings about the meeting.

Dale's three-year term expires this year; however, he offers himself as a candidate for continuing if no one wants the position. The floor is now open for any other candidates who might be interested in joining the board. The other



members are Barbara Sydow, president, who has one year remaining and Muriel Leff with two years to go.

The Grounds Committee, chaired by Peggy Harrison, is contemplating two significant steps next year. Muriel, a member of the committee, said one option is do something to beautify the ditch we don't own on our side of Jordan Road. That ditch also contains a utility easement. The thought is to level its flow, put in irrigation and grass along the entire stretch and remove all the rock at the corner of Jordan and Caley. The second

idea is to improve what was termed "the ratty corner" at Jordan and Maplewood with a sign similar to entrance signs at Caley and Blackhawk as well as renew plantings on the north side. You'll get to voice your views on these plans at the annual meeting after cost estimates are in hand.

Those 37 of you who have requested that our outside maintenance crews trim your shrubs will get a second trim this fall, and the clueless trimmers who one recent year cut off the spring buds will be reminded not to do that again. Who's going to do it is up in the air. It might be Brickman or it might be Advance Tree & Lawn, the company that trimmed shrubs along Jordan Road this summer. The cost runs about \$65 to \$75 a home per trim, depending upon the vendor. It's paid for by the HOA.

Joan Liebchen, who chairs our busy Social Committee, reported 22 attendees at the Oktober Fest. Many of you missed out on lots of beer, brats, tasty food and good conversation. The committee's next event is the catered Cup O' Cheer holiday party Dec. 5 at the home of Lou and John Palley, 6282 S. Blackhawk Ct.

Barb told the board two homes are for sale in our community. One is Rob Studer's house at 6211 S. Blackhawk, the second is the so-called "corporate home" owned by Ed Adams at 6230 S. Carson.

## An Electric Meter That Runs Backwards

Our community has one electric meter that has run backwards the past 2½ years.

That would be the meter at Theresa and Greg Damian's home at 6250 S. Carson St. where this environmentally entuned couple since 2008 have installed just about everything in the home-energy-efficiency catalog.

“Overall, our net electricity consumption is just a little below zero,” Greg says. “The solar system itself has performed a bit better than designed, and we have been able to reduce our consumption of electricity by about 50%.” Most of that came from simple steps such as attic insulation, switching to compact florescent lights and sealing the openings, he adds.

So what did they do, precisely?

- Increased attic insulation to R48 from maybe R30.
- Added 30 solar panels on the roof providing five-kilowatts of power.
- Added a solar-powered air heater on their south side.
- Switched to an Energy Star dishwasher and oven.
- Insulated their crawl spaces, ducts, garage wall and door and sealed those canister in-ceiling lights like we all have.
- Installed compact florescent lights.
- Replaced their gas water heater with an electric heat-pump model.
- Replaced their air conditioner with a SEER 16 heat-pump model. Their thermostat is set at 68 degrees in winter and 77 degrees in summer.

And they installed all-new triple-pane low-e thermal windows, a huge investment and the only change Greg now says might have been a step too far. “Even though the original windows (like the rest of us have) are the lowest quality and poorest energy performing windows beyond single pane,” Greg says, “the new windows are not something I'd do again from a cost-effective perspective.” Rather, he would prefer horizontal cellular shades that also qualify for energy tax credits.

Greg is particularly critical of heat loss through those ceiling-light canisters, calling them “energy hogs” because heat rises and escapes into your attic through the insulation. “Insulation won't stop a flow of air,” he adds.



Greg shows us the AirTap heat pump water heater. It uses ambient air in the AirTap and stores the heated water in a standard electric water heater below the AirTap unit.

Replacing those with air-tight trim enclosures from below is easy and inexpensive, about \$10 a can plus labor. Another \$50 or so and a little work will insulate electrical outlets and switches with foam inserts. Our attics typically have insulation of around 30R, the minimum required by code. Adding another 25R of insulation costs around \$1,500 to \$2,000. There are credits and rebates. See Recharge Colorado for rebates on energy audits, appliances and efficiency improvements at: [http://rechargecolorado.com/index.php/residential\\_resources/geo\\_rebate\\_overview/](http://rechargecolorado.com/index.php/residential_resources/geo_rebate_overview/). Tax credits in 2010 are 30% of material costs up to \$1,500. Some of our neighbors are considering installing leased solar-energy systems.

The Damians' efforts at insulating and generating energy have resulted in the emission of around 22 tons less of greenhouse gas – carbon dioxide – into the atmosphere. Greg estimates they went from 25 tons to about 3.2 tons a year.

All of this adds up. Their electric meter reading right now is below where it was in March 2008. Greg finds the payback since February 2008 was a far-better allocation of funds than putting the money into the stock market. The reality is that even with the system being heavily subsidized by Xcel the solar system has a fairly low rate of return, he says.

“Our motivation for the solar system and other improvements was to minimize our personal impacts on the environment,” Greg concludes, and the Damians are pleased to have “at least made a positive contribution and are part of a growing movement to protect the one place where we can live.”

# Yucky Stuff and Faulty Sewer Lines Get Expensive

What you don't see in your home certainly can be harmful if the sewer problems of three Sanctuary homeowners were to occur at your house.

Malcolm and Marilyn Jones at 6292 S. Blackhawk and Barbara Sydow at 6274 S. Blackhawk discovered massive sewer-line failures that recently cost them thousands of dollars. We're not sure who's the third unfortunate homeowner.

The Joneses in mid-July just by luck noticed brown water gushing from their sump drain. Puzzled, they called in a plumber and that's when a whole series of problems literally were unearthed. Simply said, a "Y" sewer line in the crawl space was uncapped and leaked yuk into the sump and crawl space, inviting formation of black mold. And their sewer line to the street had two "U" depressions to collect the crap all of us think flows merrily along.



Malcolm's advice to all of us:

- Look or have a plumber look into your crawl space beneath the floor in your basement for the run of your sewer lines to see if everything is firmly connected and capped.
- No matter what, run a roto rooter through the line to the street to make sure it's a straight, clean, open shot.
- Get a video picture of the line just to make sure.

These three steps could cost you \$500 or so. Compare that with the yet-unknown amount reaching beyond \$5,000 the Jones are spending. In the Jones's case that includes a disaster-remediation company to suck up the yuk, a mold-removal company and a backhoe company to repair the sewer line. Their homeowners' insurance will not cover this.

Malcolm also discovered the builder-installed dehumidifier in the cawl space isn't sufficient for the job if bad things happen. Malcolm liked the responsiveness of Aurora Plumbing (APC) at 303-333-4003.

## Sanctuary Board & Committee Members 2010

President – Barbara Sydow	303-680-8595
Vice President – Muriel Leff	303-690-2939
Treasurer - Dale Jensen	303-627-2632
Design Review Committee - Anne Nelson	303-690-6177
Grounds Committee – Peggy Harrison	720-876-2265
Social Committee – Joan Liebchen	303-400-3389
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 e-mail 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](mailto:dcmi@ix.netcom.com). The website address is: [www.dcmi.com/onthepark/sanctuary.htm](http://www.dcmi.com/onthepark/sanctuary.htm)

### Your E-Mail Address Please

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.

## MESSAGE FROM THE PRESIDENT

By Barbara Sydow

Can you believe it's almost winter? The holidays are near and another year has just flown by!

And all remains quiet on the Sanctuary front!

We are seeing some movement in our neighborhood – welcome to our new neighbors at 6224 Blackhawk Ct. While they haven't quite moved in, it looks like they are getting there! There are at least two houses for sale that I've seen – so keep an eye out and introduce yourselves to our new neighbors as they arrive.

We had a very productive board meeting Oct. 7. We are nearing finalization of the 2011 budget. More about this



on Page 1 in this newsletter – there is good news for this coming year – I think! Continued great work is being done by the Grounds Committee this year and they are working on your suggestions for upcoming projects.

Thanks to Dale Jensen for another great three years of board work! He continues to keep our finances in great shape and I think you will see that as you review the preliminary budget information for the coming year. His term has come to an end and I personally want to thank him for his time, dedication and detail to keep us properly allocated! He is considering running for another term! Don't forget we are always looking for volunteers for our committees and board each year, so look for the annual board meeting package in your email and mailboxes.

THANKS as always to all of our committee chairs and committee members for their participation this past quarter!

I look forward to seeing you at our annual board meeting – at 7 p.m. Dec. 9 at the Valley Country Club.

## Foreclosure in Our Neighborhood

Benson and Ada Tan, both natives of China, wished to achieve the American dream for themselves and their daughter, Alicia, now 4 years old.

As the economy faltered, lightning struck when Benson lost his high-tech position at Comcast and Ada's earnings as an accountant at a bank just couldn't keep up with payments on their home at 6213 S. Blackhawk Ct. Their mortgage went into default, they have moved and the home is in foreclosure proceedings. Alicia no longer is able to attend Cherry Creek Presbyterian's preschool. It's thought they now live in an apartment nearby. They became our neighbors in 2000.

Our neighbors helped the Tans in meaningful ways. Among them are Joan Searcy who worked closely with Ada tutoring her in English. "She's a workaholic," Joan said of Ada. "She's amazing." Ada earned a masters degree in accounting and was working on a doctorate in international accounting. "Ada worked so hard" to earn her U.S. citizenship, Joan says. It's believed Benson also is a U.S. citizen.

Benson (whose Chinese name is Wee Bak Tan) is a diabetic and also has multiple sclerosis. He is a reticent neighbor, and few of us learned to know him. Marilyn

and Malcolm Jones recall an evening together with the Tans, and enjoying Benson telling anecdotes.

Barb Sydow, our HOA president, told the board this is our community's first foreclosure. She understood that a trustee's sale of the property would be Nov. 3. The Tans mortgage company is BAC Home Loans Servicing, LP, a subsidiary of Bank of America.

We fondly recall Ada and little Alicia as they circled our neighborhood together, Alicia in a stroller.

### Two Dates to Remember

- Cup O' Cheer holiday party Dec. 5 at the home of Lou and John Palley, 6282 S. Blackhawk Ct.
- Annual board meeting at 7 p.m. Dec. 9 at the Valley Country Club.