



# Sanctuary Sentinel

For and About the Sanctuary on the Park Community

November 2007

## Board Invites Your Views on Jordan, Caley Wooden Fences

The Sanctuary board of directors is on the fence about what if anything to do about our Jordan and Caley wooden fences, and wants your opinions on this matter.

The fall board meeting, open to residents, moved along swiftly on a Rockies' night until an 800-pound gorilla poked his head into the door with two huge questions.

1. What exactly did homeowners believe they meant in responding to a questionnaire in 2004 in which they voted 10-29 against what was phrased as "a more substantial type of fence" preferring to "repair" it, and 25-6 in favor of "saving now for a fence replacement."
2. What can be done with some \$90,000 in excess reserves now that the board knows about a Colorado statute which states in part "any surplus funds of the association remaining after payment of or provision for common expenses and any prepayment of or provision for reserves shall be paid to the unit owners in proportion to their common expense liabilities or credited to them to reduce their future common expense assessments."

This year, a Fence Committee under the chairmanship of Steve Jeffries, our former president, was named to look at options and Steve told the board it's been a struggle because of the small scope of the project. In September, Steve sent the board a letter taking issue with his perception of the board's fence direction. And that perception was that the board favored replacing the wooden fences with some other fencing substance and the board's intent was to use the \$90,000 in whole or part to fund it. That, Steve said, is contrary to the law without homeowner consent.

Before the meeting, a draft of a new owner questionnaire was circulated. The wording of questions about fence replacement has been challenged and the board will reconvene Oct. 17 to iron out the language. This questionnaire will be distributed to homeowners in the coming weeks. Thus, the stage is set for the fence issue to dominate discussion at this year's meeting (7 p.m. Dec. 13 at the Valley Country Club). As matters stand now, a reserves analysis this spring outlined a plan for

the fence in which a replacement of a like structure would be needed in 2013 at an ultimate cost of \$19,239. The Fence Committee has one response to its RFI for a "preformed concrete" fence that looks like stone at a cost of some \$50,000 or more depending on a number of issues.

As for the \$90,000, Steve estimated that amounts to \$1,698.35 for each of our 53 households. He told those at the meeting he believes the options are to create a routine operating budget for 2008 and credit each homeowner \$1,698.35 against their 2008 assessment. Then a separate amendment to the budget or a special assessment could be offered to the community for their decision to accept or reject a one-time capital improvement item such as a new fence of different material. The new fence would have a fixed cost for which the homeowners would have to approve an assessment.

That board declaration on trash-can lids that lit a firestorm was rescinded. This means the governing language reverts to the community's Rules and Design/Maintenance Guidelines approved in late 2004. These say no sooner than 7 p.m. the night before the assigned pickup day trash placed at the street "must be stored in a container capable of withstanding the effects of the weather and wildlife." Malcolm Jones, president, apologized profusely for the way he enforced this matter. "I'm sorry," he said to the community.

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Community Calendar		
Bunco Night	6:30 p.m.	Nov. 8
Home of Barbara Sydow 6274 S. Blackhawk Ct.		
Cup O' Cheer	5 to 8 p.m.	Dec. 9
Home of Allan and Winnie Kortz 6242 S. Blackhawk Ct.		
Annual Homeowners' Meeting	7 p.m.	Dec. 13
Valley Country Club		

### Board Report (Continued from Page 1)

The board reaffirmed that when “something is out of order” in the community, residents are to call a board member who’ll refer it to Caron Realty.

The Green Plan got good marks for its lawn maintenance and the Grounds Committee, headed by Carol Race, will meet with John Bartley, division manager of The Green Plan, in November about extending the contract next season.

Joe Dirks, also an ex-president of the association, reported that the Southeast Metro Storm Water Authority is now to maintain “Lake Sanctuary” and that our Arapahoe County water company is finally completing work to give us “constant year-round water quality.”

Joe volunteered to find a qualified landscape design firm to conduct a comprehensive review of perimeter landscaping and what needs to be done with our aging common-areas sprinkler system. As Harvey Starr, a board members, said, “We need to take control of how our perimeters look.”

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### Snow Removal Goes to Green Plan

The Green Plan, Inc., the company providing lawn maintenance, will remove snow in our neighborhood this winter. One important change is that snow will be scooped from drives and walks at two inches and removed from streets at four to six inches. The company told the Grounds Committee it would begin shoveling or plowing before snow stops if necessary. As for the cost: TruGreen would charge \$90 an hour for plowing, and Green Plan will charge \$95. For hand-shoveling TruGreen \$47 and Green Plan \$44.

### ‘Welcome’ Person Appointed

Gail Ploen, 6222 S. Carson St., has volunteered to greet new neighbors and bring them the welcome packets when they are available, Joan Liebchen, chairperson of the Social Committee, informed those at the October board meeting. Joan said 25 people participated in the Fall Festival event and 30 in the progressive dinner.

Also, Joan Searcy will continue to send appropriate acknowledgements when she has information about an illness or bereavement among our residents.

### Put the Cup o’ Cheer on Your Calendar

The Social Committee’s working on another great Cup o’ Cheer holiday party, which will be 5 to 8 p.m. Dec. 9 at the home of Winnie and Allan Kortz, 6242 S. Blackhawk. You’re asked to bring an appetizer or dessert to share. Beverages will be provided.

### We’re a Bunch of Travelers

We’d be delighted to publish pictures of your travel adventures in the newsletter. Come on, now, don’t be modest. Your neighbors would love to see one or two of your best photos from your travels – even if that’s no farther than the Castle Rock outlet mall. Please submit photos to Jim Banman at jbanman@vw-d.net.

### Linda Massey Stars at Tennis Meet

Linda Massey and her tennis partner Steve Cookson won the gold medal in this year’s Huntsman World Senior Games in St. George, Utah. They competed in the age 55-59 mixed-doubles tennis category.

### Need a General Home Repairman?

Beth and Dick Shutt’s nephew, Kerry Shutt, has begun a home-repair business specializing in such things as carpentry, countertops, tile and light fixtures. His phone number is 303-8840-35115.

### Sanctuary Board & Committee Members 2007

President – Malcolm Jones	303-766-5191
Vice President – Harvey Starr	720-514-9383
Secretary/Treasurer - Norm Klein	303-771-9429
Design Review Committee - Anne Nelson	303-690-6177
Grounds Committee – Carol Race	303-400-3451
Water/Parks Dist. Committee – Joe Dirks	303-699-9439
Social Committee – Joan Liebchen	303-400-3389
Fence Committee – Steve Jeffries	303-699-0159
Newsletter Committee – Jim Banman	303-690-1073
Caron Realty, Community Mgmt. – Ron	720-283-3300

Please call Diane 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)