

# Roxborough Village Metropolitan District Newsletter

*A Publication of the Roxborough Village Metropolitan District, 6399 S. Fiddler's Green Circle, Suite 102,  
Greenwood Village, CO 80111.*

## ***Who are we?***

The Roxborough Village Metropolitan District (the District) is the quasi-public entity that owns and maintains most of the open space and parks in Roxborough Village. This includes the **medians and rights-of-way landscaping** on major roads (Waterton, Rampart Range, Village Circle West), the **Community Park**, the open space on the east side of Rampart Range Road (from Village Circle on the north to Village Circle on the south), **Imperial Park** on Village Circle West, the **Willow Creek Open Space** Corridor (from Rampart Range to Waterton), Crystal Lake in Filing 16 (but not its surrounding park or open space), **Chatfield Park** on the south side of Waterton Road, and many **open space** connections including a portion of the hogback on the west side of the Village. Other parks and community connections within Roxborough Village are owned and maintained by the various homeowner's associations. See centerfold map.

The District has a management company, an engineering firm, legal counsel and a landscape contractor under contract to handle day-to-day operations of the District. The Board of Directors consists of five (5) duly elected property owners or residents from within District boundaries. The five current board members are long-time residents and are very passionate about their duties to provide and maintain the most effective recreation opportunities possible with the funds available. Board members provide their time to the District as a service to the community. Funds to operate the District and pay off long-term debt are provided by a mill levy, which is shown on your Douglas County property tax statement.

The Board of Directors meets on the 2nd Tuesday of each month at 6:30 PM at the Douglas County Library on the second floor of the Roxborough Marketplace. All meetings are open to the public.

## ***2007 Budget proposes great changes***

In December of 2006, the Board of Directors unanimously adopted the proposed budget for 2007. The budget is comprised of two components – Debt Service and General Funds. Every year approximately 80% of taxes collected through property tax assessments must go towards paying off the debt incurred by developers during original build-out in the 1990s. The General Fund therefore receives 20% of the total revenue collected for support of daily operations and capital improvements, such as the recent trail improvements to replace aging asphalt with smooth concrete trails that occurred over the past three years. The General Fund, which is anticipated to be \$1,055,000 for 2007, is not sufficient in a single year to make major improvements and must be judiciously allocated by the Board. The future is bright,

however, and due to growth in the Chatfield Farms area and work to refinance the debt, the District was able to reduce the debt service mill levy (property tax) within the District by 3 mills, which will be reflected in your 2007 tax bill.

### ***Upcoming Projects and the Master Plan***

In 2006, the District mailed a survey to the District's homeowners. This survey has become the basis for a District Master Plan. The Master Plan calls for numerous improvements, which have been allocated for implementation to the years 2007 through 2011. The Master Plan was developed by Architerra Group and they have been contracted to provide an explicit Master Plan for the upgrade of the Community Park. The Community Park Master Plan will be complete in early 2007 and will call for the introduction of a skate park, the relocation of the volleyball pit, and expansion of the lower level area surrounding the baseball diamond to introduce multi-purpose fields for soccer and football. A community skate park is a high priority and is being given a lot of attention. Also, in 2007, the Chatfield Park along Waterton Road will be upgraded for multi-purpose use, i.e., soccer and football, which will allow the District to initiate the improvements to the Community Park called for by the Community Park Master Plan beginning in 2008, and possibly late 2007.

In 2007, Douglas County will be resurfacing Rampart Range Road and introducing elevated medians. The District is working closely with the County Planners to ensure our desires are considered. As part of the road improvements, the District will resurface the parking lot and consider other related improvements along Rampart Range Road. See back page.

### ***Using our parks and open space***

If you are planning a sporting event, a team practice, or a party, we encourage you to make a reservation so that the facility you wish to use will be available to you. Only residents of Roxborough Village (which includes Chatfield Farms) may make reservations. Otherwise, facilities are open to the public on a first-come, first-serve basis. Please call the District manager to make a reservation, 303-779-4525.

Please be aware that the Board has adopted District rules for use of our parks and open space. These rules were established to provide safe and enjoyable experiences for everyone and are posted in summary form throughout the District. The rules reflect those that apply to all of Douglas County's parks. As a homeowner in the District it is important that you are aware of these rules, and if you observe violations, you bring it to the attention of the violator with a simple non-confrontational discussion. If you are not comfortable doing that yourself, it is recommended that you contact the Douglas County Sheriff and the District manager. Please call immediately if you see any vandalism, unauthorized motorized vehicles, or other safety concerns.

The restroom facility in the Community Park is open from mid-April until mid-October. The restroom closure from mid-October through mid-April is necessary to prevent damage during the winter months from freezing temperature. During the spring and summer, they are open daily between 8:00 AM and closed before dark. Due to maintenance concerns, the restrooms are not opened during inclement weather.

This spring, a portable toilet will be placed in Chatfield Park. It will remain open year-round. A second portable toilet will be installed at the Community Park this fall.

### ***Landscaping and Snow Removal***

The District has a contract with the Brickman Group for landscape and irrigation maintenance, and snow removal services. Their work has helped improve the overall look of the District, though last summer's dry months made it difficult

The District's irrigation system is designed to use captured rain water supplemented by water provided by Roxborough Park Sanitation District. In a normal year, the District receives sufficient supply, on demand, from the Sanitation District. That was not the case this past spring and early summer when it was very dry. During that period, the Sanitation District had high demand from a higher priority user and was unable to provide the District sufficient water to offset the lack of rain and the District's parks and streetscapes became very distressed. The District continues to work on water supply and distribution issues to help alleviate this condition in the future.

The entire irrigation system (original District, Filing 16A, and Chatfield Farms) is fully operational and is monitored on a weekly basis to ensure proper distribution. The District and Brickman Group urge you to let us know if areas are being over-watered as this is usually due to faulty irrigation equipment and should be addressed immediately.

Brickman Group is also responsible for snow removal with a primary focus on walkways and trails leading to the elementary school. Per the Board's direction, Brickman Group's priority is to remove snow prior to daily opening and closing of the school.

### ***Trash Pickup and open space cleanup day***

The District is hoping to have a major community-involved spring cleaning of the open spaces this year, and perhaps even make it a yearly tradition. Stay tuned for the date!

### ***Tennis courts***

Tennis courts are available on a first-come, first-serve basis. Common courtesy is to use the courts for an hour and a half when others are waiting.

### ***Dog waste***

All owners are required to clean up after their pets. The District has installed DogiPot stations throughout the District, which dispense plastic bags for dog waste and have a waste container for depositing used bags. Please use the bags and dispose of them in the waste receptacles. If a dispenser is empty, damaged, or if you would like one installed in your area, please contact the District Manager at 303-779-4525.

### ***Vandalism***

Residents are fortunate to live in a caring community with wonderful amenities. As a result, vandalism is not very common. However, it does occur. If you witness an act of vandalism or see evidence of vandalism (damaged play equipment, graffiti, or other), please report it as soon as possible to the District Manager at 303-779-4525.

## ***Public Open House for Rampart Range Road Improvements***

Douglas County Engineering staff will hold a Public Open House on February 20, 2007 from 6:30PM to 8:30PM at the Roxborough Elementary School to receive public comment and discuss proposed improvements of Rampart Range Road within the District. The current proposal includes asphalt overlay, minor asphalt patching, the addition of a pedestrian crossing and raised median at the Roxborough Community Park entrance, left turn improvements at the Village Circle East/West intersection, and striping of a four foot outside shoulder. For additional information, please call 303.660.7490.

### ***The Board of Directors:***

**Deb Prysby, President**  
Term expires: May 2008

**Steve Sherman, Vice-President**  
Term expires: May 2010

**Bob Clinard, Secretary**  
Term expires: May 2008

**Nadine Petersen, Treasurer**  
Term expires: May 2010

**Scott Pfeffer, Asst. Sec./Treasurer**  
Term expires: May 2010

### ***The Staff:***

District Manager: David Peak, R.S. Wells, LLC 303.779.4525

Park Manager: Chad Klever, R.S. Wells, LLC 303.779.4525

District Engineer: Mitch Chambers, Mulhern MRE 303.649.9857

Landscape Contractor: Marcia Pryor, The Brickman Group, 303.680.1813

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