

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

<https://roxvillagemetro.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Ephram Glass	President	2027/May 2027
Debra Prysby	Vice President	2027/May 2027
Cliff Linhardt	Treasurer	2029/May 2029
Ron Bendall	Secretary	2029/May 2029
Stephen Throneberry	Assistant Secretary	2029/May 2029

DATE: August 11, 2025
TIME: 6:00 p.m.
LOCATION: Roxborough Library and Virtual Meeting
8357 N Rampart Range
Rd # 200, Littleton, CO
80125

Google Meet joining info
Video call link: meet.google.com/wxv-jjtr-xjd
Or dial: (US) +1 470-222-8044 PIN: 682 136 125#

** Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

- A. Disclosure of Potential Conflicts of Interest.
- B. Additions/Deletions/Approval of Agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines.

III. BOARD DISCUSSION MATTERS

- A. Update on Community Park playground:

1. Discuss and consider approval of Community Park playground railings. (enclosure)
 2. Discuss and consider approval of the Chavez Services scope change. (enclosure)
 - B. Discuss and consider approval of various Crystal Lake pump repairs/replacements. (enclosure)
 - C. Discuss and consider approval of the main parking lot work. (enclosure)
 - D. Discuss and consider scope change to the Landscape Services to include additional HOA tracts. (enclosure)
 - E. Discuss and consider approving CDI's Landscape Services proposal for 2026. (to be distributed)
 - F. Discuss and consider approval of a snow removal proposal. (to be distributed)
 - G. Discuss and consider approval of a proposal to remove dead trees and some branches. (enclosure)
 - H. Discuss recent fires in the District.
 - I. Review and consider approving the updated Rules & Regulations and Reservation Permits.
 - J. Discuss and consider approval of license agreement template for homeowners to landscape in the open space.
 - K. Update on GIS.
 - L. Update on field supervisor job posting.
 - M. Discuss tipped and broken sandstone rocks at the north end of the north median in N Rampart Range Rd. (enclosure)
 - N. Update on C&L dig-in in Chatfield Farms.
 - O. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) and/or any new resident inquiries or correspondence.
- IV. OTHER MATTERS
- A. Homeowner request regarding disc golf course (enclosure)
- V. PUBLIC COMMENTS/HOMEOWNER REQUESTS
- VI. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR August 20, 2025.

From: [Ephram Glass](#)
To: [Charlie Hogue](#)
Cc: [Peggy Ripko](#); [Debra Prysby](#); [Ermilo Chavez](#)
Subject: Fwd: Ramp Handrail Drawings at Playground
Date: Monday, July 28, 2025 2:08:46 PM
Attachments: [Handrail Sketch by Shop 7-28-25.pdf](#)
[Handrail Sketch Optional by Shop 7-28-25.pdf](#)

Charlie,
Please review the attached and see if we need the kids' handrail or not and see if there are any other modifications we might need.

Thanks,
Ephram

----- Forwarded message -----

From: **Ermilo Chavez** <ermilo@chavezservicesllc.com>
Date: Mon, Jul 28, 2025 at 1:22 PM
Subject: Ramp Handrail Drawings at Playground
To: Ephram Glass <ephramglass@roxboroughmetrodistrict.org>
Cc: Esme Chavez <esme@chavezservicesllc.com>

Ephram,

Attached are the handrail sketches/drawings we got from the handrail manufacturer. Please review and let me know if you want to add the optional kids' handrail shown on the "optional" drawing. It appears all vertical and horizontal handrail members are 1.25 STD steel pipe (1.25" inside diameter and 1.5" outside diameter).

FYI – if we add the kid's handrail, 28" from base, it will add about \$3,500 to the handrail cost. I think we had this price as an option on the original estimate.

Ermilo Chavez, Owner

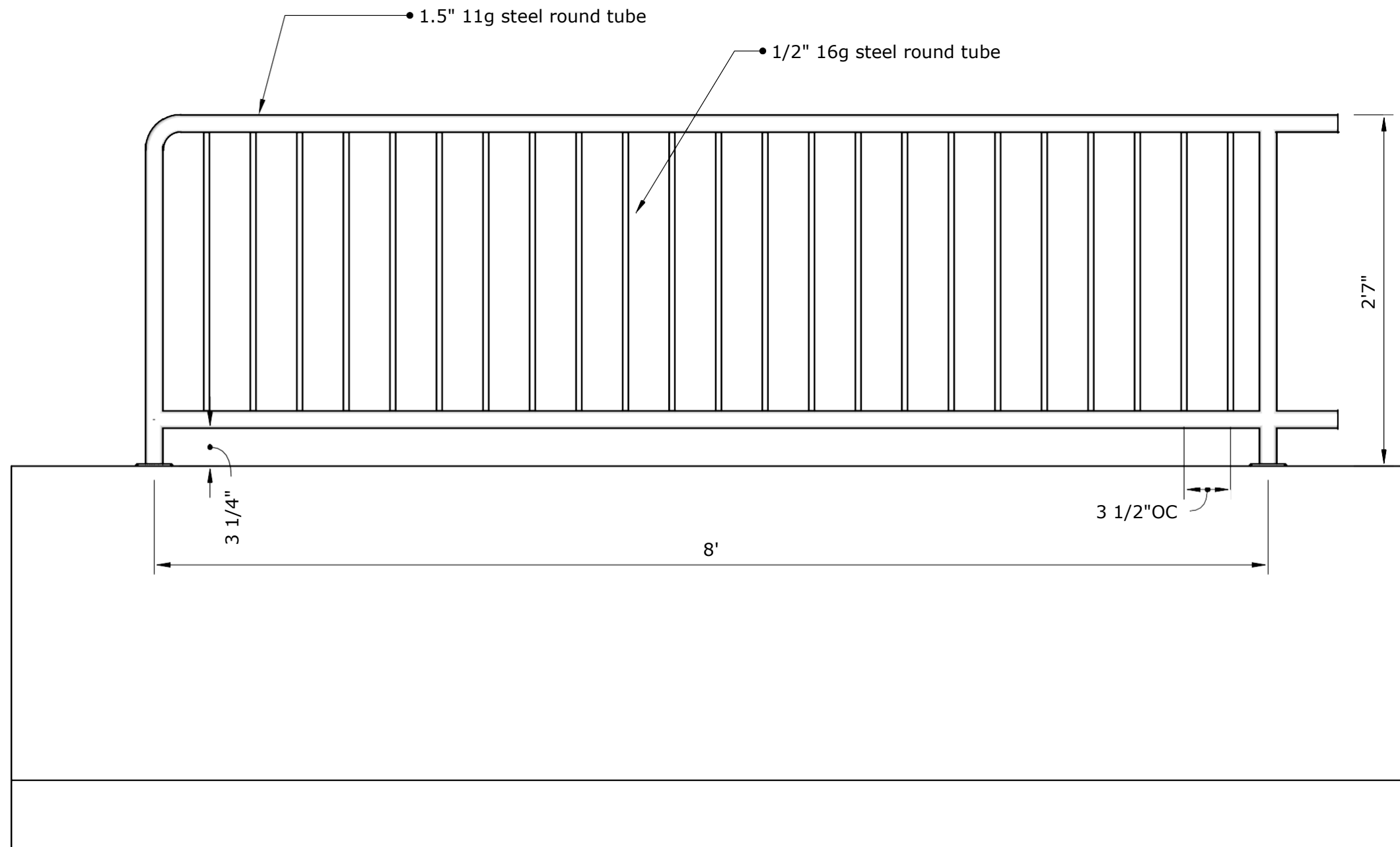
CHAVEZ SERVICES LLC

990 S. Garrison St

Lakewood, CO 80226

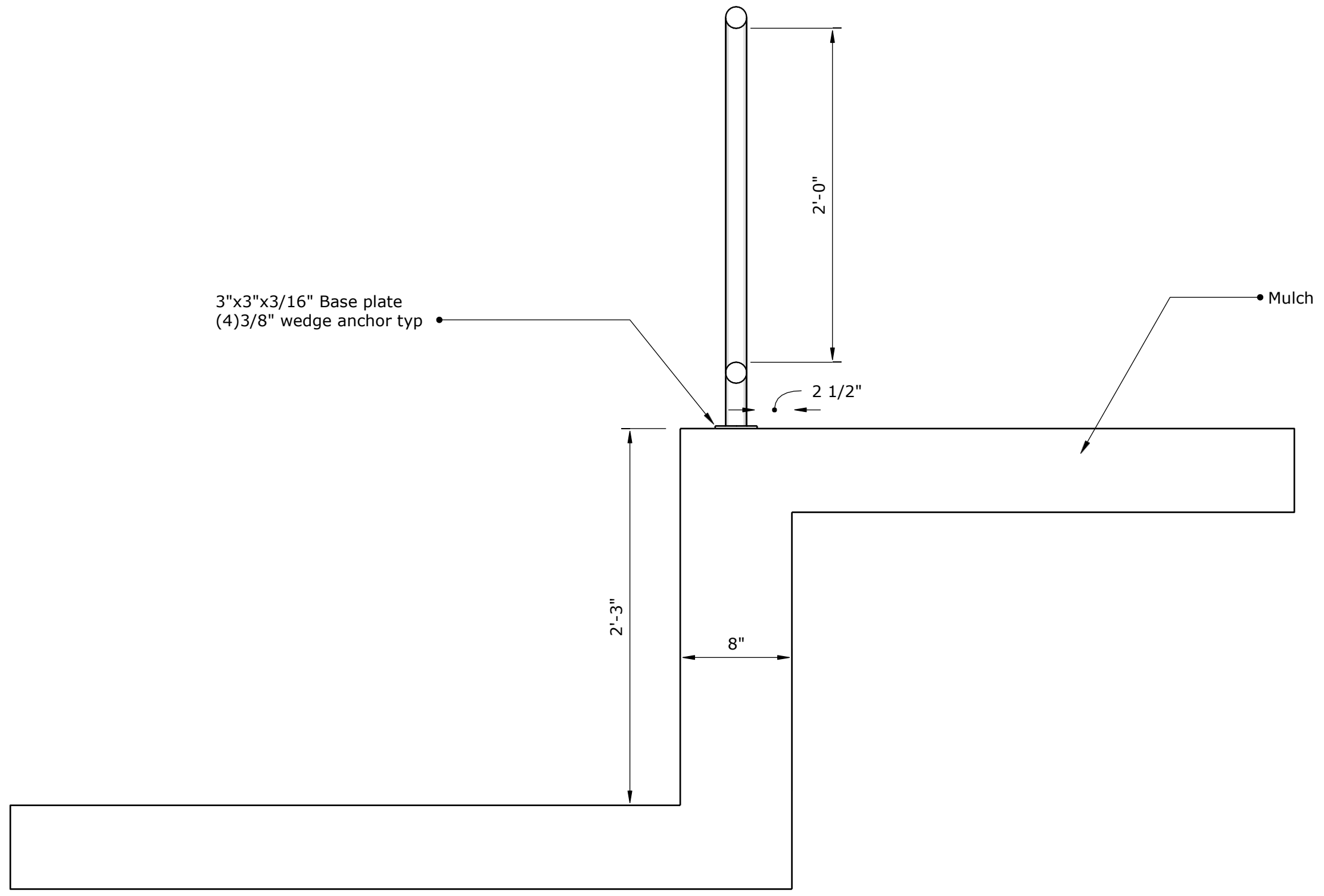
Cell: 720-308-2926


Email: Ermilo@ChavezServicesLLC.com



Notes:

Finish Specification: Standard finish is powder coating.
 Alternatively, Sherwin-Williams DTM Enamel(Quicksilver,Samovar Silver) or
 Rust-Oleum Professional Oil-Based Enamel may be applied on-site,
 with color to be determined (Sand TYP.)



	Project Name: RVMD	
	2025 Playground Project	
	Bid Number:	2025295-1
	Project Manager:	Ephram Glass
	Date:	8/6/2025

SUMMARY FOR CHANGE ORDER NO. 1

Item	Qty	Rate	Amount
PR1.1 - Fabricate and install kids' continuous handrail at ramp from parking area to playground.		LS	\$ 3,500.00
PR1.2 - Form and place concrete steps	7 EA.	\$ 270.00	\$ 1,890.00
PR1.3 - Additional sidewalk demolition.	160 SF	\$ 2.80	\$ 448.00
PR1.4 - Form and place additional concrete sidewalk	160 SF	\$ 12.60	\$ 2,016.00
PR1.5 - Provide and install bollard.			\$ 550.00
		Total	\$ 8,404.00

Submitted by: Ermilo Chavez
Chavez Services LLC

Original Contract Amount	\$	172,912.48
Amount of Previous Change Orders	\$	-
Amount of this Change Order	\$	8,404.00
Total Change Orders Amount	\$	8,404.00
New Contract Amount	\$	181,316.48

Ephram Glass

Date of Acceptance





PHONE: (303) 424-2664

FAX: (303) 424-4058

DATE: 08/01/25

TO: MICHELLE GARDNER

RE: CRYSTAL LAKE PUMPS

Good afternoon, everyone.

Today's meeting was eye opening. We were able to get pumps 2 and 3 running in auto. The wet well low limit float switch was adjusted, and the system is no longer alarming. With the pump 2 running and 5-6 zones open on the soccer fields the pump was able to maintain 88-91 psi and the VFD was running at 43-46 Hz. This is good but when the zones were shut down the system would not gain enough pressure to have the VFD go into sleep mode, it stayed running continuously. If the pump doesn't go to sleep or shut down, the system will not alternate lead pumps. This may be something Browns Hill can address with parameter changes. When the pump is running in hand the pump is able to generate up to 150 PSI. This tells me the pump is able to perform when it runs at higher HZ.

The keypad on the P-3 VFD even with new battery would not turn on. When pump 3 was running I had no way of knowing what HZ the drive was operating at due to the failed keypad. But on the main screen or HMI pad on the PLC cabinet, the pump was able to run the pressure up to 104 PSI which would trigger the High pressure set point and tell the pump to shut down and sleep.

Pump 1 or Jockey pump, I couldn't get this pump to produce pressure even though the VFD was showing it running at 50HZ and showing an amp draw. I do believe this pump and motor need replacement. We will work on getting a quote together for this

The system doesn't appear to have a working flow meter, so this makes things extremely hard while trying to troubleshoot issues.

While running our testing we noticed a 4-6 PSI difference between the hard gauge and the transducer on the discharge header.

I was informed that several leaks were found and have been repaired this is helping the system to maintain the pressures it needs to perform as it was designed.

Things I believe we should replace just to help eliminate possible issues.

1. New keypad for the VFD on P-3 (we will quote)
2. All 3 check valves. (we will quote)
3. High level float and low-level float. (we will quote)
4. The wet well level Transducer (we will quote)
5. The header pressure Transducer (we will quote)
6. The header pressure Oil filled gauge 0-160 PSI (we will quote)
7. Replace P-1 Jockey pump and motor. (we will quote)
8. New Flow meter. (landscapers will attempt to swap out)

Future repairs

1. Plan to replace P-2 in the future as the motor is showing signs of age. Megger test results are low, but at this point the pump seems capable of performing as designed. If the parameters cannot be adjusted to have this pump hit shut off limits the pump and motor will have to be replaced due to lack of performance.

Please feel free to reach out if you have any questions or concerns. Can someone from the HOA board please confirm what all you want quotes on so we can get things quoted for you. Thanks to everyone who showed up for the meeting I hope I was able to help have a better understanding of what is happening with the Irrigation station.

Sincerely,

Arvada Pump Company

Scott Pekas

spekas@arvadapump.com

303 424-2664



Estimate By: Ermilo Chavez
990 S. Garrison St
Lakewood, CO 80226
Cell No. 720-308-2926

Client Name / Address	Date: 7/31/2025	Estimate No.	E2024272R5
Roxborough Village Metro District Ephram Glass	Project Location: Main Parking at 7671 N. Rampart Rd Roxborough Metro District <u>Farnsworth Option 2</u>		
Task Description	Qty	Rate	Amount
1. Asphalt saw cutting.		LS	\$1,250.00
2. Pavement Demolition - includes hauling and disposal expenses. 6" maximum thickness.	2400 square ft	\$2.65	\$6,360.00
3. Concrete Demolition - includes hauling and disposal expenses. 6" maximum thickness.	45 square ft	\$2.65	\$119.25
4. Earthwork - excavate 43 CY and remove approx. 32 cubic yards of soil, hauling, and disposal fees. Compaction to 95% standard proctor density. (3000 sf max. area)		LS	\$9,200.00
5. New concrete landing 42 sf landing with monolithic keyway, 4500 psi concrete with fibermesh reinforcement.		LS	\$ 900.00
6. New concrete sidewalk, 6" thickness, 4500 psi concrete with fibermesh reinforcement.	488 sf	\$ 12.60	\$ 6,148.80
7. New concrete keyway along edge of sidewalk, (turned down curb), 6" thickness x 12" below grade, 4500 psi concrete with fibermesh reinforcement.	55 lf	\$ 21.00	\$ 1,155.00
8. Place new asphalt pavement, using 1/2" and 3/4" hot mixed asphalt. Bottom lifts to be 3/4" mix and top lift to be 1/2" mix., 6" max. total thickness.	2400 square ft	\$9.00	\$21,600.00
9. Crack fill repairs at existing asphalt.		LS	\$ 5,229.00
10. Seal coat, 2 coats at new asphalt and existing asphalt .	34812 sf	\$ 0.48	\$ 16,709.76
11. Striping including handicap spaces.		LS	\$ 1,050.00
12. Place new concrete wheel steps.	5 Ea.	\$ 158.00	\$ 750.00
13. Seeding and mulching.	352 sf	\$ 3.50	\$ 1,232.00
14. Erosion control blankets.	352 sf	\$ 2.75	\$ 968.00
15. Mobilization, traffic control, and general conditions.		LS	\$ 6,000.00
16. Bonding expenses.		LS	\$ 2,900.00
	Total Estimate		\$81,571.81
Estimate Notes:			
1. Estimate does not include permits .			
2. All quantities are estimated. Invoicing will be based on actual quantities used or installed.			
3. Estimate does not include new base material for new concrete or asphalt. If new base material is required, CDOT class 6 base material can be provided at a rate of \$65 per ton compacted to CDOT standards.			
4. Bonding expenses are not included on this estimate.			
5. This estimate is valid for 30 days from estimate date.			

Approval Signature:

Ephram Glass

Date of Acceptance

Nature's Workforce

Servicing the Front Range of Colorado Since 1994
A Subsidiary of CDI



Landscape Management Agreement

Roxborough Village

Prepared by
Claude (Damon) Barker



August 07, 2025
Peggy Ripko
Special District Management Services Inc
141 Union Blvd 141 Union Blvd
Lakewood, CO 80228

Dear Peggy Ripko,

Thank you for considering our proposal for landscape maintenance services at Roxborough Village. Since 1994, Nature's Workforce has proudly served Colorado as a locally owned company specializing in commercial landscape maintenance, snow removal, and construction. With strategic locations in Colorado Springs, Sedalia, and Westminster, we are well-positioned to provide prompt, reliable service to our clients.

Our comprehensive service offerings include:

- Landscape Maintenance & Enhancements
- Irrigation Management
- Arboriculture & Plant Health Care
- Snow & Ice Removal
- Commercial Landscape Development
- Erosion Control, Land Reclamation & Retaining Wall Construction

By combining skilled teams, cutting-edge tools, and advanced technology, we consistently deliver high-quality results while upholding industry best practices and promoting sustainable solutions through ongoing professional development.

What sets us apart is our local leadership and commitment to personalized service. Unlike private equity-owned competitors, we offer adaptability in decision-making and a deep understanding of regional challenges. Our strong relationships with local suppliers allow us to respond quickly to emergencies and special requests.

Communication is at the heart of our service model. We utilize photo documentation, job mapping, GPS tracking, and consistent social media updates to keep our clients informed and engaged.

We welcome the opportunity to partner with you and are happy to answer any questions you may have. We look forward to building a long-term relationship based on trust, transparency, and exceptional service.

Sincerely,

Claude (Damon) Barker
Account Manager
Nature's Workforce
(303) 471 1522

Landscape Maintenance (Additional Areas)

Date 8/7/2025

Customer Peggy Ripko | Special District Management Services Inc | 141 Union Blvd, Suite 150 | Lakewood, CO 80228

Property Roxborough Village | 9779 S Crystal Lake Dr | Littleton, CO 80125

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Base Maintenance			
Summer Weekly Services	10	\$118.60	\$1,186.00
Winter Trash Services	11	\$30.36	\$333.96
Fall Clean up	1	\$415.20	\$415.20
Irrigation System Winterization	1	\$278.51	\$278.51
Annual Maintenance Price			\$2,213.67

Services Billed Upon Completion

Description	Frequency	Cost per Occ.	Annual Cost
Base Maintenance			
Irrigation Repairs	1	\$88.00	\$88.00
Maintenance T&M	1	\$110.00	\$110.00
Total Price			\$198.00

Payment Schedule

Schedule	Price	Total Price
August	\$442.73	\$442.73
September	\$442.74	\$442.74
October	\$442.73	\$442.73
November	\$442.74	\$442.74
December	\$442.73	\$442.73
	\$2,213.67	\$2,213.67

AGREEMENT TERMS:**PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT:****1. General Standards:**

1. The Contractor shall deliver comprehensive horticultural services, encompassing supervision, labor, materials, equipment, and transportation required to maintain the landscape throughout the contract duration, as specified herein. The scope of work and service frequencies under this contract are fully detailed in the Scope of Services chart. Furthermore, any services not explicitly outlined in the Scope of Services chart are excluded from this base contract.

2. Lawn Care:

1. Mowing: Mowing will be performed twice annually in April and October, and on a weekly basis from May through September, weather permitting. During periods of extended rainfall or drought, mowing frequency will be adjusted according to conditions. The mowing height will be determined based on horticultural requirements for each turf variety and seasonal considerations. Standard mowing height ranges between 3-4 inches. Grass clippings will remain on the lawn unless they form concentrated swaths that could potentially damage the turf.
2. String Trimming Vertical obstacles shall be trimmed neatly and uniformly during each mowing operation to maintain an attractive appearance.
3. Edging: All turf areas bordering sidewalks will be edged. To balance the workload, edging may be performed by completing half of the property in one week and the remaining half in the following week.
4. Blowing: Sidewalk and curb areas adjacent to landscape areas shall be cleaned of grass clippings using power-operated blowers after each mowing operation. This service specifically includes the blowing of grass clippings and debris resulting from mowing operations, only.
5. Aeration: Core aeration shall be performed using walk-behind, tow-behind, or stand-on aerators, and the resulting aeration plugs shall remain on the turf areas without being collected or removed.
6. Turf Fertilization: Lawns shall be fertilized as needed with commercial fertilizer chosen by the contractor. The frequency of applications, will depend on both the fertilizer type and turf variety. The contractor will determine the optimal application method, quantity, and timing suitable for the property.
7. Turf Broadleaf Weed control: Turf maintenance shall include the application of both pre-emergent and post-emergent chemical herbicides to maintain a reasonably weed-free and healthy appearance. Although most weeds can be effectively controlled, certain persistent varieties may require additional treatments at extra cost. The application of pre-emergent herbicides must occur before seed germination to ensure optimal effectiveness, typically during March or early April. Any delays due to weather conditions or owner-related factors are not the contractor's responsibility and may necessitate additional control measures, which is outside the scope of this agreement.
8. Organic fertilizers and weed control are not included in our standard maintenance services; however, if you would like alternative fertilizer and weed control options, our contractor's representative can provide you with updated pricing.

3. Plant Care:

1. Pruning: Shrubs shall be pruned, per contracted occurrences, to preserve their natural or aesthetic form. Pruning shall be conducted to promote and maintain healthy plant growth and development. The scheduling of pruning activities will be determined based on optimal horticultural practices, weather conditions, and available workforce. Pruning services described herein exclude hand pruning, rejuvenation pruning, dead wooding, or ornamental shaping of plants into geometric forms such as boxes, squares, and balls, unless specifically indicated otherwise.
 2. Ornamental grasses: shall be cut one time per year, typically in late winter or spring, to approximately $\frac{1}{4}$ of the existing height.
 3. Perennials: Shall be cut back 1 time annually, typically during fall season. Perennial dead heading is not included in this contract unless specified otherwise.
 4. Fertilization: When fertilization of landscape beds is included in the scope of services, the Contractor will apply a slow-release fertilizer of their selection. Standard pricing does NOT include organic fertilizers.
 5. Insect and Disease Control: Is not included in the base contract but can be provided on an as needed basis.
4. **Landscape Beds Weed Control**:
1. Beds shall be maintained reasonably free of broadleaf and grassy weeds through either the application of pre-emergent and post-emergent herbicides or manual and mechanical removal. The Contractor shall determine the most appropriate method of weed control. Weeds measuring up to 2" in height or width will be chemically treated and left to die naturally, while larger weeds shall be manually removed as necessary.
 2. Pre-emergent Herbicides: Pre-emergent herbicides should be applied according to manufacturer recommendations based on targeted weeds to ensure effectiveness. The timing of application is crucial for optimal results, typically occurring in late winter/early spring or in fall. For the treatment to be effective, it must receive $\frac{1}{2}$ " of moisture within a few weeks of application. If applied too late in the season or when there is insufficient moisture, the product may be ineffective.
 3. Post-emergent herbicides will be applied weekly during mowing services as needed to control both broadleaf weeds and grasses.
 4. Contractor will select an approved herbicide appropriate for the specific weed problem.
 5. Should client request no chemical herbicides be used, manual weed removal by hand or equipment will incur additional costs beyond the quoted amount.
5. **Tree Care**:
1. Limbing and Pruning: This policy applies to previously maintained trees with low limbs that are within 10 feet of the ground, and accessible from ground level. Tree branches that obstruct sidewalks, fire hydrants, or street signs or low-hanging branches over walkways and drive lanes that pose hazards to pedestrian or vehicular traffic will be pruned to maintain safe clearance heights. This policy does not cover pruning necessitated by storm damage, disease, dead wooding, neglect, overgrowth, or winterkill, nor does it include the raising up or "skirting" of evergreen trees.
 2. Sucker Removal: Volunteer suckers and shooters on trees shall be removed to maintain a clean appearance. Suckers that appear in landscape beds or turf areas, that are from plants in the Cottonwood family, or plants that are dead, or previously cut down are not included in this scope.
 3. Tree Rings: Tree Rings shall undergo chemical treatment to control weeds and grass near tree trunks, establishing a protective buffer zone for the trees. While installation of clean,

defined mulch rings is recommended, this service is not included in the contracted price.

4. Other Services: Contractor has a full Arboriculture team including certified arborists that can assist with any type of tree care issues, please contact your sales representative for more information about comprehensive tree care programs that are outside the scope of this agreement.

6. Native Grass Areas:

1. Native grassland areas: If included in the scope of services, shall be mowed in its entirety. However, contractor shall not mow or disturb any protected wetland plants. The mowing frequency will be determined by growing conditions, municipal codes, or client expectations as defined in Scope of Services.
2. Broadleaf Weed Control in Native grasslands Areas: If included in the scope of services, Contractor will select appropriate chemical treatment according to site specific information and contracted frequencies. Chemical control of broadleaf weeds in native grass fields specifically pertains to chemical applications, excluding both manual removal and control of grassy weeds.
3. Beauty Band Mowing: Native areas adjacent to turf areas, sidewalks, or walking paths, as specified in the property map and Scope of Services, shall be mowed to create a buffer of 3 to 6 feet from the edge of hard surfaces, maintaining separation between turf, sidewalks, walking paths, and the native grasslands areas.

7. Irrigation System:

1. Activation: Seasonal activation of the irrigation system shall be performed as part of the base contract, with the Contractor being responsible for determining the appropriate timing of system activation. The activation process encompasses turning on the water supply, charging the mainlines, and performing initial controller programming when necessary. During activation, a comprehensive system inspection may be conducted, whereby all required repairs shall be performed to ensure proper operating condition. Such repairs shall be executed on either a time and materials basis or according to a bid price.
2. Monitoring: System monitoring shall be conducted throughout the growing season, while programming shall be adjusted periodically based on natural conditions, seasonal variations, and landscape requirements. When malfunctions are detected, repairs will be performed on a time and materials basis. Any damages caused by Contractor during routine operations shall be promptly repaired by Contractor at no cost to Owner. System monitoring includes inspecting the property for wet or dry areas, identifying any running water, and operating zones as necessary to determine repair needs. This monitoring process does not require every zone to be operated and observed during each inspection.
3. Water Conservation: While acknowledging the importance of water conservation, Contractor recognizes that during prolonged cold or rainy periods, clients are responsible for ensuring rain/freeze sensors are properly installed and operational. Since occasional rainstorms or cold weather may not warrant complete system shutdown or protection, Contractor cannot be held responsible for system deactivation during every rain or cold weather occurrence. Such services can be provided according to our Time and Material rates.
4. Deactivation / Winterization: Seasonal deactivation and winterization of the irrigation system will be conducted during Fall each year, typically in October and November, subject to weather conditions. The irrigation system will undergo a complete water drainage process, followed by forced air injection into the lateral and pressure lines to

remove any remaining water. Exterior backflow prevention devices may be wrapped with insulating material to extend the watering season, which incurs an additional cost to the client. During winterization, backflows currently mounted on unions will be removed and stored for an additional fee.

5. Emergency Service Calls Emergency service calls will be made at the Owner's request. While emergencies are uncommon and typically involve main line breaks or faulty valves that may result in flooding, they require immediate attention. Emergency service hours are defined as calls received between 5:00 PM and 8:00 AM Monday through Friday, throughout Saturday and Sunday, and during recognized holidays. Such services will be charged at the applicable emergency and/or holiday rate.
6. **After Hours Emergency Contact:** 303-358-0498 (April-October), During fall and winter contact your Account Manager directly.
7. Time and Material Repairs- Not to Exceed: During routine inspections, irrigation technicians will perform necessary repairs on deficient irrigation components to ensure proper system operation and minimize water waste. These repair services will be charged according to our Time and Material rates. No single repair will exceed \$1,000.00 without prior approval, unless a Not to Exceed rate is
8. Should the client request proposals for work to be performed, it is understood that repairs will NOT be conducted during the inspection. The technician will prepare and submit a proposal for the required work, pending approval. The client acknowledges that this process will delay repairs and may result in significant landscape damage, water loss, and potential additional expenses.

8. **Trash Cleanup:**

1. Growing Season: (Mid-April through Mid-October)
2. All landscape areas shall be inspected during service days, or as outlined in the scope of services. Prior to mowing services, small trash items shall be removed from the landscape areas. This excludes large trash items such as construction debris and furniture, which will be done on a Time and Material basis as needed. Additionally, this excludes the removal of leaves, pine cones, and other natural debris that are included in spring and fall clean up. Unless otherwise noted in Scope of Work, dumpster areas are not included
3. Dog Stations: If specified in the scope of work, Contractor shall remove trash bags from dog stations, replace them with new trash bags, and replenish dog waste collection bags during service. Client will provide necessary keys and access.
4. Trash Cans
5. If included in the scope of work, Contractor shall remove trash bags from trash cans and replace them with new trash bags, as well as replenish dog waste collection bags at the time of service.
6. Hazardous Materials: The Contractor reserves the right to decline the removal of hazardous materials, including but not limited to dead animals, sharps, and certain chemicals.
7. Dormant Season: (Mid-October through Mid-April)
8. Landscape areas: shall be inspected per the Scope of Work. Small trash items shall be removed from the landscape areas as part of this agreement. This excludes large trash items such as construction debris and furniture which will be done on a Time and Material Basis. Additionally, this excludes the removal of leaves, pine cones, and other

natural debris that are included in spring and fall clean up. Unless otherwise noted in Scope of Work, dumpster areas are not included.

9. **Dog Stations:** If specified in the scope of work, Contractor shall remove trash bags from dog stations, replace them with new ones, and replenish dog waste collection bags during service time.
10. **Trash Cans:** If included in the scope of work, Contractor shall remove trash bags from trash cans and replace them with new trash bags, as well as replenish dog waste collection bags at the time of service.
9. **Bio-Hazards:** Contractor shall not assume responsibility for monitoring, collecting, removing, or disposing of potential bio-hazardous materials present on the Owner's property. Such materials include, but are not limited to, hypodermic needles (sharps/needles will not be handled by Contractor's employees under any circumstances), condoms, feminine hygiene products, deceased animals, clothing or materials contaminated with bodily fluids, and homeless encampments. Contractor's sole obligation shall be to report and communicate any observations of potential bio-hazards to the Owner for appropriate removal by others, unless alternative arrangements have been previously agreed upon between Owner and Contractor.
10. **Spring Cleanup:**
 1. Landscape debris, including leaves, pine needles, and pine cones, shall be blown and removed from landscape beds and turf areas. Various methods such as blowing, raking, vacuuming, and mowing/mulching shall be employed to effectively manage landscape debris and maintain a neat appearance. The duration of this process may vary based on weather conditions. Leaves that remain attached to trees or shrubs throughout the contract term are not within the scope of work, unless otherwise specified. Upon request, a price quote will be provided for such service. The landscape debris cleanup service does not include pet waste, pet waste stations, trash cans, parking lots, parking structures, or debris resulting from vandalism, dumping, improperly contained dumpsters, or acts of God, unless otherwise indicated.
11. **Fall Leaf Cleanup:**
 1. During November and December, fallen leaves will be blown from landscape beds and other landscaped areas onto the turf areas for mulching. This mulching process is essential for maintaining soil organic matter and promoting nutrient cycling. Leaves will be removed only when their quantity is excessive and cannot be mulched without potentially damaging the turf areas. All available methods, including blowing, raking, vacuuming, and mowing/mulching, will be employed to manage debris and maintain a neat appearance.
 2. The duration of leaf removal operations will vary based on weather conditions. Although comprehensive removal of all leaves is not within our scope, mulched leaves will remain in turf areas to decompose naturally and provide soil enrichment. As outlined in Exhibit A "Scope of Services," leaves still attached to trees or shrubs during the contract period are not included in the contract scope. Upon request, we will provide a price quote for this additional service.
 3. Debris clean-up services exclude the removal of pet waste, pet waste station maintenance, changing trash can liners, parking lot cleaning, dead animal removal, sharps disposal, and parking structure cleaning. Additionally, the service does not cover debris resulting from vandalism, illegal dumping, unsecured dumpsters, or natural disasters, unless specifically stated otherwise.

12. Annual Color Program:

1. **Spring/ Summer Annual install:** When annual flowers are included in the scope of work, they will be installed in all existing flower beds upon client approval. Installation will occur after May 20th to avoid freeze damages. If requested to be installed prior to May 20th client assumes all risk associated with freeze/cold damage. The soil will be amended by incorporating 3 yards of class 1 compost per 1,000 sf and thoroughly tilled. During installation, slow-release fertilizer will be applied. Any necessary irrigation repairs and modifications will be performed at the time & material rate specified in this contract. The full contracted amount will be billed upon completion of flower installation.
2. **Spring/Summer Annual Flower Maintenance:** Throughout the growing season from June to September, flowers will receive weekly maintenance, which includes deadheading, weeding, and fertilizing when necessary. While pest control is not covered in this price, it can be performed at an additional cost if needed. At the end of the season, flowers will be removed and flower beds will be turned. The annual flower maintenance is included in the billing of this agreement.
3. **Fall Annual Install:** When annual flowers are included in the scope of work, they will be installed in all existing flower beds upon client approval. The soil will be amended by incorporating 3 yards of class 1 compost per 1,000 sf and thoroughly tilled. During installation, slow-release fertilizer will be applied. Any necessary irrigation repairs and modifications will be performed at the time & material rate specified in this contract. The full contracted amount will be billed upon completion of flower installation.
4. **Fall Annual Flower Maintenance:** Does not include maintenance services such as hand watering, weeding, deadheading, or fertilizing after mid-October. These maintenance services are available at an additional cost to the main contract.

ADDITIONAL SERVICES AVAILABLE:

In addition to the services included in the base contract, Contractor provides various supplementary landscape management services designed to enhance, safeguard, and maintain the appearance and safety of your landscape. These additional services are available at extra cost and include:

1. **Comprehensive Arbor programs encompassing pruning, pest management, soil management, and inventory mapping.**
2. **Pest and Disease Management for Turf, Shrubs, and Trees**
3. **Plant Health Care, including winter watering, fertilization and nutrient injections.**
4. **Winter Tree Wrap to prevent sun scald and freeze cracking**
5. **Landscape and Holiday lighting, including holiday decor, installation and maintenance**
6. **Landscape enhancement and beautification services, including design and construction, turf renovation, plant replacement, patios, pavers, concrete, outdoor living, and irrigation repair and upgrade/installation**
7. **Winter services, including snow removal, Trash services, Porter services, and other services as requested**
8. **Detention Pond cleaning and maintenance.**
9. **And much more...**

Terms & Conditions

TERMS AND CONDITIONS

1. This Agreement may be terminated by either the CONTRACTOR or the OWNER with a 30-day written notice. Such notice shall specify both the date of issuance and the intended termination date. Upon receiving the termination notice, CONTRACTOR shall provide a final billing statement detailing all unpaid balances based on actual work performed.
2. The monthly payment schedule is established solely for billing convenience and does not reflect the actual work performed. Upon termination, all services will be calculated based on actual work completed and billed accordingly. Payment is due upon receipt of invoice.
3. This Agreement constitutes a lump sum contract divided into equal monthly installments throughout the contract term. Given that the majority of work is typically performed during the initial period, the monthly payment rate does not correlate with the final billing amount. Following receipt of termination notice, CONTRACTOR shall issue a final invoice detailing the unpaid balance for all work performed, and payment for services rendered through the 30-day notice period shall be due upon receipt.
4. All work shall be performed by trained and properly supervised personnel. Adequate equipment and personnel shall be provided to timely complete above stated services ("LANDSCAPE MAINTENANCE CONTRACT") with rates set forth in this agreement. Services will be provided for length of time specified in "AGREEMENT TERM". Contractor will provide only the services outlined and only at the location(s) set forth on "LANDSCAPE MAINTENANCE CONTRACT".
5. All services will be performed as outlined in the "PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT". Contractor will not be responsible for anything items that are not included in the "SCOPE OF SERVICES" chart.
6. Contractor is a fully insured and licensed company. Contractor will provide certificates of insurance upon request, and carry liability and worker's compensation insurance.
7. The Contractor shall be responsible for contacting local utility companies regarding underground line locations when necessary. The Contractor shall not be held liable for any sub-surface lines or private utilities that are either unmarked by utility location services or obscured from view by plants, fences, or other obstacles. This includes, but is not limited to, cable television, security lines, invisible dog fences, gas barbecue lines, pool equipment lines, lighting, and irrigation/lighting systems.
8. Owner shall pay Contractor for services according to the "Billing Schedule" section(s). Owner shall make payment immediately upon receipt of an invoice, or in accordance with previously agreed-upon payment terms. In the event that payment is not made within 30 days of the invoice date. Contractor reserves the right to terminate this Agreement by providing written notice to the Owner.
9. Owner further agrees to pay Contractor a finance charge of 1.75% per month (21% per annum) if any amount remains unpaid within 30 days of the invoice date. Additionally, Owner shall be responsible for all fees incurred by Contractor during collection efforts, including, but not limited to, attorneys' fees, collection agency fees, and court costs.
10. This Contract shall be governed, construed and enforced in accordance with the laws of the State of Colorado. Furthermore, any controversy or claim arising out of or relating to this Contract shall be settled through arbitration in accordance with the Rules of the American Arbitration Association. The arbitration award shall include reasonable attorney fees and costs incurred by the prevailing party, along with interest at the legal rate. Subsequently, judgment may be entered upon any such award in any Colorado Court of competent jurisdiction, and such judgment shall be final and binding upon all parties.
11. Due to the inherent limitations in weather forecasting at the time of contract, certain acts of nature may necessitate additional services or modifications to existing services. The Owner bears the responsibility to provide timely notification of such unexpected service requirements. Upon receiving written authorization, Contractor will proceed with the work and bill for time and materials.
12. The Contractor shall not be liable for any damage to existing walks, curbs, driveways, cesspools, septic tanks, utility lines, sprinkler systems, arches, shrubs, lawn, trees, or other personal property or improvements that may occur during the ordinary and customary performance of work by the Contractor, its subcontractors, laborers, or suppliers, unless such damage results from gross negligence causing substantial and unjustifiable harm. Furthermore, the Owner must notify the Contractor in writing within 48 hours of discovering any such damage.
13. Contractor shall be entitled to receive prompt and full payment upon completion of the work. Contractor's obligations are limited to performing work and services explicitly specified in this Contract or any authorized change order. In the event Owner claims outstanding work after Contractor has declared completion, Owner must provide Contractor with reasonable notice and opportunity to complete such work before engaging others for completion. Following Contractor's completion of any corrective work identified by Owner, Contractor shall be entitled to receive the remaining balance of the Contract Price in full.
14. This Contract represents the complete and exclusive agreement between the parties, and neither party shall be bound by any oral statements or representations made by any party or their agents.
15. Neither party shall commence any action arising from or relating to this LANDSCAPE MAINTENANCE CONTRACT, or its performance thereof, against the other party after one year following the completion or cessation of work. This limitation encompasses all actions of any nature, whether at law or in equity, and whether based on contract, tort, or any other grounds.
16. Contractor shall perform and complete all work in a good and workmanlike manner; however, Contractor shall not be liable for any failures or defects arising from work performed by other parties.
17. "Owner" as used in this Contract shall apply to and include all persons who possess an ownership interest in the job site property, along with their agents, tenants, employees, or those claiming rights under agreement with or grant from them. The person executing this Contract as or on behalf of the Owner represents to the Contractor, with the understanding that such representation will be relied upon, that they are fully empowered and authorized to execute this Contract as or on behalf of all owners of the job site.
18. Owner, and any agents acting on Owner's behalf, shall indemnify and hold Contractor harmless from all liabilities, claims, losses, expenses, damages, or causes of action, including but not limited to court costs and attorney's fees, arising directly or indirectly from weather conditions or third-party actions.

By _____
Claude (Damon) Barker
Date 8/7/2025

Natures Workforce

By _____

Date _____

Roxborough Village

Customer:

Peggy Ripko
Special District Management Services
Inc
141 Union Blvd
Suite 150
Lakewood, CO 80228

Property:

Roxborough Village
9779 S Crystal Lake Dr
Littleton, CO 80125

Village Circle and Park Pruning/Removals

Village Circle East/West and Park

- Prune deadwood in trees over road 2" and greater
- Raise crowns of trees over road to 14' elevation for proper clearance
- Remove trees as needed and detailed in ArborNote
- Grind stumps of trees removed and leave material to grade. Top dressing area is not included but can be performed by maintenance crews for additional charge and will be assessed after tree removals and grinding is completed.

All specifications for trees to be removed or pruned are detailed in associated ArborNote Inventory documentation.

Village Circle and Park Pruning/Removals

Tree Pruning

Items	Quantity	Unit	
Labor- Arbor	130.00	hr	
			Tree Pruning: \$14,857.33

Stump Grinding 7 Stumps

Stump Grinding

Items	Quantity	Unit	
Labor- Arbor	23.00	hr	
			Stump Grinding: \$2,628.61

Material Handling/Disposal

Disposal Fee

Items	Quantity	Unit	
			Disposal Fee: \$699.44

Subtotal	\$18,185.38
Estimated Tax	\$0.00
Total	\$18,185.38

Terms & Conditions

1. Scope of Work

Nature's Workforce – Arbor Division (referred to as "we," "us," or "our") agrees to perform the tree work services as outlined in the attached proposal/estimate. This includes, but is not limited to, tree removal, trimming, pruning, stump grinding, and debris removal, as specifically described.

2. Site Access and Conditions

- The Client agrees to provide clear access to the work area and ensure that the site is free from any obstructions that could delay or impede the work.
- If access is restricted or delayed due to parked vehicles, locked gates, or other barriers, additional charges may apply.
- We will do everything within our ability to protect underground utilities and irrigation systems. We will have underground utilities marked if any excavation work is required.

Irrigation, if damaged, will be repaired by us at the T&M rate (time and materials).

3. Scheduling and Delays

- Work will be scheduled upon receipt of written approval.
- Weather conditions, equipment issues, or unforeseen circumstances including acts of god may cause delays. We will make reasonable efforts to communicate schedule changes as soon as possible.

4. Safety

- All work will be performed in accordance with current industry safety standards (OSHA & ANSI Z133) and best practices (ANSI A300).
- The Client agrees to assist in keeping all persons and pets away from the work zone during operations (written notice to residents, temporary closure of facility, etc...) and coordinate with Arbor Division Managers when necessary.

5. Clean-Up

- Debris and wood generated by the tree work will be removed unless otherwise specified in the proposal.
- Stump grinding, if included, will be performed to a depth of approximately 6-8 inches below ground level. Surface roots may not be fully removed unless specified.
- If underground utilities are present within stump grind area, work may not be possible. We will communicate with client should this be the case.

6. Damage and Liability

- We carry liability insurance for damages directly caused by our negligence.
- We are not responsible for damage to driveways, lawns, or other surfaces when heavy equipment access is required and has been approved or necessitated.

7. Payment Terms

- Final payment is due NET 30 of completion of the work unless otherwise agreed in writing.
- Unpaid balances beyond 120 days will incur a late fee of 5% per month or the maximum allowed by law.

8. Cancellation

- We ask that any cancellations be received in writing at least 7 days before the scheduled work date.
- Any cancellations made within 72 hours of scheduled work will incur a 10% cancellation fee

9. Warranty

- Tree work is inherently risky due to the unpredictable nature of trees and weather. We do not provide a warranty on tree health, future growth, or post-service conditions unless explicitly stated.

10. Entire Agreement

This document, along with any attached estimates or addenda, constitutes the entire agreement between the Client and Contractor. Any changes or additions must be made in writing and signed by both parties.

By _____
Evan Russell

Date 6/10/2025

By _____

Date _____
Roxborough Village

Customer:

Peggy Ripko
Special District Management Services
Inc
141 Union Blvd
Suite 150
Lakewood, CO 80228

Property:

Roxborough Village
9779 S Crystal Lake Dr
Littleton, CO 80125

Additional Pruning/Removals

Additional Pruning/Removals

- Pruning: 699, 700, 800, 725, 708, 736, 608, 596, 556, 529, 320, 319, 84
 - Prune all listed trees to provide 3-5ft clearance from any structure
 - Remove all deadwood ~1in. diameter and larger
 - Provide structure prune to promote growth of central leader and reduce density in crown
- Removals: 66, 68, 83, 104, 205, 226, 773, 531, 533, 555, 554, 794
 - Remove listed trees. Cut stump to grade
 - Grind stump(s) of all removed trees. Utility locates will be performed prior to stump grinding. Should underground utilities interfere with ability to grind stump(s), work plan may need to be reassessed.

Pruning

Tree Pruning

Items	Quantity	Unit	
Labor- Arbor	21.50	hr	
			Tree Pruning: \$2,881.06

Removals

Tree Removal

Items	Quantity	Unit	
Labor- Arbor	36.00	hr	
			Tree Removal: \$4,824.10

Stump Grinding

Stump Grinding

Items	Quantity	Unit	
Labor- Arbor	15.50	hr	
			Stump Grinding: \$2,077.04

Disposal

Disposal Fees

Items	Quantity	Unit	
Dump Fees	20.00	cuyd	
			Disposal Fees: \$617.16

Subtotal	\$10,399.36
Estimated Tax	\$0.00
Total	\$10,399.36

Terms & Conditions

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Nature's Workforce – Arbor Division (referred to as "we," "us," or "our") agrees to perform the tree work services as outlined in the attached proposal/estimate. This includes, but is not limited to, tree removal, trimming, pruning, stump grinding, and debris removal, as specifically described.

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- The Client agrees to provide clear access to the work area and ensure that the site is free from any obstructions that could delay or impede the work.
- If access is restricted or delayed due to parked vehicles, locked gates, or other barriers, additional charges may apply.
- We will do everything within our ability to protect underground utilities and irrigation systems. We will have underground utilities marked if any excavation work is required. Irrigation, if damaged, will be repaired by us at the T&M rate (time and materials).
- Should traffic control be necessary, traffic control companies will be utilized and charged at an additional rate
- Any necessary permitting and associated costs are not included in this proposal unless explicitly stated. Should extra permitting be required, additional costs may apply.

3. Scheduling and Delays

- Work will be scheduled upon receipt of written approval.
- Weather conditions, equipment issues, or unforeseen circumstances including acts of god may cause delays. We will make reasonable efforts to communicate schedule changes as soon as possible.

4. Safety

- All work will be performed in accordance with current industry safety standards (OSHA & ANSI Z133) and best practices (ANSI A300).
- The Client agrees to assist in keeping all persons, property and pets away from the work zone during operations (written notice to residents, temporary closure of facility, etc...) and coordinate with Arbor Division Managers when necessary.

5. Clean-Up

- Debris and wood generated by the tree work will be removed unless otherwise specified in the proposal.
- Stump grinding, if included, will be performed to a depth of approximately 6-8 inches below ground level. Surface roots may not be fully removed unless specified.
- If underground utilities are present within stump grind area, work may not be possible. We will communicate with client should this be the case.

6. Damage and Liability

- We carry liability insurance for damages directly caused by our negligence.
- We are not responsible for damage to driveways, lawns, or other surfaces when heavy equipment access is required and has been approved or necessitated.

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- Tree work is inherently risky due to the unpredictable nature of trees and weather. We do not provide a warranty on tree health, future growth, or post-service conditions unless explicitly stated.

10. Entire Agreement

This document, along with any attached estimates or addenda, constitutes the entire agreement between the Client and Contractor. Any changes or additions must be made in writing and signed by both parties.

By _____
Evan Russell

Date 7/11/2025

By _____

Date _____
Roxborough Village



Estimate # 00321-E

Client Information

Client: Roxborough Village Metropolitan District
Client Address: ste 150 141 Union Boulevard, Lakewood, CO, 80228
Client Phone: (303) 987-0835
Client Email: pripko@sdmsi.com
Project Address: Parking lot 7671 North Rampart Range Road, Littleton (Roxborough Village)
Job Site Contact: Peggy Ripko

Proposed Work

DESCRIPTION	PRICE
Pruning - Misc. (Non-Taxable) Pruning of the 13 trees marked on the .kmz map in green. Remove deadwood down to 1" in diameter. Remove any broken limbs and associated stubs. Remove declining limbs back to live tissue. Raise lower limbs where necessary.	\$ 2,800.00
Tree Removal (Non-Taxable) Removal of the 12 trees marked on the .kmz map in red. Remove and cut low.	\$ 2,500.00
Stump Grinding (Non-Taxable) Optional stump grinding from 11 removals. Tree #104 cannot be stump ground as it is located in a planter. Stump will be ground approximately 8-12 inches below grade. Resulting grindings will be left on the site in a neat pile mound on top of the grinding site. Excess grindings can be removed from the site for an additional fee. Stump grinding does not include the removal of surface roots from the tree, unless specifically arranged for prior to the job. The proximity of hardscape features, fences, buildings, and/or underground utilities to the stumps may limit our ability to remove the entire stump. In these cases, N&D Tree will remove as much of the stump as possible without causing damage to permanent site features or to the machine. Homeowner to ensure there is 36 inches clearance for machine access. Tree removal and stump grinding services may be performed by separate crews on a different date, if necessary.	\$ 920.00
Subtotal:	
Tax 0%:	
Total:	
	\$ 6,220.00 \$ 0.00 \$ 6,220.00

We thank you for the opportunity to submit the prices and specifications noted above.

Please contact us at (720) 793-5273 if you would like to proceed with the quotation.



Acceptance of proposal.

The prices, specifications, and terms and conditions are satisfactory and hereby accepted. N&D Tree Service is

Estimator: Logan Ediger

00321-E, Rev I

Date: Jul 09, 2025

authorized to do the work as specified.

Authorized Signature: _____

Date: _____

MAILING: 2718 Autumn Way, Parker, CO, 80138 PHONE: (720) 793-5273

ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

<https://roxvillagemetro.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Ephram Glass	President	2027/May 2027
Debra Prysby	Vice President	2027/May 2027
Cliff Linhardt	Treasurer	2029/May 2029
Ron Bendall	Secretary	2029/May 2029
Stephen Throneberry	Assistant Secretary	2029/May 2029

DATE: August 11, 2025
TIME: 6:00 p.m.
LOCATION: Roxborough Library and Virtual Meeting
8357 N Rampart Range
Rd # 200, Littleton, CO
80125

Google Meet joining info
Video call link: meet.google.com/wxv-jjtr-xjd
Or dial: (US) +1 470-222-8044 PIN: 682 136 125#

** Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

- A. Disclosure of Potential Conflicts of Interest.
- B. Additions/Deletions/Approval of Agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines.

III. BOARD DISCUSSION MATTERS

- A. Update on Community Park playground:

1. Discuss and consider approval of Community Park playground railings. (enclosure)
 2. Discuss and consider approval of the Chavez Services scope change. (enclosure)
 - B. Discuss and consider approval of various Crystal Lake pump repairs/replacements. (enclosure)
 - C. Discuss and consider approval of the main parking lot work. (enclosure)
 - D. Discuss and consider scope change to the Landscape Services to include additional HOA tracts. (enclosure)
 - E. Discuss and consider approving CDI's Landscape Services proposal for 2026. (to be distributed)
 - F. Discuss and consider approval of a snow removal proposal. (to be distributed)
 - G. Discuss and consider approval of a proposal to remove dead trees and some branches. (enclosure)
 - H. Discuss recent fires in the District.
 - I. Review and consider approving the updated Rules & Regulations and Reservation Permits.
 - J. Discuss and consider approval of license agreement template for homeowners to landscape in the open space.
 - K. Update on GIS.
 - L. Update on field supervisor job posting.
 - M. Discuss tipped and broken sandstone rocks at the north end of the north median in N Rampart Range Rd. (enclosure)
 - N. Update on C&L dig-in in Chatfield Farms.
 - O. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) and/or any new resident inquiries or correspondence.
- IV. OTHER MATTERS
- A. Homeowner request regarding disc golf course (enclosure)
- V. PUBLIC COMMENTS/HOMEOWNER REQUESTS
- VI. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR August 20, 2025.



From:
To: [Peggy Ripko](#)
Subject: Cost friendly family fun :)
Date: Tuesday, July 22, 2025 3:33:19 PM

You don't often get email from . [Learn why this is important](#)

Hi Peggy,

My name is John Wren. Michelle gave me your email and told me you are who I should talk to about bringing a disc golf course to Roxborough!

Disc golf is a terrific sport for families, and there is a big need for smaller “putter” courses, so beginners and younger players can learn the game in a less frustrating way.

Everyday, as I drive past the skate park on my way to work, I dream of putting a 9 hole putter course together on that property.

I attempted this with South Suburban and learned a lot about what not to do. I’d love some advice on what to do and hopefully make this happen.

Disc golf saved me. I was a year sober, but still lost. Physically a mess, a friend invited me to play Beaver Ranch (the premiere disc golf course in Colorado located in Bailey) but quickly retracted the invite as he said “it’ll kill you” and he was right.

Lucky for me, I lived near Ken Caryl Ranch House, home to one of the oldest disc golf courses in the country, which is a putter course. He took me there instead and I was hooked!

The game helped me lose 70 lbs, something my former hobby of ball golf and the cost attributed to playing multiple times a week would have never been able to do.

I want to help bring this amazing game to more people, and Roxborough would be a great place to start as there isn’t a course within a 20 min drive.

If you’d be willing to help me, or point me in the right direction, I’d be extremely appreciative!

Thank you for your time!

John Wren

(if you’d like to see more about me disc golf)