



CPW Quarterly News

March 2010

Working For You:

President: Dean Carpenter
Vice President: Randy Blondeau
Secretary: Mat Taylor
Treasurer: Margaret Hess
Manager: Sharon Greene

Member: Taz Chaudry
Member: Paul Gibb
Member: Jeff Lally
Member: Trent Merrifield
Member: Steve Omerod

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BC Residential Road Repair Update

At a meeting on March 4, the Boulder County commissioners instructed the transportation department to continue researching how to pay for the reconstruction of miles and miles and miles of subdivision roads that have fallen into serious disrepair.

Of the approx. 150 miles of paved roads that exist in subdivisions in unincorporated Boulder County, about 70% need substantial repair. While the transportation department provides maintenance such as snowplowing and pothole patching there is no dedicated funding for repaving or rebuilding those roads.

"Subdivision roads in the county fell betwixt and between," George Gerstle, county transportation director, told the commissioners at the recent study session. "Since 1995 there's been a county policy that resurfacing and repaving roads are the responsibility of the subdivision or the people who use the road." Gerstle said, it would cost about \$22 million to bring those roads back up to a good condition.

Over the last several months, Gerstle has been meeting with a working group of subdivision residents to explore how to come up with the money. Many said they were shocked to learn that the county had no responsibility to take care of their roads beyond simple maintenance .

"In 1995, when the policy was written into the comprehensive plan, it certainly wasn't publicly known," said Neal Anderson, president of the Niwot Community Association and a working group member. "It was probably perfectly legal, but I'd consider it kind of morally and ethically inappropriate."

Despite his frustration, Neal agreed with other members of the working group that something needs to be done quickly to find money to fix the roads. This likely would include some kind of tax on the property owners who live along the affected routes, a fee that likely would be assessed by creating some kind of formal improvement district. The working group members asked the commissioners to find money in the county budget to pay for at least part of the project, perhaps matching assessments paid by the residents. (con't.)

The commissioners, who said that finding any extra money in the budget would be challenging in the down economy, made no formal decisions but they did instruct their staff to move forward with a plan to survey all subdivision residents, asking their opinion on a variety of funding possibilities.

"We need to have a very robust public process on this," Commissioner Will Toor said. "We need to get a postcard out to every property owner who would potentially be paying into an improvement district."

For more information on the group's finding as well as upcoming opportunities for public comment, visit their website at www.bouldercounty.org/transportation.

Compute with Confidence

Joe Betts, CPW resident and former board member, is an honest, patient and incredibly knowledgeable computer guru who's saved the sanity of many computer users. Thanks for Joe for offering these words of wisdom to help make Windows safe on your computer:

- ◆ Right click *Computer* and select *Explore*. Click on *Tools* and select *Folder Options*. Click on *View*, uncheck "Hide extensions for known file types." Click on *Apply to All Folders*.
- ◆ Un-hide hidden icons in the System Tray.
- ◆ Use internet security packages, not just anti-virus and keep updated.
- ◆ Install software updates when prompted to do so.
- ◆ Use wireless networks that have security.
- ◆ Do not let the computer "remember" your passwords.
- ◆ Use robust passwords: at least 8 mixed letters, numbers, capitals.
- ◆ Use battery backup instead of surge protector.
- ◆ Have a back up plan and equipment.

To learn how Joe can help you better co-exist with your computer, call 303-931-1858 or email joe-betts1@comcast.net.

Meet the Board

Randy Blondeau—Vice President: Randy and his wife Donna have been CPW residents since 1999. Randy is a project and program manager with IBM and enjoys most sports. They have two sons and are enjoying raising them in Niwot with all of its small town attractions.

Margaret Hess—Treasurer: Margaret worked in customer relations for Princess Cruises for three years, taught 5th grade for one year, has renovated 8 houses across the country and is currently at UNC getting her Master's Degree in School and Clinical Counseling. She moved to CPW in 2008 with her two daughters, Gwen and Zanni.

Mat Taylor—Secretary: Mat moved to CPW in 2007 and joined the board in July of 2009. He is an engineer and architect who enjoys woodworking, community work projects, and Native American History. He is currently the head of engineering and design a a local solar energy company. He has a 5 year old daughter and two mischievous cats.

Taz Chaudry—Member at Large: Taz moved to CPW in May of 1998 and became a board member in July 2008. She is a working as a Master Certified Hypnotic-Coach helping people make transformational shifts in their business and personal lives. Taz is an artist, writer and music enthusiast who enjoys travel, dancing and great food. Taz also enjoys snowboarding, riding her Vespa and taking her metal mountain goat on old mining trails.

Paul Gibb—Member at Large: Paul has lived in Niwot with his wife Meri since 2002, after living in Boulder for 17 years. They moved here after their children grew up and they wanted a smaller house. This is Paul's first year on the HOA board. Paul is a semi-retired telecommunications business owner who now works part-time installing phone systems and computer networks for Sunflower Farmers.

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username (**cpw**); password (**niwot**). Suggestions to webguy@cpwhoa.org.

Any Interest in Community Gatherings?

For the past few years, the CPW community has held several social events: wine and cheese parties, summer pot lucks, FACs, garage sales, end of season soirées, etc. To date, the only specific event scheduled for 2010 is the annual meeting on Saturday, July 17 at 10:30 in Central Park. If there's enough interest, a garage sale will also be scheduled. But in order for any other events or activities to occur, we need to know there's interest not only in attending, but also organizing. So if you're willing to help plan *and* execute a social event, please let Sharon know. And if you have suggestions on how to improve over previous year's gatherings, don't be shy about sharing your ideas.

Name the Park

As we've mentioned, last year CPW presented a landscaping design plan to LID and Boulder County for the area around the tree carvings on Niwot Rd. (Many of you saw that plan at the annual meeting last July.) Turns out that Boulder County and the town of Niwot are considering pursuing this project and would like CPW's ideas of what to name the potential "park." Send your ideas to Sharon. If and when the time is right, she'll submit them to the appropriate folks.

Annual Meeting Saturday, July 17, 10:30 a.m. Central Park

- Meet the board
- Become Elected to the Board
- Review Financials
- Learn about Future CPW Projects and Plans
- See the Tree Sculpture Park Design
- Meet your Neighbors

Bring questions, concerns, comments and an appetite. Refreshments will be served.

Good Guy Award

Sincere thanks to Meri Gibb for helping the community by representing CPW at the Niwot Community Forum meetings. Due to several conflicts, no board members were able to attend the first meeting in February so Meri volunteered, *and* is willing to continue her involvement! Some of the main topics discussed at the February meeting included better highway signage for Niwot, major interest in Niwot having its own zip code (beyond the P.O. 80544) and the landscape proposal for the tree carving area. Thank you Meri, for your willingness to donate some time every now and then to keep us all updated on town happenings.

Is your computer running slow?

Try these things:

Starting up:	Stop non-essential programs from starting up.
Update:	Windows, Internet Security, Java, Adobe, drivers
Add memory:	More RAM may improve speed
Upgrade:	Faster processing, more processors, faster disk.

Computer help is right here in CPW. From computer setup, upgrade, tune-up, replacement, networking, clean-up, restoration, repair, trouble analysis, integration, purchase advice, recycle, software installation or removal.

Contact Joe Betts, 303-931-1858 joebetts1@comcast.net
Western Information Systems Engineering Resources WISER

Approval Request Form for Exterior Improvement/Modification

Date: _____ Name of Person submitting request: _____

Address, phone, email: _____

Improvement/Modification proposed (circle one)

Deck Painting Roof Doors/Windows Fencing Other

Please use additional paper for descriptions of improvement and include any color or material samples, drawings, brochures, etc. Remember, you need approval prior to starting your project. Forms can be left in the black mailbox by the bulletin board or given directly to the manager or any board member.

Complaints, Concerns and What's Up With That?

(Forms can be left in the black mailbox at the bulletin board, given directly to the manager or any board member, or mailed to P.O. Box 421, Niwot, CO 80544.)

Date: _____

Name of person submitting form (required): _____

Street address, phone, email: _____

Complaint, concern or comment: _____

Action Requested: _____