



## President's State of the Neighborhood

I feel good about where AR is going, how we are positioned financially, and most importantly the energy that is in this community. Five months ago Monica Kash, Vaughan Howard, and I were elected to the board. Since then with Don Shepard and Jonathan Kahn we have put in motion many things that will ultimately make AR a better place to live and invest in.

I'm happy to report the survey response will help us with decisions the board makes. We established a formal fence committee to unravel the fence hairball that affects our property values. The landscaping committee was revitalized with Deb and Ben Miller stepping up to lead this very important committee. We completely outsourced the running of the clubhouse to Management and Maintenance, while documenting the procedures and expectations on those using it. After meeting with our lawyers, the Design Review Committee was restructured to accurately reflect our by-laws and to empower the team of Theresa Grondin, Jennifer Linssen, Stephany Precourt, and Anni Shively. They have the difficult but critical task of keeping our community in good shape. In ongoing business we are negotiating the pool lifeguard and maintenance contract and preparing for the Memorial day opening. Exterior safely lights and a main room dimmer were also installed in the clubhouse.

So what does the future hold? Certainly the perimeter fence is number one on the list but we also hope to improve the general landscaping under Ben and Deb's leadership. The DRC is working on a set of paint pallets so those wishing to paint their homes know what colors are HOA approved. An FAQ (Frequently Asked Questions) list is in the works and discussion of an open AR email chat/discussion forum is being looked at.

All in all there is a lot happening in the community. If you would like to get involved but don't know where, please give me a call. We can always use more help!

*Andrew Moore*

## HOA Board Efforts

Current Board efforts can be seen on the ARHOA Community Calendar on the Web at <http://calendar.yahoo.com/arapahoeridgehoa> and click on Tasks.

Recent/current efforts include:

- Pool/Clubhouse:
  - **POOL Opens May 25<sup>th</sup>**
  - flood lights and dimmer installed
  - procedures defined, see: [http://home.earthlink.net/~arhoa/pool\\_clbhs.html](http://home.earthlink.net/~arhoa/pool_clbhs.html)
  - Scheduled new pool key distribution.
  - Pool service contract approved.
- Town, active issues:
  - Orange fence on Arapahoe
  - Cracks in concrete trail
  - Neighborhood Watch signs
  - Berm completion status
  - Sidewalk along south of park
  - Bike rack at pool
  - Maintenance of flowerbeds at park
- Landscape:
  - Perimeter fence committee active
  - Design for trailheads
  - Maintenance plans
- T&C Trash:
  - Tot Lot trash now picked up
  - Cardboard recycle? Too much volume for T&C today
- Vandalism:
  - Reward offered for leads
  - Seeking repair vendors
- Web Site, added the following:
  - Covenants and Bylaws
  - Community Calendar
  - Clubhouse Reservation calendar
  - Neighborhood Watch updates
  - Gardening Tips
  - Committee Leads updates
  - HOA Dues auto-deduct form
  - Local area links
  - Town of Erie site link

## ARHOA Weekly Ads

Advertise your items for sale or lost pet notices to your neighbors every week with the ARHOA email. Email your request with contact information to [arhoa@earthlink.net](mailto:arhoa@earthlink.net).

## Communication

**Email:** The AR Community Email Distribution List is used to distribute weekly neighborhood ads and important community announcements. Subscribe by sending an email message to [arhoa@earthlink.net](mailto:arhoa@earthlink.net). Include your name, address and phone number. **Under no circumstances will your information be misused or distributed. ARHOA email content is community news only.**

**Web Site:** see the AR web site for useful links and reference information at: <http://home.earthlink.net/~arhoa>.

Email Web site questions to [dnshep@cisco.com](mailto:dnshep@cisco.com)

## Volunteers

Our community depends on committed volunteers for their expertise and desire to benefit Arapahoe Ridge. What we enjoy now is due to the hard work of volunteers. If you have a few hours per month and want to get involved please contact a Board Member or Committee Member:

### Neighborhood Watch

Scott Hopson - 303.926.9667 - [shopson@amfam.com](mailto:shopson@amfam.com)

Janice Moore - 303.604.0510 - [janicesmoore@earthlink.net](mailto:janicesmoore@earthlink.net)

Officer Ted Bathauer - 303.926.2841 - [tedbath@ci.erie.co.us](mailto:tedbath@ci.erie.co.us)

### Design Review Committee

Anni Shively - 303-604-1233 - [shivelys@worldnet.att.net](mailto:shivelys@worldnet.att.net)

### Pool / Clubhouse Committee

Tani Owens - 303.666.5811 - [towens@qualcomm.com](mailto:towens@qualcomm.com)

Nancy Welch - 303.665-3217 - [nance@cadcoinc.com](mailto:nance@cadcoinc.com)

### Landscape Committee

Ben & Debi Miller - 303-926-1102 - [debmill01@aol.com](mailto:debmill01@aol.com)

### Fence Committee

Andrew Moore - 303-604-0510 - [arhoa@earthlink.net](mailto:arhoa@earthlink.net)

<b>President</b> Andrew Moore 303-604-0510 <a href="mailto:arhoa@earthlink.net">arhoa@earthlink.net</a>	<b>Vice President</b> Jonathan Kahn 303-666-4227 <a href="mailto:jkahn@hayneco.com">jkahn@hayneco.com</a>	<b>Treasurer</b> Vaughan Howard 303-554-0321 <a href="mailto:vbhow@aol.com">vbhow@aol.com</a>	<b>Secretary</b> Monica Kash 303-926-6749 <a href="mailto:mkash@sprintmail.com">mkash@sprintmail.com</a>	<b>Member at Large</b> Don Shepard 303-665-2407 <a href="mailto:dnshep@cisco.com">dnshep@cisco.com</a>
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For daily questions or to reserve the clubhouse, contact Joan at Management & Maintenance-303-755-2732 x211



## Community News

### Community Survey

Thanks to Andrew Moore and Monica Kash for spending many hours compiling the survey data into useful summaries and graphs. Details are on the web at <http://home.earthlink.net/~arhoa/docs/survey/ARHOASurveyResultsFinal.pdf>.

The top three community priorities are property values, pool/clubhouse lease, and Landscaping with community safety and partnering with the Town of Erie being very close behind.

A few things are very clear in the survey. The perimeter fence must be a priority and parking cars on the street overnight as well as dog droppings on the trails are problems that are not getting the attention many of you feel they need.

There were a few surprises - The number one topic the majority of you wanted on email was Town of Erie updates. This exceeded HOA updates! (We assume that is because you already get HOA updates.)

76% of the responses were willing to raise dues for at least one item. Rebuilding the perimeter fence topped the list with building basketball facilities and finishing 111th street landscaping close behind. Don't worry, the board will only raise dues with community input and only if absolutely necessary.

The question on the covenants showed a mixed response. 39% felt the HOA was effectively enforcing the covenants where 45% felt it is only somewhat effective. 16% felt it is not effective enough. The comments gave us more insight on items like enforcing overnight parking rules. The comments also helped us realize that there are numerous misunderstandings on the covenants and what is required when you purchase into a covenant controlled community.

The question on how involved we should be with Town of Erie decisions and politics was a surprise. 84% felt it was very important to be involved with the town of Erie and if you add that to the 12% that thought it was somewhat important then 95% of you felt the HOA needs to be involved in Town of Erie decisions and politics. Only 1.5% of you felt the HOA should avoid Town of Erie decisions and politics.

The HOA board will now focus most of our resources and energy into two areas: The perimeter fence and landscaping 111th, although the landscaping will be dependent on what is decided with the fence.

To increase communications with Erie, Monica Kash and Andrew will be joining the Erie Community Forum, which is starting in April to provide better communications between the town, HOAs, and other civic groups in Erie.

To help with the misconceptions and misunderstandings a FAQ (Frequently Asked Question) list will be soon be posted on our web site.

### House Numbers On Curb

Sidewalks and curbs in Arapahoe Ridge are the property of the Town of Erie. The Town of Erie does not authorize painting of residential addresses on the curb in front of your home. The Police and Fire Departments do not endorse this service and they do not rely on painted curb addresses in emergency situations. The individual(s) or company that has recently been soliciting "house number curb painting" business from residents of Arapahoe Ridge does not have a permit to operate in Erie. Your Board of Directors would like to request that you remain within the above town guidelines and not allow painting of your house number on the curb in front of your home

### Summer Pool Jobs

Carousel Pools, our swimming pool contractor, has numerous openings for (mostly) lifeguards. Certified guards preferred but some financial assistance available to attain certification. \$7.50 - \$9.00 per hour with season end bonus opportunities. Generous vehicle allowance for maintenance personnel.

Openings also for pool and area (multi pool) lifeguard supervisors @ \$375-\$450 per week. Excellent job for experienced lifeguard with supervisory aptitude.

Call 303-422-7114 ask for Kim or Phil between 8:30 am and 4:30 pm Monday through Friday.

### Recycling

Town & Country Disposal has a wonderful curbside recycling program. It's now even easier than ever!

THE FOLLOWING RECYCLED CONTAINERS CAN BE MIXED TOGETHER: #1 & #2 Narrow neck plastic bottles, Aluminum & steel; cans, lids & foil (rinsed out and wiped off) Milk cartons, and juice boxes Glass bottles and jars.

THE FOLLOWING RECYCLED PAPER PRODUCTS CAN BE MIXED TOGETHER Junk mail & office paper, Magazines & Catalogs, Newspapers & any inserts, Telephone books, Paperboard, Brown Paper Bags. Please call Town & Country Disposal with any questions or concerns. (303) 665-6811.

### Treasurers Report

How are your Homeowner's Association dues being spent? How much money does your Homeowner's Association have in what banks? How much money is being kept in reserve to repair and/or replace various assets within the community? What is the current cash position of your Homeowner's Association?

These are probably just a few of the questions that many of you have thought of at some point during your residency in Arapahoe Ridge. Beginning with this Newsletter, I would like to introduce a Treasurer's Report. This report will be a summary of the Arapahoe Ridge Homeowner's Association current income and expenses, as well as our current cash position.

The Treasurer's Report will be based upon the most recent Income/Expense Statement that is available. At the time this Newsletter is going to press, the most recent Income/Expense Statement is dated January 31, 2002. Our management company, in conjunction with myself, publishes these financial statements at each Homeowner's Association Board of Directors Meeting. These meetings are usually held on the last Thursday of each month, with financials current as of the last day of the previous month. For example, at the March 28, 2002 meeting, we will be presenting financial information current as of February 28, 2002.

You will notice an entry in the following Treasurer's Report allocating monthly funds to Replacement Reserve. During 2001, your Board of Directors commissioned an independent Property Consultant to conduct a reserve analysis study for Arapahoe Ridge.





The work performed by this study consisted of site inspections and field measurements to determine the condition and value of items for which this HOA is responsible for repair and replacement. This information was used to compile a reserve analysis inventory list. The reserve analysis estimates remaining economic life of the items in the inventory list, replacement costs, and prorates existing reserves to these items. The analysis then estimates future contributions to project reserves so adequate funds will be available for future repairs and replacement. The entry in the following report entitled "Replacement Reserve" represents the funds set-aside during January to ensure adequate future funds are available for repairs and replacement of inventory items. A total amount currently held in Replacement Reserve is also indicated. Examples of just a few of the items in the inventory list are: our sprinkler system, concrete repair, pool boilers, pool furniture, and the Clubhouse.

#### Treasurer's Report As of 1/31/2002 Income:

Dues: 34,843.00  
Late Fees: 135.00  
Working Capital: (322.00)  
Other Income: 50.00  
Clubhouse Income: 375.00  
Total Income: 35,081.00

#### Expenses:

Office Supplies: 560.82  
Management: 1,851.00  
Legal/Audit: 350.00  
Clubhouse: 485.93  
Grounds Other: 480.00  
Grounds Maintenance: 105.00  
Trash Removal: 4,010.50  
Total Expenses: 7,843.25

#### Operating Income:

Income-Expenses: 27,237.75  
Replacement Reserve: (3,769.67)  
Net Operating Income: 23,468.08

#### Changes In Cash:

Beginning Cash Balance: 386,857.69  
Net Change In Cash: 27,237.75  
Ending Cash Balance: 414,095.44

#### Cash On Hand:

Replacement Reserve: 215,032.67  
Operating Fund: 82,059.27  
Working Capital: 117,003.50  
Total Cash: 414,095.44

#### Breakdown By Bank Account:

NOW Account: 114,542.31  
Front Range: 101,190.76  
World CD - I: 51,572.90  
World CD - II: 51,680.31  
Wells Fargo: 95,109.16  
Total Cash: 414,095.44

If you have any questions or comments regarding the above Treasurer's Report, you are welcome to attend any Homeowners Association Board of Directors Meeting for further discussion.

Thank you for your continued support.  
Vaughan Howard, Treasurer - HOA

### Annual AR Garage Sale

Make some money for that summer vacation and get your stuff ready for our Annual Community-wide Garage Sale, June 7 and 8 (Friday & Saturday). Remember, one person's junk is another's treasure. For more information, call Michelle Irons at 303-665-0291.

### Committee/Volunteer News

#### Design Review

##### *Opening on DR Committee*

The DRC consists of 5 members appointed by the HOA Board. There is currently one position open on the committee. The main responsibility of the DRC is to review all requests for improvements to properties within our community. Meetings are the 3rd Monday of every month. For more information and/or to set up an interview, please contact Anni Shively (303) 604-1233 by May 17.

#### Fence Committee

The number one survey item residents felt most important was the perimeter fence situation. To that end, 12 volunteers (half internal lots/half perimeter lots) have come together to analyze, research and set in motion the long term permanent solution needed to ensure our property values are not negatively impacted by the rapidly deteriorating perimeter fence.

When the perimeter fence was built, the Town of Erie did not have fence standards (now resolved). Because there were no standards, our fence was built for the most part with 4x4's on 8' centers -- low quality. In addition, it was not treated to preserve it leading to our current situation where the fence is weak in areas and deteriorating in others. The reason the board has chosen not to preserve the current fence is it may be removed. At an approximate cost of \$50,000 to preserve it, we want to evaluate the long term solution first.

The fence committee is researching four long term options:

1. Add additional support to existing fence, then preserve
2. Replace with new wood/brick column fence, then preserve
3. Replace with Vinyl
4. Replace with Brick

All options have benefits and drawbacks that will be articulated for the community's understanding. The fence committee anticipates having a recommended direction understood by our next newsletter in July.

Andrew Moore, Fence Committee Chair

### Landscape Committee

#### *New Landscape Committee Leaders*

AR is fortunate to have new Landscape Committee leaders Ben and Debi Miller. Thanks to the Millers for their volunteer efforts!

#### *Introduction from Ben and Debi*

We are avid gardeners and have worked extensively on our yard here in AR and previously in Longmont (where we were less avid but still somewhat obsessed). We have taken classes on composting, building rock walls, working with garden color and garden design (some private courses, some offered by the city or county and at both Flower Bin Nursery and the Denver Botanic Gardens). Debi has been a volunteer at DBG and is currently enrolled in the Master Gardener program offered by the CSU Extension Office. Ben is a project manager working for IBM. What we lack in gardening or landscaping credentials we try to make up for with humor and passion so we hope to make this fun and interesting.

#### *Landscape News*

The trailhead landscape architectural designs are complete and have been submitted to the Town of Erie for approval. Once approval is complete we will discuss implementation with the board.

We are now posting seasonal gardening tips on the ARHOA Web site at:  
<http://home.earthlink.net/~arhoa/landscape.html>

### Neighborhood Watch

#### *Vandalism at Arapahoe Ridge*

Unfortunately, vandalism has occurred in Arapahoe Ridge. The monuments on Morris Dr. Dickens St. are the second of its kind to have had letters removed. The sign at the entrance to the clubhouse and park was vandalized last summer and almost all of the letters were stolen. These letters are expensive and will have to be replaced by the HOA.



The HOA has solicited bids get the monuments repaired by the end of May. It is a challenge to find a company that can match the look/feel of the existing lettering so we ask for your patience while we work to get this resolved.

The HOA Board authorized a \$100 reward for information that leads to the arrest and conviction of the individual(s) doing this damage to our neighborhood. If you or your children have any information please call the Erie Police at 303.926.2800 or 911 if see any suspicious activity around the monuments.

After reporting the information to the Police, please contact your Neighborhood Watch (NW) block captain or NW coordinators Scott Hopson 303-926-9667 or Janice Moore 303-604-0510.

### *Block Captains Needed*

#### **DISTRICT A**

A1: 1874-1846 MacCullen Dr  
A2: 1851-2935 Morris Ct  
A6: 2863-2815 Hughs Dr  
A8: 1831-1729- MacCullen Dr

#### **DISTRICT B**

B2: 2611-2624 Payne Ct  
B9: 1694-1743 Walker St  
B11: 1644-1687 Walker St

#### **DISTRICT C**

C1: 2693-2618 Hughs Dr  
C4: 1748-1803 Holeman Dr  
C5: 1716-1737 Holeman Dr  
C8: 1621-1628 Holeman Dr  
C11: 2615-2584 Betts Cir  
C12: 2553-2585 Betts Cir

#### **DISTRICT F**

F1: 3224-3182 Billington Dr  
F2: 3227-3195 Billington Dr  
F6: 3241-3273/3288-3266 Billington  
F8: 3268-3302 Billington Dr

If you are interested, contact Scott Hopson (303-926-9667) or Janice Moore (303-604-0510).

### *Block Captains Meeting*

The next NWP meeting for all block captains is Tuesday, May 14th, 7:30 p.m. at the clubhouse. All AR residents are welcome!

### *Security Lights Installed*

The AR clubhouse now has security lights installed on all four corners. This project was completed with a partnership between the HOA, The Town of Erie Police, and the NRC (Neighborhood Resource Center). Scott Hopson and Janice Moore (Neighborhood Watch Coordinators) were able to partner with Erie Police Officer Ted Bathhauer (Community Liaison) to obtain a grant from the NRC to help pay for the lights. Thanks Scott, Janice, and Officer Ted for making this happen!

### Pool and Clubhouse

#### *Pool Opening Day*

Join the Pool Committee again this year to open the pool on May 25<sup>th</sup>, when the pool opens at 10:00 a.m. We'll provide the hot dogs (served from 11:00 a.m. to 1:00 p.m. or until they run out), you bring the family and we'll have some fun.

The pool is a "Swim at your own risk" facility. As such, It is **each Homeowner's responsibility & liability** to provide a fun and safe environment at the pool by providing appropriate Adult supervision, adhere to all pool rules and care for the facility.

Please remember that profane or inappropriate language will not be tolerated and can cause pool privileges to be revoked.

#### *Summer 2002 Pool Hours*

**Adult ONLY swim** :Mon. – Fri: 6:00 a.m. to 8:00 a.m. (**restrooms closed**)

**Swim Lessons**: Mon. – Fri: 8:00 a.m. to 10:00 a.m. (**restrooms closed**)

**Open Swim**: Mon. – Sun: 10:00 a.m. to 8:00 p.m. (**Guard on duty, restrooms OPEN**)

**Family Swim**: Mon. – Sun: 8:00 p.m. to 9:00 p.m. (**NO guard on duty, restrooms closed**)

**Pool Closed**: Mon. – Sun: 9:00 p.m. to 6:00 a.m.

#### *New Pool Keys*

The pool locks have been changed. You must pick up a new key for the 2002 season. The pool is a "swim at your own risk" facility and the HOA Board is requiring that all Homeowners sign the enclosed Pool Rules and Regulations form before a key will be issued for use of the pool.

Please make sure your HOA dues are current, delinquent accounts (as of 5/15 per the Management Company) will not be issued a key. **One key will be issued to each Household.** No pool key can be duplicated.

To obtain a key to the pool a Homeowner must come to the Clubhouse on one of the following dates and times:

Friday, May 17<sup>th</sup>, 7:00 to 9:00 p.m.

Tuesday, May 21<sup>st</sup>, 10:00 a.m. to Noon

Thursday, May 23<sup>rd</sup>, 6:00 to 8:00 p.m.

Saturday, May 25<sup>th</sup>, 10:00 a.m. to 2:00 p.m.

All HOA dues must be current. The attached pool usage waiver must be signed and submitted. Personal identification with AR address must be presented.

The pool key is only to be used by residents who are 13 years and older. No child under the age of 13 should possess or use a pool key.

In the event a pool key is lost there will be a \$25 key replacement fee for the first key replaced. Any subsequent replacement fee will be **double** the previous replacement fee.

#### *Swim Lessons*

Swim lessons will be offered by our pool contractor, Carousel Pool Company. Both group and individual lessons will be offered between 8:00 and 10:00 a.m. M-Th mornings prior to the pool opening for general swim time. Please contact Carousel Pools at (303) 422-7114 for details of class schedule and registration.

#### *Pool Buddy Check*

In a continuing effort to address the ongoing concern that there are a lot of children who should have adult supervision being sent to the pool without supervision a "Buddy check" system will again be in place.

At the discretion of the guard(s) a call for a buddy check will be made. This requires all persons, under the age of 13, go to the physical local of their supervisor and be verified by a guard or pool committee helper.

Supervising means interacting, preferably in the water, throughout the time at the pool. Apparently there are older siblings "watching" kids but not knowing if they're even still in the area or not. This is for the safety and consideration of all

#### *Group Use of the Pool*

Remember no household is allowed to have more than 6 people at the pool. This includes birthday parties, class parties, etc. This is a safety, as well as a consideration for others, issue.



The exception to this rule is if you have "rented" the Clubhouse for an event. Then, and only then, you may have more than 6 guests at the pool. You, as the homeowner, are responsible for all guests and all rules still apply about age limits, supervision of children (1 adult, in the water, for each 2-3 children is appropriate), etc.

Please be considerate of fellow homeowners and DO NOT HAVE GROUPS AT THE POOL UNLESS YOU HAVE "RENTED" THE CLUBHOUSE.

*Add an Extra Touch*

PLEASE be patient when flushing the toilets in the pool house restrooms. It is vital that you hold the handle down an extra couple of seconds to ensure flushing is complete. Remember the restrooms are just like in your home, not a commercial system – no feminine products, etc. should be "flushed".

Adults, please also monitor your children's use of the restrooms to ensure proper use and care of our facilities.

*Volleyball Court Use*

The Volleyball Court is for playing volleyball & not to be used as a sandbox. The digging & playing in the sand can ruin the Volleyball Court, making volleyball play dangerous and creating additional maintenance in the Pool area.

Additionally, the pool is becoming a wash off area. Sand covered children are tracking the sand into the rest room area and into the pool, increasing the maintenance costs. Your help to maintain our Pool and Volleyball area as a First Class facility is appreciated.

*Swim Team Information*

There have been a few requests for a swim team in Arapahoe Ridge. Due to the many pool hours required and the expense to purchase required equipment it isn't likely that there will be a swim team at our pool.

The **Gator Swim Team** has been a swim team for more than 20 years. The coaches have many years of experience. The Head coach is the head coach from Fairview High School's team, another coach is part of the coaching team for the CU triathlon team and assistants swim on college teams.

There are several good teams in the area and here is information on one of those teams. Why tell you about this team? Because the practice pool is right down Arapahoe at Flatirons Golf Course (55<sup>th</sup> & Arapahoe), on a bus line from AR, this team has great practice times and some families in Arapahoe Ridge already participate which could create carpooling potential.

The season starts on May 15<sup>th</sup> with practices after school with the season lasting until July 27<sup>th</sup>. Once school is out the tentative practice schedule is [no 6:00 a.m. ☺]

- 8:30am - 10:00am: 13 years
- 9:30am-10:30am: 11 & 12 years
- 10:00am-11:00am: 9 & 10 years
- 10:30am-11:30am 8 years and under
- 11:00am-11:30am: preteam swimmers

Swimmers learn correct stroke technique, improve endurance and gain positive recreational swimming experience through competition in local meets. The team promotes a joy for and desire to excel in the sport of swimming. For more information or to join, please call Jennie at 303.527-0441.

**COMMUNITY FOOD DRIVE**

Did you know that Erie has a place where people can receive food when they're in need? It's the Erie Food Bank; which through donations provides food when people need it the most. Several AR families involved in a Bible Study group will be collecting non-perishable food at the AR Clubhouse on Pool Opening Day to support the Food Bank. Lets celebrate our good fortune when we open the pool on May 25<sup>th</sup> and help our community. Please help this important service by bringing your non-perishable food to the AR Clubhouse on pool opening day and dropping it off with the volunteers who will be taking it to The Food Bank. The Food Bank is in real need of main dish items, such as; macaroni & cheese, canned meats, hamburger helper, etc. All donations accepted and appreciated, but please be sure no items are beyond their expiration date. Questions, please contact Dishmans at 303.604-6051.

**FOOD DRIVE**  
**Date: Saturday, May 25<sup>th</sup> (at the pool opening)**  
**Time: 10:00 a.m. to 2:00 p.m.**  
**Where: AR Clubhouse**  
**What: Non-perishable food items**

