

Acres Green Scene

A beautiful community of families, friends and neighbors for 50 years

Published By The AGHOA ~ Please Visit AcresGreen.org

June 2025: Acres Green Scene

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Calendar of Events

Food Trucks: June 9th

HOA Meeting: June 12th

AG Yard Sale: June 13th -14th

English Heritage event: June 15th

Dumpster Day: June 28th (New date)

4th of July: Party Lonesome Pine Park

Food Trucks: July 14th

English Heritage Event

AG is celebrating our first English Heritage event. Please join us, Meg Stern & Jo Ann Lathrop, on **June 15th at 4:00 PM at 832 Altair Drive**. Would you like to unite with women who share your English ancestry?

Dumpster Day Is June 28th

To participate, your 2025 HOA membership dues must be paid, (owners and renters)! The website and this newsletter have the QR code for payment, it's not too late! You can pay your annual AGHOA membership fee at the event (**Annual membership fee is \$40**). The event will have a list of current AGHOA members with paid dues. In case of a discrepancy with the membership list, you'll need to pay, and we'll resolve it after the event. Dumpster day will be on Maximus Dr. again this year, and a map and directions will be provided via the acresgreen.org website. If you'd prefer an email with these details, please email aghoaeditor@gmail.com. **We will need volunteers** to direct traffic and prevent traffic from being blocked as cars wait. The truck is rented for 2 hours; we will be there until the truck is full. We made some changes starting this year to improve the opportunity for everyone to participate. Paid memberships cover a single load the size of a pickup bed, a small trailer,

continued on page 3

President's Notes:

Hello June! Our calendar is booming; we hope to see you at our many events! The HOA Meeting is on Thursday, June 12th at Lonetree Library at 6:30 pm. The AGHOA is getting more organized and always needs volunteers who can help our community.

Thank you to everyone who has helped so far, and as we advance, we are always looking for more volunteers! Are you interested in helping? Do you go to the AGHOA meetings? Are you reading this newsletter? We consider each issue and what is essential to the community. Please sign up for the website to receive updates. Facebook mirrors the website. Instagram & Nextdoor need an organizer. Updates, HOA meeting notes, and opinion pieces are on the website or Facebook if we do not have room.

The new (Neighborhood Watch Signs) were approved for purchase. (Our Garden) It always needs some clean-up. Our main roads, Maximus Drive and Acres Green Drive, residents are picking up the garbage for all of us. Thank you to Laura Love on Omega Circle, who donated hours at the garden in May. (**Our Neighborhood Yard Sale**) Sign up <https://form.jotform.com/brandonmclaughlin/yardsale-june25>, and the HOA will put the banner on the marquees. Thank you to everyone who came out to the Food Trucks. Food Trucks are on the second Monday of each month through September.



Acres Green 4th of July Celebration – Join The Fun!

By Brandon McLaughlin

Celebrate Independence Day with your Acres Green neighbors! This year's festivities include a car parade, an epic water balloon fight, free ice cream, games, rock painting, and a chalk art contest.

- **9:00 AM** – Decorate your vehicle at Acres Green Elem. and prepare for parade!
- **10:00 AM** – The Car Parade kicks off through the neighborhood.
- **11:00 AM** – Water balloon fight & free ice cream at Lonesome Pine Park. Kids 5 & under will have a special area!
- **Chalk Art Driveway Contest** – Submit photos of your decorated driveway by July 5 (tag [@AcresGreenHOA](https://www.instagram.com/acresgreenhoa) or email aghoaevents@gmail.com).
- **Ice cream** will be provided by Sara Klassen
- **Car Parade information:** Mary Bryant's information is Mmarchese216@gmail.com and 303-956-0211

Voting for Best Parade Vehicle and Best Chalk Art ends Saturday, July 12. Winners are announced at Food Truck Night on July 14.

Want to volunteer? Visit [acresgreen.org](https://www.acresgreen.org) or email aghoaevents@gmail.com.

Let's make this the best 4th of July yet!

AGHOA Treasurer's Report: April 10, 2025

Ending Balance as of: February 13, 2025 **\$3,301.91**

Date: Deposits:

Feb 2025	GoDaddy Memberships Payment Received	231.24
Mar 2025	GoDaddy Memberships Payment Received	154.16
4/10/25	2025 Membership Dues	240.00
Total Deposits		625.40

Withdrawals:

2/13/25	Chk # 1213: Newsletter Connections (April)	305.00
Total Withdrawals:		305.00
Available funds as of: April 10, 2025		3,622.31

ADD: 12-month CD - Matures 10/21/25	1,152.97
ADD: 9-month CD - Matures 10/20/25	1,634.92
ADD: 12-month CD - Matures 4/19/25	1,669.68

Ending Balance as of: April 10, 2025 **8,079.88**

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Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



Acres Green Membership Enrollment Form

Name(s): _____

Address: _____

Phone: _____

Email: _____

\$40 Per Household

DONATION: _____

Volunteer: Yes ☐ No ☐

Payments can be mailed to:

AGHOA c/o Sandy Inglis, 13183 Canopus Dr. Littleton, CO 80124.

Payments are accepted online at:

www.acresgreen.org/become-a-member or via GoDaddy QR



Scan to Pay

Acres Green 2025

BOARD OF DIRECTORS:

President: Jo Ann Lathrop, AGHOApresident1053@gmail.com, 303-775-7243

Vice President: Mona Beuthel, AGHOAvicpres@gmail.com, 303-919-9644

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Recorder: Coral Polites, Blueaqua4@gmail.com

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Neighborhood Watch: Fred Koch, 303-790-0594

South Suburban Liaison Committee:

Kirk Lathrop, 303-775-7243, aghoarep@gmail.com

Wayne Dempewolf, Dempe1@yahoo.com

AGHOA Architectural Advisor:

Jim Hope, 720-810-4032, Acresgreenacc@gmail.com

Senior Activities Chairman: Mona Beuthel (Vice President)

Welcome Committee Chairman: Sara Klassen, sara.klassen@yahoo.com

AGHOA AGES Representative:

Siri Gosselin, siri.gosselin@gmail.com

Instagram Chairperson: VACANT

Events: aghoaevents@gmail.com

Pickleball: Derek Shaw, ActiveAcresGreen@gmail.com

Nextdoor: VACANT

Neighbors Helping Neighbors: helpingAGHOA@gmail.com

Acres Green Master Gardener: Carlo Maciel

Dcmgardenr@gmail.com 703-733-6935

Activities:

4th of July and AG Yard Sale: Brandon McLaughlin

brandon.mclaughlin@gmail.com, 303-668-1848.

4th of July Car Parade: Mary Bryant

Mmarchese216@gmail.com, text 303-956-0211.

Dumpster Day: Kirk Lathrop, text 303-775-7674 and CR

SOCIAL MEDIA



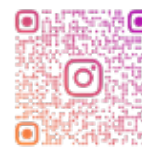
Website:

AcresGreen.org



Facebook:

www.Facebook.com/AcresGreenHOA



Instagram:

@AcresGreenHOA
"I Love Acres Green"

Twitter: [Twitter@AcresgreenHOA](https://twitter.com/AcresgreenHOA)

Nextdoor: Acres Green Homeowners Association

News Articles

The deadline for news articles is the 5th of the month before the next month's issue, except for the January issue which is December 1. Please email news articles to the editor at aghoaeditor@gmail.com. Note your name and include a day-time phone number (we won't publish it) in case there are any questions. Letters to the editor may be printed without the author's name if requested.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Dumpster Day, *continued from front page*

or what fits into your vehicle. We want every resident to have an opportunity to off load and we won't start accepting second loads until we finish the first loads. The fee for a second load is \$20. Oversized trailers with the equivalent of 2 truckload sizes will be requested to offload half the load, then return after 10:00 AM to offload the second load. Our Acres Green Resident, "CR" will be collecting scrap metal. He will also pick up scrap from your home, and you can contact him at 303-799-0731. **Sarah Klassen, Realtor, will be giving out 150 burritos again this year.**

LIST OF ACCEPTABLE MATERIALS:

- Yard & Garden leaves, grass clippings & trimmings
- Construction related packaging
- Wall & flooring coverings.
- Furniture, including mattress & box springs
- Metal scraps
- Plaster & drywall
- Bushes & sod

LIST OF UNACCEPTABLE MATERIALS:

- Appliances
- Friable asbestos
- Computers, monitors, components
- TV, VCR, Stereo, and similar electronics
- Lawnmower with oil & gas
- Buckets of paint, solvents, etc. Drums & containers
- Hazardous waste
- Liquid waste
- Outdoor grills
- Propane tanks
- Tires
- Paint cans
- Hardwood flooring
- Wood pallets
- Trees

Please get in touch with Waste Connections with questions about what can be dropped off at <https://www.wasteconnections.com/denver>.

Acres Green Elementary School

by Siri Gosselin

Due to declining enrollment, the Douglas County School District (DCSD) has decided to close the Acres Green Elementary School (AGE). Two other schools in the Highlands Ranch area - Heritage Elementary and Saddle Ranch Elementary - will also be closed. For the upcoming August 2025-May 2026 school year, no changes will occur. School will remain open from Pre-K to 6th grade beginning August 13, 2025. This will be the last year the school remains open. After the close of the school year in May 2026, DCSD will continue to use the school building for other programming. DCSD has not yet identified that programming, but the information will be shared once available.

For children attending AGE, at the end of May 2026:

- 6th graders will transition to middle school as 7th graders; 5th graders will transition to middle school as 6th graders - with both grades slated for Cresthill Middle School.
- Kindergarten through 4th graders will transition to Fox Creek Elementary as their neighborhood school to complete their elementary learning.

Acres Green and Fox Creek Elementaries will work together over the 2025-26 school year to make that transition seamless for the two schools. There are local charter school alternatives if parents do not wish their children to attend the new combined school. Acres Green and Fox Creek will work toward identifying a new name and mascot for the school to reflect the two communities better. The schools will be working

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Ordinance Update For The AG!

by Jim Hope

The New Parking Ordinance is in effect in Douglas County – Ordinance Number O-0025-001.

During a Business Meeting on Tuesday, April 8, the Board approved the first reading of a proposed ordinance prohibiting some types of vehicles from parking on neighborhood streets. The ordinance was passed on April 22; the restrictions went into effect on May 22, 2025 (30 days after adoption on April 22). The ordinance restricts parking for both commercial and recreational vehicles in specific areas within the unincorporated county. This ordinance applies to unincorporated areas of Douglas County, not municipalities like Lone Tree or Castle Rock.

Here's a breakdown:

- For commercial vehicles, to increase safety, maintain access to roadways, and limit noise and pollution, these vehicles will be prohibited from parking on public streets in specified areas. Violators will receive a \$100 fine for the first three offenses within a year, followed by a mandatory court appearance.
- Under Colorado law, a commercial vehicle that weighs at least 16,001 pounds is used in commerce and is self-propelled, towed, or designed to transport 16 or more passengers.
- Recreational vehicles (campers, boats, mobile homes, trailers, or motor homes) will not be allowed to park on any public road in specified areas for longer than 72 hours within a 7-day period. Violators will receive a \$25, \$50, and \$100 fine for first, second, and third offenses.

To be exempt, it is NOT permitted to move the vehicle to a different area of the public road within a 1-mile radius of the original location where it was parked within 72 hours.

This is a County ordinance, **NOT a HOA regulation**. Douglas County Sheriff will enforce!

For a list of authorities in Douglas County, when you need help, please go to our webpage at [acresgreen.org](https://www.acresgreen.org).

Acres Green Elementary School, *continued from page 3*

together on transition plans to ensure that children from both elementaries have an opportunity to get to know one another before starting at the new school in August 2026-27. Similarly, AGE will be working closely with Cresthill to help facilitate the transition of 6th graders to Cresthill in August 2026-27.

School teachers and staff will retain their positions for the 2025-26 school year and are guaranteed positions in DCSD in the 2026-27 school year as the transition occurs. DCSD has also pledged that the playground and fields at the school will remain open and available for community use after the transition.

Please watch DCSD's Growth and Decline website for additional information as it becomes available: <https://www.dcsdk12.org/about/growth-and-decline>.



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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

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CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	978 Mercury Circle	734,900	734,900	4	3	3,011	15
Active	92 Helena Circle	695,000	695,000	5	3	2,812	18
Active	13215 Peacock Drive	660,000	680,000	4	2	2,737	47
Active	357 Saturn Place	600,000	610,000	4	2	1,990	11
Active	426 Jupiter Drive	599,900	625,000	4	2	2,368	26
Pending	13183 Spica Drive	650,000	650,000	4	3	2,812	10
Pending	13654 Omega Circle	615,000	615,000	4	2	1,829	9
Pending	13235 Rigel Drive	611,000	611,000	4	3	3,120	2
Pending	426 Pluto Court	535,000	575,000	3	2	1,934	36
Pending	356 Aquarius Court	525,000	525,000	3	2	1,955	15
Pending	357 Jupiter Court	514,900	514,900	3	2	1,769	7
Pending	416 Pluto Court	475,000	475,000	4	2	1,990	13

SOLD LISTINGS March 15, 2025 – May 13, 2025

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
13194 Peacock Drive	710,000	730,000	4	3	3,011	2	4/24/25
13424 Virgo Drive	655,000	645,000	4	3	2,737	4	4/11/25
412 Gemini Court	612,500	612,500	4	2	1,802	9	4/10/25
13131 Mercury Drive	585,000	589,000	3	2	2,207	11	3/21/25
789 Hamal Drive	535,000	545,000	4	3	2,288	4	5/9/25
227 Olympus Circle	490,000	514,900	4	2	1,787	5	4/21/25
13581 Achilles Drive	420,000	469,000	5	2	1,990	2	4/23/25

*Source: Based on information from REcolorado. Not all properties were listed and/or sold by Equity Colorado Real Estate Premier. This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado Inc. does not guarantee nor is it in any way responsible for its accuracy. If your home is currently listed with another agent please disregard this notice as it is not our intention to solicit other Broker's listings. *Listings in red are listed by Sara Klassen, Equity Colorado Real Estate Premier.

A Little Bit About Me...

I've been a proud resident of Acres Green, living on Saturn Drive since 2015. My husband and I, along with our two boys (ages 9 and 11), absolutely love the sense of community here—the friendly neighbors, beautiful parks, and all the amenities that make this area so special.

I grew up in Littleton and became a Realtor in 2012. I'm passionate about helping my clients achieve their real estate dreams. Whether you're buying, selling, or just curious about the market, I'm here to guide you every step of the way. It's an honor to serve such a wonderful community, and I look forward to continuing to be your trusted real estate resource!




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Acres Green: Your neighbor, your expert, your Realtor

Sara Klassen
Realtor

303.819.6691
klassenhometeam@gmail.com

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