

# Acres Green Scene

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

*Published By The AGHOA ~ Please Visit AcresGreen.org*

## Calendar of Events

HOA Meeting: April 11th, 6:30

1st Food Truck: May 13th, 5:00

1st Yard Sale: June 8th

Dumpster Day: June 15th, 9:00-11:00

## April HOA Meeting

Why attend the HOA meeting? Meet the HOA board and find out what your HOA has been working on, including budget decisions, SSPR updates, as well as planning for upcoming special events. Special guests are sometimes invited to speak. At our April 11th meeting at Lone Tree Library, the Principal of Acres Green Elementary will be presenting the school budget to us at 6:30 PM, followed by our regular business meeting. Check website for updates.

## Food Trucks Are Back

Starting May 13th from 5:00 to 7:30 PM, we will have two savory and one dessert trucks coming to the entrance of Lonesome Pine Park. Come join us on the second Monday of the month, May 13, June 10th, July 15, August 12th, and September 15th. There is no cost to the HOA. This is a service that is organized for our neighborhood. Check the website for the trucks and other neighborhood events: [handtomouththevents.com](http://handtomouththevents.com)

Acres Green HOA  
Annual Membership  
\$40.00



April 2024: Acres Green Scene

Vol. 02 No. 04 • Circulation: 1056

## President's Notes

Happy Spring, here's the news! April is Acres Green Homeowners Association Membership month. Dues cover the publishing and mailing of the Newsletter to all 1,056 homes, electricity at the marquees, and providing the dumpster day for those who have paid their membership. The cost is \$40.00 per household. In October it was decided to have one dumpster day in June only. Do the residents want the newsletter to be continued? Do you want more activities? A suggestion has been introduced to change the AGHOA title for residents to understand our role – that suggestion is "Neighborhood Community Association". The name, as we're registered, can't be changed. We are not a typical HOA with rules governing what your property looks like or how many cars you can have in your driveway. Fifty years ago, and today, we are not able to tell you what you can do on your property. Douglas County zoning and property laws only can. The electrical repair cost at the Maximus Dr. entrance is still unknown and we won't know more until it warms up. The location of the actual problem hasn't been determined yet and is different than first reported by Xcel in Dec 2022. It looks like it'll be our cost to bear. Look for the neighborhood watch, senior

column, meeting minutes, dumpster day list and activities list to be on the website & Facebook as we need more advertisers for our direct mail newsletter. Our mission is to simply pursue activities, and events, that keep our neighborhood connected and to inspire everyone to be involved. We will always be there to listen.



## AG Community Yard Sales

June 8th and September 14th are scheduled, and we will list your address on Nextdoor, FB and website. Please send us your address. The HOA will put the banner out the Sunday before on the marquee.

## Dumpster Day

Dumpster day is June 15th. The garbage truck is reserved, location and specialty trucks pending. Participation is for paid HOA membership only; however, the \$40 dues may be paid the day of. The estimated cost is \$830 for the garbage truck only. Check website and Facebook for updates.

**List of acceptable materials:** Bricks & Masonry materials \* Yard & garden leaves, grass clippings & trimming \* Construction related packaging \* Furniture, including mattress & box springs \* Metal scraps \* Wood & wood pallets \* Plaster & Drywall \* Trees, bushes & sod \* Wall & Flooring coverings.

**List of Unacceptable materials:** Appliances \* Buckets of paint, solvents, etc. \* Durms & containers \* Friable asbestos \* Hazardous Waste \* Lawnmower with oil & gas \* Liquid waste \* Outdoor grills \* Propane tank \* Tires \* Paint cans \* Computers, monitors, components, TV, VCR, Stereos, and similar electronics.

Please contact Waste Connections with any questions about what can be dropped off. <https://www.waste.connections.com/denver>

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# NEWSLETTER CONNECTIONS



Our June deadline is May 15th.



**303-979-7499**

info@newsletterconnections.com  
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## AGHOA Architectural Control Committee (ACC):

Public Right-of-way (Roads) Issues: 303-660-7505  
Zoning questions / Issues: 303-660-7460  
Building questions / Issues: 303-660-7497  
AGHOA Rep: Jim Hope  
720-810-4032, acresgreenacc@gmail.com



## Acres Green Membership Enrollment Form

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

\$40 Per Household

DONATION: \_\_\_\_\_

Volunteer:    Yes    No



Scan to Pay

Payments can be mailed to:  
AGHOA c/o Sandy Inglis, 13183 Canopus Dr. Littleton, CO 80124.  
Payments are accepted online at:  
www.acresgree.org/become-a-member or via GoDaddy QR

## Acres Green 2024

### BOARD OF DIRECTORS:

**President:** Jo Ann Lathrop, AGHOApresident1053@gmail.com, 303-775-7243  
**Vice President:** Mona Beuthel, AGHOAvicpres@gmail.com, 303-919-9644  
**Treasurer:** Sandy Inglis, 303-790-8137  
**Recorder:** Coral Polites, Blueaqua4@gmail.com

### CHAIRPERSONS:

**Editor of Acres Green Scene:** Kirk Lathrop, AGHOAeditor@gmail.com  
**Proofreaders:** Susan Bero, Kathy Koch

**Membership Chairman:**  
Katie Dupree, acresgreenmembership@gmail.com

**Webpage Manager:**  
Brandon McLaughlin, brandon.mclaughlin@gmail.com

**Neighborhood Watch:** Fred Koch, 303-790-0594

**South Suburban Liaison Committee:**  
Kirk Lathrop, 303-775-7243, Kjvla3@gmail.com  
Wayne Dempewolf, Dempel@yahoo.com

**Architectural Control Committee (ACC):**  
Jim Hope, 720-810-4032, Acresgreenacc@gmail.com

**Senior Activities Chairman & Welcome Committee Chairman:**  
Mona Beuthel (Vice President)

**AGHOA PTO Representative:**  
Siri Gosselin, siri.gosselin@gmail.com

**Instagram Chairperson:** Isabella Ikonen, aghoainstagram@gmail.com

**Events:** aghoaevents@gmail.com

**Pickleball:** Derek Shaw, chimboo21@hotmail.com

### SOCIAL MEDIA



Website:  
AcresGreen.org



Facebook:  
www.Facebook.com/  
AcresGreenHOA



Instagram:  
@AcresGreenHOA  
"I Love Acres Green"

**Twitter:** Twitter@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 aghoeditor@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.

## 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.



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.

## Acres Green Garden Project

The front garden to the East of the marquee and at the main entrance to Acres Green Drive needs attention. Its deteriorating appearance doesn't offer community beauty or pride. We are looking to improve our garden horticulture, with your help. Contributions and involvement are key to its success, and we have brainstormed some ideas. A rock garden area will be established by May, for families to bring rocks down. Soon areas will be zoned for bulbs, plants, bushes, and trees. No water is available for this plot and all plants must be Perennials and drought hardy. This area was originally paved as Acres Green Drive and beneath the surface there is a layer of asphalt. Calling all community members to contribute a small amount of time to plant and donate to our garden. Many drought hardy plant ideas can be found at: <https://extension.colostate.edu/docs/pubs/native/FrontRange.pdf>. This is an exciting adventure in community enrichment. Let's get together on this. Check the website for more information.

## Matching Gifts Program

SSPR has a Matching Gifts program for community projects. The program requires an investment from AGHOA and SSPR will match it for approved requests. The HOA has participated in the program, spending \$900 from the HOA matched by SSPR in 2019 (Horticultural upgrades at the entrances). We need your input to propose project ideas and to assist with completing the appropriate paperwork. Please submit ideas to the HOA SSPR representatives: [aghoarep@gmail.com](mailto:aghoarep@gmail.com) and [dempel@yahoo.com](mailto:dempel@yahoo.com). SSPR updates will be on the website.

## Volunteers, Sponsors, And Ideas Needed!

Our neighbors have shared suggestions for family activities for the whole community. Here are a few ideas we've heard: Christmas celebration with hot chocolate, lighting of a tree, decorating the trees along Acres Green Drive and decorating the garden; senior and children's activities, bingo night and continuing with the block party. Other possibilities are a wine night, pirate night, and paint nights. We need volunteers to work with us to continue last year's activities and to work on the new ones. For the 4th of July, we need help filling up the water balloons, transporting them and running the event. A sponsor is needed to purchase the water balloons and ice cream for the 4th of July event. Sponsors are also needed for the park rental for a Block party and the Halloween Trunk or Treat.

## Rainwater Harvesting

Do you know that Colorado law allows the use of rain barrels to collect rainwater? There's a maximum of 2 barrels allowed with a combined total of 110 gallons. Captured untreated rainwater is not safe to drink. Rainwater is unchlorinated, and generally soft and low in salt making it beneficial for watering your plants and garden. Please access the Douglas County webpage for more information. <https://www.douglas.co.us/rainwater-harvesting/>

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## Treasurers Report

The HOA 2023 budget was paid for by membership dues from 156 homes. The following is the AGHOA Income & Expense report for 2023:

| <b>Deposits:</b> |                   | <b>Expenses:</b> |                   |
|------------------|-------------------|------------------|-------------------|
| 2/16/23          | \$1,000.27        | Xcel             | \$173.64          |
| 4/20/23          | \$280.00          | Newsletter       | \$1,299.50        |
| 7/5/23           | \$1,384.76        | Room rental      | \$150.00          |
| 8/10/23          | \$253.22          | GoDaddy Domain   | \$167.05          |
| 9/16/23          | \$540.60          | Misc Exp         | \$203.86          |
| 10/11/23         | \$0.00            | 4th of July      | \$129.31          |
| <b>Total:</b>    | <b>\$3,458.85</b> | Dumpster Day     | \$1,660.00        |
|                  |                   | Trunk or Treat   | \$80.00           |
|                  |                   | <b>Total:</b>    | <b>\$3,863.00</b> |

## February 8th, 2024 Treasurer Report

### Deposits:

|                                |                   |
|--------------------------------|-------------------|
| PayPal HOA Dues                | \$63.56           |
| GoDaddy Payment (Misc)         | \$1.65            |
| HOA Dues (McKinley Multi-year) | \$100.00          |
| GoDaddy (Dec 2023)             | \$116.34          |
| GoDaddy (Jan 2024)             | \$601.09          |
| GoDaddy (thru 2/6/24)          | \$445.97          |
| PayPal HOA Dues                | \$63.33           |
| HOA Dues                       | \$590.00          |
| <b>Total:</b>                  | <b>\$1,981.94</b> |

*Spring unlocks the flowers to paint the laughing soil.*

*–Bishop Reginald Heber*

## February 8th, 2024 Treasurer Report (Cont)

### Withdrawals:

|                             |                 |
|-----------------------------|-----------------|
| Xcel Energy (Oct/Nov)       | \$28.57         |
| Xcel Energy (December)      | \$14.21         |
| Newsletter (Dec Issue)      | \$305.00        |
| Xcel Energy (January)       | \$14.21         |
| Newsletter (February Issue) | \$305.00        |
| <b>Total:</b>               | <b>\$666.99</b> |

Available funds as of 2/8/2024: \$1,966.44

|                                       |                   |
|---------------------------------------|-------------------|
| Twelve Month CD (Matures 10/21/24)    | \$1,098.18        |
| Twelve Month CD (Matures 4/20/24)     | \$1,620.79        |
| Twelve Month CD (Matures 4/19/24)     | \$1,580.20        |
| <b>Ending Balance as of 2/8/2024:</b> | <b>\$6,265.61</b> |

## Estimated 2024 Costs:

|                                |
|--------------------------------|
| Newsletter (\$1,830)           |
| Xcel Energy (\$180)            |
| 4th of July activities (\$250) |
| Website (\$150)                |
| Events (\$100)                 |
| Misc. (\$100)                  |

Dumpster day expenses, (Cost was \$1,660 in 2023), and the expected electrical repair costs aren't currently included in the 2024 estimates. Newsletter and Dumpster Day expenses will be discussed at the April HOA meeting.

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## Property Tax Assistance

Douglas County has several Tax assistance programs available to eligible residents. The list of programs available are Tax Work-Off, Senior Property Tax Exemption, Income-Qualified Senior Housing Income Tax Credit, Colorado Property Tax/Rent/Heat (PTC) Rebate program, Colorado Property Tax Deferrals and Veterans Exemptions. Additional details available at the following link: <https://www.douglas.co.us/property-tax-relief/>

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**Julie Glassmeyer, Lender**  
**720-312-3948**  
 julie.glassmeyer@northpointe.com

**Sara Klassen, Realtor**  
**303-819-6691**  
 klassenhometeam@gmail.com



**CURRENT ACTIVE AND UNDER CONTRACT LISTINGS**

| Status  | Address              | Original List Price | Current Price | Bed | Bath | Total Sq. Ft. | Days In MLS |
|---------|----------------------|---------------------|---------------|-----|------|---------------|-------------|
| Active  | 444 Neptune Court    | 635,000             | 635,000       | 4   | 2    | 1,955         | 1           |
| Active  | 13255 Saturn Drive   | 560,000             | 560,000       | 4   | 2    | 1,764         | 1           |
| Active  | 13483 Delphi Drive   | 525,000             | 525,000       | 5   | 2    | 1,964         | 26          |
| Pending | 808 Mercury Circle   | 725,000             | 689,000       | 4   | 3    | 3,208         | 60          |
| Pending | 769 Mercury Circle   | 670,000             | 670,000       | 4   | 3    | 3,024         | 13          |
| Pending | 13523 Achilles Drive | 635,000             | 635,000       | 4   | 2    | 1,764         | 1           |
| Pending | 13778 Omega Circle   | 635,000             | 635,000       | 4   | 3    | 2,288         | 1           |
| Pending | 404 Helena Circle    | 625,000             | 625,000       | 5   | 2    | 1,935         | 4           |
| Pending | 13173 Hadar Drive    | 599,000             | 599,000       | 3   | 2    | 2,737         | 8           |
| Pending | 283 Maximus Drive    | 560,000             | 560,000       | 4   | 3    | 1,771         | 3           |
| Pending | 413 Helena           | 558,000             | 558,000       | 4   | 2    | 1,933         | 160         |
| Pending | 13519 Antares Drive  | 550,000             | 499,000       | 4   | 3    | 2,812         | 17          |

**SOLD LISTINGS January 19, 2024 – February 14, 2024**

| Address            | Sold Price | List Price | Bed | Bath | Total Sq. Ft. | Days in MLS | Sold Date |
|--------------------|------------|------------|-----|------|---------------|-------------|-----------|
| 181 Diana Drive    | 541,955    | 535,000    | 5   | 2    | 1,938         | 23          | 2/14/2024 |
| 13749 Omega Circle | 530,000    | 575,000    | 3   | 2    | 1,799         | 67          | 1/19/2024 |

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 Green Facebook Page!



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