

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

Event Dates

Oct 10th: HOA Meeting
Oct 14th: Neighborhood Watch
Oct 25th: Pirate Ship ADULT PARTY
Oct 26th: Trunk or Treat



Pirate Nite: Friday, October 25th, 6pm

Ahoy Mateys! Prepare to set sail for a legendary pirate adventure! Costumes are optional, (but encouraged), but only the bravest pirates dare dress for the occasion. Bring your own drink, a sturdy chair for those sea legs, and a dish to share in the great pirate feast. You'll receive a piece of pirate secret cake and an eye patch as you become part of the crew. Expect swash-buckling tales, games and plenty of true pirate fun. Heave ho or prepare to walk the plank. (No children or dogs please)

October 2024: Acres Green Scene

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President's Report

"As Fall approaches, the crisp air brings memories of apple cider donuts and apple butter. We welcome you to share the Holiday spirit with us in Acres Green"

Our last meeting of the year for the AGHOA is **October 10th at Lone Tree Library at 6:30pm** in the kids' area. We encourage you to come by and see what we are working on. Without our volunteers the HOA could not move forward. Thank you to Jill Blakeley for hosting the BFF, Beer night event at her home, Lauren Hazlet, Realtor in the AG, for sponsoring the Block party and bringing ice cream treats. Donovan Burnam who volunteered 25 hours in the Acres Green Garden. Aguirre family for picking up the trash in median on Acres Green Drive. Dale Williams for removing all the weeds along the fences on Acres Green Drive before the kids started school. Thank you to the new AGE Interim Principal, Kirsten Sola for inviting us to 'Back to School Night', as we handed out HOA information. Thank you to Brandon McLaughlin for organizing a map for community yard sales. We acknowledge the contributions of Isabella Ikonen, Laura Warren and Brandon McLaughlin as they embark on new projects.

Our next three events will start off with an informative night with Douglas County Sheriff's Department, discussing '**Neighborhood Watch**' on **Monday, October 14th** at the Lone Tree Library at 6:30pm. Next, **Adult Pirate Night on Friday, October 25th** at the Altair Drive Pirate Ship. **Saturday, October 26th is Halloween Trunk or Treat**, 4:00-6:30pm, sponsored by Jim Shonts, PMI Elevations (a property management company). FYI The next house decorating contests are for Halloween and Christmas, past first place winners are not eligible. We are working on the tree decorations at Lonesome Pine Park and at both marquees this year. Any help would be appreciated. Please check social media – how exciting it was to have a young bear in Acres Green.

Our social media is where we get our news out in between our newsletters, so please go to our website AcresGreen.org, Facebook & Instagram. If you love social media, we need volunteers.

On behalf of the AGHOA Board and Chairmen, Thank You! Residents for: Jo Ann & Kirk 6 yrs., Mona 38 yrs., Coral 38 yrs., David 18 yrs., Sandy & Don 34 yrs., Isabella, Derek & Aubree 3 yrs., Laura 3 yrs., Sara & Lance 9 yrs., Erin & Brad 14 yrs., Jim 17 yrs., Jill 32 yrs., Laura & Chris 8 yrs, Katie 3 yrs., Wayne 32 yrs., Fred & Kathy 47 yrs., Roberta 46 yrs., Beth & Jim 9 yrs.

Senior column and AGHOA meeting minutes will be posted to the website.

Crime and Safety (1 = Low Crime, 10= High Crime)

Category	Acres Green	US
Homicide	1	4
Sexual Assault	2	4
Assault with Weapon	2	4
Robbery	2	4
Burglary	4	4
Motor Vehicle Theft	3	4
Larceny	5	4
Crime Score	4	4
Source: CAP Index		

Neighborhood Watch

The National Neighborhood Watch program empowers citizens to become active in community efforts through participation in Neighborhood Watch groups. Neighborhood Watch is an "extra set of eyes and ears" approach to crime prevention and a community-oriented endeavor that brings together local officials, law enforcement, and citizens for the protection of the community. Please join us as Deputy Kathryn Nicola of the Douglas County Sheriff's Office will give a presentation about the Neighborhood Watch Program on **October 14th at 6:30PM** at the Lone Tree Library located at 10055 Library Way in Lone Tree. The Acres Green community participated in the program several years ago and there are currently 8 Neighborhood Watch signs existing in our community. Additional sign installations may be beneficial. The location, number of additional signs and funding is yet to be determined. Your voice is important! See you there...

“Enter If You Dare: The Spookiest House Wins!”

October 31st, 2024: Halloween decorating contest calling all witches, goblins, and ghostly decorators! It's time to transform your homes into the spookiest, most spine-chilling spots in town. Whether you're crafting creepy scenes or going full pirate, now's the time to show off your haunted creativity! Decoration will be judged based on creativity, theme, and overall spook factor. Nominate yourself or your neighbor, let the haunting begin. To nominate a resident, email aghoapresident1053@gmail.com. Drop off candy at Sara Klassen's at 13276 Saturn Drive. Winners will be announced in the December newsletter. When: October 31st, judging time 7-8:30pm. Best overall haunted house, most creative theme and scariest house.

Stop Means Stop!

For the safety of our community, remember that STOP signs aren't suggestions – they're there to protect everyone. Whether you're driving through the neighborhood or around town.



Our children of Acres Green expressed the most difficult intersections to cross are Acres Green Dr. and Altair; Acres Green Dr. and Maximus Dr. up to the school, Lonesome Pine Park crossing to the school and Helena Dr. crossing Maximus Dr.

Per DMV Manual:

- * Stop completely at all stop signs
- * Look both ways before proceeding
- * Be mindful of pedestrians, bikes and other vehicles

There was an incident in September where a parent was hit by a truck adjacent to Helena and Maximus Dr. at the beginning of the school year. Let's keep in mind that school is back in session! Let's keep our neighborhood safe for everyone – especially our kids. Thank you for driving responsibly.

Food Trucks

We extend our gratitude to all who visited the Food Trucks from May to September. It was a pleasure to provide an opportunity for the community to enjoy dinner without prior planning, simply by stopping by Lonesome Pine Park. Our evaluation of the food trucks' success will determine the number of trucks offered in 2025.

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

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AGHOA AGES Representative:

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Instagram Chairperson: VACANT

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Pickleball: Derek Shaw, ActiveAcresGreen@gmail.com

Nextdoor: VACANT

Neighbors Helping Neighbors: helpingAGHOA@gmail.com

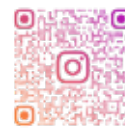
SOCIAL MEDIA



Website:
AcresGreen.org



Facebook:
www.facebook.com/AcresGreenHOA



Instagram:
[@AcresGreenHOA](https://www.instagram.com/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 daytime 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.



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

Halloween Trunk or Treat, October 26th, 4-6:30pm

Last year was a great success even with the cold and snowy weather. Please consider participating in this year's Trunk or Treat at Altair Park across from the Pirate Ship house. All are welcome to participate in this event with a decorated trunk or to come by and enjoy trick or treating with your neighbors. The Pirate Ship will be open to all participants during this community activity. We look forward to seeing you there! Setup is at 3:30, if you have any questions email aghoaevents@gmail.com.



Wouldn't it be beneficial to aid neighbors requiring support within our community? Two years ago, a resident on AG Drive asked for help with weeds behind her home as she is elderly. Sean Meighan (our Pirate ship) came out and cleaned up her fence area to Acres Green Drive. Dale Williams has cleaned up the Acres Green Drive area also in the last few years. Anonymously someone is taking care of the walkway from Acres Green Drive to Virgo Drive. These are only a few examples of neighbors helping neighbors. We have had simple tasks requested.

Would you be willing to participate and be interested in helping? This will be a text message thread after a request is made, please send an email to be put on the list at helpingAGHOA@gmail.com or cell phone 303-775-7674.

Lawns of The Month

The HOA Board and President recognizes outstanding lawn and yard maintenance in Acres Green monthly from June to September. We're exploring methods to encourage neighborhood beautification initiatives by our residents, from creative landscaping, flowers to zeriscaping. (Photos posted to website).



- Proud Acres Green Dad
- Longtime AGHOA member

Let me buy you 🍷 and we can chat about your plans to buy or sell your 🏡!



BRANDON MCLAUGHLIN
broker associate

(720) 650-2329

Don't Trash Your Neighborhood!

Help keep your neighborhood beautiful – don't litter! In 2024, 6 garbage bags full were taken out of the Acres Green Drive median with 7 bags of garbage removed by SSPR in 2023 in early Spring. The trash consisted of liquor bottles, plastic bags, restaurant packaging and yard waste. Year round, residents are taking the initiative to maintain cleanliness in our neighborhood and surrounding area. Yet we are witnessing an uptick of trash, we encourage you to address this issue with your family and neighbors to foster a more community-minded environment. Throughout the year, individuals walk and clean up the area in and around the neighborhood. We ALL thank you!





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<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCT 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKEWOOD JUN 15 - SEP 28 Mile Hi Church Alameda & Garrison 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Sign up for our Newsletter!

FOR MORE INFORMATION
www.denverfarmersmarket.com




Block Party at Lonesome Pine Park

Thank you! We could not have had such a fantastic block party without all of you and everyone who brought food and treats – it made the night even more special! Our neighborhood has this wonderful park in the center for all of us to enjoy and to hold our Block Party. Thank you to Lauren Hazlet for sponsoring and paying for the use of the park distributing ice cream and raffles. Lou Jones for the music, Metrum Community Credit Union, and Sheriff Nicola who came with multiple items including a coloring book for adults and children. The children had the opportunity to sit in the cruiser, run the sirens and lock their parents in the back seat. Numerous neighbors brought a homemade peach applesauce, meatballs, cookies, salads, mac and cheese, watermelon, vegetable and fruit trays, a donation of hotdogs and buns, etc. Derek Shaw coordinated our second Pickleball tournament with 10 players; Patrick Eulitt and Trevor were the winners – congratulations! Hope to see you next year.



Beer Friends Forever + 12 Friends

It was just after 6:30 p.m. our Beer Friends Forever event started. Our resident Jill Blakeley's home was the venue for a delightful BFF gathering, attracting 12 attendees. We had a successful and memorable experience. BFF sitting around the fire, host and friends brought snacks and beer.



AGHOA Treasurer Report: 8/8/2024

		Ending Balance as of: April 11, 2024	\$2,864.74
Date Various 8/8/2024	Deposits:		
	GoDaddy Membership Payments Received; 4/1/2024 - 7/31/2024	1,633.94	
	HOA Dues	760.00	
	Total Deposits:	2,393.94	
Chk #	Withdrawals:		
	EDB/WDR; GoDaddy.com	155.88	
5/15/2024	EFT		
6/3/2024	1207 April & June Newsletters	610.00	
6/14/2024	EFT Xcel Energy - April/May	27.64	
8/7/2024	1208 August Newsletter	305.00	
8/7/2024	EFT Xcel Energy - June/July	28.22	
	Total Withdrawals:	1,126.74	
		Available funds as of: August 8, 2024	4,131.94
		ADD: Twelve Month CD - Matures 10/21/2024	1,119.19
		ADD: Nine Month CD - Matures 01/20/2025	1,626.43
		ADD: Twelve Month CD - Matures 04/19/2025	1,609.69
		Ending Balance as of: August 8, 2024	8,487.25



Hello!

My name is Lauren Hazlet, your neighbor here in Acres Green. My family has lived on Mercury Circle for 8 years, and I grew up nearby in Highlands Ranch. My sons have both attended Acres Green Elementary, where I have loved to contribute however I can.

I have been a full-time licensed broker for more than a decade now, and as a true local area expert, I would love for you to consider me as your preferred local Realtor. I love tracking our local market and I would be delighted to help you with all your real estate needs.

If you or someone you know is considering making a move, please call me first!

Lauren Hazlet



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720-519-6195

Lauren.Hazlet@kw.com

3550 W 38th Ave #20, Denver CO 80211

SSPR Update

Many residents have asked about the areas that SSPR is responsible for in our Acres Green community. SSPR provides support to the local parks, (Altair, Lonesome Pine, Maximus Drive Trail and Sweetwater), along with maintaining open spaces. The primary open space in Acres Green is Acres Green Drive median. They have limited responsibility for trails leading to the Acres Green Elementary School off of Maximus Dr and Helena Drive. The HOA recently received the SSPR Maintenance plan and has posted it to our website for your reference. We received the following from SSPR: *“Residents are responsible for behind the houses, we do not maintain the school property. Not the pathways, open space, fields or any of the school property. The school district cancelled the agreement we had several years ago and took back the responsibilities of their property.”* Please call the Douglas County School District if you are concerned about the erosion and maintenance near Acres Green Elementary School.

We attended the SSPR Board meeting and learned about the new Pickleball courts planned at Broadway and County Line Road. We had a discussion about the proposal to consider restroom facilities at Lonesome Pine Park and the restoration of the water lines in the median. Do you have concerns or information we need to bring to their attention? We had an informal discussion that night with the SSPR District manager after the board meeting, and we'll be setting up a meeting with SSPR in October.

SSPR Petition Drive

The HOA has also started a petition drive to request SSPR support two efforts that are of interest to our Acres Green community. The first item is to provide restroom facilities at Lonesome Pine Park. The other petition is for restoring the sprinkler system on Acres Green Drive where the equipment already exists and has been previously used. Please consider signing these petitions to improve the quality of your community.



Pirate Ship Update: By Sean Meighan

Dear Residents: The biggest changes to the Pirate Ship this year is going to be the light tunnel. This is a structure made of a 1,000 feet of steel pipe, 1,000 feet of three wire cable and 500 ft of LED lights. The structure spans over my driveway. When it is complete you will walk through the light tunnel that is 15 ft high, and the ceiling will be animated. The pirate ship is open from 5 to 10 p.m. Halloween to New Year's. The dome is 2 years old and is a photo booth with a thousand lights at 16 ft in diameter. The show will run every night whether I'm home or not – but when I'm not home, people are not allowed to come on to the ship. A rope will be across the driveway and a sign that says closed. I spend lots of time working to make sure that the Pirate Ship is safe for kids and adults. New this year I purchased and put up signs saying, “Kids playing go slow”. I'm concerned each year with inconsiderate people who speed down Altair Dr to get in line as soon as possible in the queue of cars. Please remember we have hundreds and hundreds of children walking across the street. **Please go slow.** Our Pirate music starts from Halloween to Thanksgiving daily. On Thanksgiving, we change all the music over to Christmas music. The day after Christmas we changed the music to New Year's dance music. The ship will be open for the AGHOA Adult Pirate Night on October 25th and the AGHOA Halloween Trunk or Treat on October 26th. My best friend Andy Row and I will be dressed in our full pirate costumes. Christmas Eve has more people than Halloween. On December 24th and December 23rd there are so many people coming. We have buses and the most visitors. Last year there were almost 1100 people on Christmas Eve. So, I would welcome help controlling the crowds on those last two days before Christmas. Hope to see you soon.

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Art Gallery Updates

The Art gallery on Acres Green Drive has featured art from Brooke, age 11; Samantha, age 9; Reagan, age 8; Jade, age 6 and Oryn, age 8.5.

Lynn Tucker Community Garden Update

A big THANK YOU to all the AG neighbors who donated money and items to make the Lynn Tucker community garden on Virgo Drive a success this year! We would love to keep it going, and plans are in the works for Fall crops, Spring crops, and for next Summer. We grew stunning dahlias and zinnias (courtesy of Sara Reyes), with countless cucumbers, zucchinis, pumpkins, tomatillos, lettuce, broccoli, squash, swiss chard, and more! Just watch out for the wasps and hornets who are hard at work pollinating everything. If you have questions, suggestions, requests, donations, or are interested in participating in some future planting days, please reach out to me at AcresGreenVeggieGarden@gmail.com.

Architectural Control Committee (ACC) by Jim Hope

If we all lived in a perfect world, we would not be writing this article. But since we don't, here goes. Every month it comes to the attention of those of us that serve on the HOA (as a volunteer) that there are conditions that do not please someone in the community. This we know because we receive phone calls from neighbors about something in the neighborhood regarding an issue. The HOA has no magic wand or formula to right all these issues. We rely on the authorities in Douglas County to enforce the regulations, policies, and laws of the County. As stated in the last newsletter, the purpose of the Acres Green Homeowners Association is:

- To work towards the physical and social improvement of the neighborhood,
- To attempt to prevent deterioration of the neighborhood,
- To develop a sense of community,
- To encourage neighbors to work together,
- To represent and advance the interests of the owners and residents through lawful means,
- To promote health, safety, and welfare of the owners and residents.

This is where you come in!

- We need your ideas for improvements in the neighborhood.
- We need you to prevent deterioration of the neighborhood, by maintaining your yard, home, and all parts of your property. This includes removing junk from your property as well.
- Only you can develop a sense of community by getting to know your neighbors. Knowing your neighbors and being aware of neighborhood surroundings is the number one deterrent to crime according to the Neighborhood Watch Program.

- You can advance your interests and your neighbors by understanding what organization to call in the events of an issue. (See list below) You can also talk to your neighbors about eye sores and conditions that need addressing. If you or your neighbors cannot physically tackle a project, there are organizations within Douglas County that can help. HOA leaders can provide those organizations and contact info at a HOA meeting.
- We need you to volunteer for one or more of the many events or activities that are mentioned in the ACRES GREEN SCENE. This will enhance the health, safety, and welfare for all of us.

Here is the list of authorities in Douglas County:

The Douglas County Building Dept in Castle Rock can be reached at 303-660-7497 – Dial 0 for Building Dept.

Building Dept provides services on anything constructed on county property, which includes informing you when a permit is not needed as well. You can also contact Jim Hope regarding permits, and he will do his best to help you and point you in the right direction. Email acresgreenacc@gmail.com, Phone 720-810-4032

Douglas County Sheriff deals with Issues regarding law enforcement and emergencies in the public right of way. Their non-emergency phone number is 303-660-7500. Call 911 for immediate issues.

The mission of the Sheriff office is to protect life and property and maintain peace and order through the enforcement of the law. Too many possibilities to discuss here. Call the sheriff at the non-emergency number above for information and complaints, or 911 for immediate issues. Do not call the HOA to report traffic issues; HOA has no authority.

continued on page 7

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Lone Tree Medical Plaza, South of Park Meadows Mall and just north of Lincoln (University).

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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.

Architectural Control Committee, *continued from page 6*

Douglas County Zoning Compliance handles issues regarding activities at residences which are disturbing to the neighborhood; phone number 303-660-7460.

Zoning office can provide information on what is legal for a resident to contain within, operate on, or store on residential property. Calls should be made to Zoning to understand what is legal, not the HOA.

Douglas County Public Works Department is responsible for existing road infrastructure, new construction, repair, snow removal, and all traffic signage including determining speed limits and posting of speed limits as approved by the Douglas County Commissioners for unincorporated Douglas County (unless otherwise provided for by special agreement).

Thank you for taking the time to read this and understand how you are part of this community. We have no magic fairy here that picks up trash in the medium, or slows down vehicles that are speeding, or resolves complaints between neighbors, or cleans up yards, or wants to hear complaints that should be directed to the enforcing agency. Please do your part if you encounter an issue.

The AGHOA ACC is no longer required due to County zoning and building codes. The ACC has been legally removed from the HOA, because we have, and will continue to, adopt the codes, laws and regulations established by the Douglas County Building Department. We'll continue to post the zoning and Sheriff's office phone numbers for issues resident's encounter.

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AT ALTAIR PARK, 13441 PEACOCK DR

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You can drop off bags of candy at 13276 Saturn Drive!





****Come see me at my pumpkin trunk and enter to win a \$100 Home Depot Gift Card!****



CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	13174 Peacock Drive	725,000	725,000	3	3	2,288	33
Active	13246 Peacock Drive	725,000	725,000	4	3	3,011	46
Active	13256 Peacock Drive	700,000	700,000	5	4	2,288	51
Active	13624 Omega Circle	698,000	698,000	4	2	2,750	5
Active	13714 Omega Circle	675,000	670,000	5	4	2,814	48
Active	384 Diane Court	610,000	610,000	4	2	1,764	6
Active	13144 Hadar Drive	610,000	589,000	4	3	2,288	55
Active	185 Pegasus Drive	575,000	575,000	4	2	1,769	7
Active	13222 Mercury Drive	600,000	575,000	3	3	1,769	68
Active	526 Aries Court	550,000	550,000	4	2	2,014	21
Pending	170 Dianna Drive	575,000	518,000	5	2	1,934	81

SOLD LISTINGS July 15, 2024 - September 15, 2024

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
909 Mercury Circle	650,000	671,000	4	4	3,151	14	8/12/24
13587 Sirius Drive	645,000	645,000	3	4	2,288	11	8/27/24
869 Mercury Circle	600,000	625,000	5	3	2,737	6	9/9/24
266 Dianna Drive	582,500	625,000	5	2	1,934	60	8/22/24
13766 Omega Circle	445,000	Not listed on MLS	4	3	2,814	0	7/23/24

*Source: Based on information from REcolorado. Not all properties were listed and/or sold by Equity Colorado. 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.

A Little Bit About Me...





Scan here to join the Acres Green Facebook Page! Stay up to date with home values and events in our neighborhood!

Acres Green: Your neighbor, your expert, your Realtor

Sara Klassen
Realtor

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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!