

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

Events

Oct. 9th: AGHOA Meeting, 6:30 pm

Oct. 24th: Pirate Night,
adults only, 6-8 pm

Oct. 25th: Trunk or Treat, 4-6 pm

Oct. 7th: English Heritage Night,
6-8 pm

Pirate Night:

(Adult party) Fri., Oct. 24th, 6 to 8 pm! Ahoy Matey's! Prepare to set sail for our second legendary pirate adventure! Costumes are optional (but encouraged), but only the bravest pirate dares dress for the occasion. Bring your own drink, sturdy chair for those sea legs, and a dish to share in the great pirate feast. (No children or dogs please).

Trunk or Treat

Saturday, October 25th at

Pirate Ship & Altair Park, 4-6 pm

"Park yer Car, Share the Loot" Set up a trunk - decorate your car, pass out treats, and show off your Halloween spirit! Bring the family - enjoy candy, costumes, and community cheer. Let's celebrate together - at the pirate ship, which is open exclusively to our community! Drop off candy at 13327 Rigel Drive if you'd like to make a donation. If you'd like to sign up, please email aghoaevents@gmail.com.

AGHOA Meeting

Oct. 9th at Lonetree Library at 6:30 pm. Update on three construction projects in our area. Acres Green history boards will be on display at this meeting.



**Retired/Torn
Flags are being
recycled!**

Acres Green Garden is located at Acres Green Drive. A designated red bucket is provided for flag collection, and we will facilitate proper disposal.

Check out our Website, Facebook and Instagram too!

October 2025: Acres Green Scene

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South Suburban Report

We attend the SSPR board meeting each month. Our biggest concern is the contract to maintain the Acres Green properties. A resident first cut the median on Acres Green Drive, and we notified them of overgrown trees in the median. In a recent discussion with SSPR, we learned the following.

- **Altair Park:** There is an Altair Park improvement project slated for 2026. The renovation will include a new playground, shade shelter, site furnishing and amenities, and a new ballfield dugout and backstop. Additionally, the project will explore the potential for a full slab basketball court and vault toilets, or a san-o-let enclosure. Please get in touch with Joe Odrzywolski (Senior Park Planner) at JOdrzywolski@ssprd.org if you have questions.
- **Sweetwater Park:** SSPR is at the Consultant Team Procurement and Project Kick-Off phase. SSPR is currently in the process of selecting a qualified landscaping/architecture firm to lead the design, planning, and community engagement efforts. In the Summer of 2025, the Mile High Flood District (MHFD) was assessing Sweetwater Park – more to come. Please get in touch with AnaClaudia Magalhaes (Planning Supervisor) at amagalhaes@ssprd.org if you have questions.

- **Acres Green Drive:** SSPR is still assessing what needs to be done from the MHFD study completed last year and published this year.

If you have questions you'd like to present to SSPR, please email aghoarep@gmail.com.

Neighborhood Watch Signs

Neighborhood Watch signs are here! Thank you, Fred Koch, for all your coordination with the Douglas County Sheriff's Department. Together, we keep our community safe.



Public Works Request

Douglas County Traffic Engineering has received your request for a rectangular rapid flashing beacon (RRFB) to be installed at the intersection of Acres Green Drive and Altair Drive.

Before the upgrade of a crosswalk within the County, Traffic Engineering conducts a thorough analysis based on data collection and field observations. We evaluate a range of criteria, including sight distance, pedestrian volume, vehicular traffic volume, and vehicle speeds, among others. These factors help determine whether a crossing meets the threshold necessary for the installation of an RRFB. We plan to wait until the Summer of 2026 to conduct our observations and determine whether the crossing qualifies for an RRFB upgrade.

Front Entrance Decorations:

- Halloween decorations at Acres Green Drive entrance: Thank you to Liz Schneider from Porchlight Pumpkins for decorating the entrance and donating all the items
- Acres Green Drive garden is being decorated for Halloween by The Shont Family (Second year in a row)
- The HOA decorates the Maximus Drive marquee for Halloween
- Christmas trees: We need help getting lights on the big tree at the entrance of Acres Green Drive for Christmas. Anyone willing to get up on a ladder, please get in touch with us. Need assistance for both marquees' decorations! Please email us at aghoaevents@gmail.com to volunteer to assist.

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

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Recorder: Coral Polites, Blueaqua4@gmail.com

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Wayne Dempewolf, Dempel1@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

Dcmgardnr@gmail.com 703-733-6935

Activities:

Block Party: Mona Beuthel

Adult Pirate Ship Nite: aghoaevents@gmail.com

Trunk or Treat: aghoaevents@gmail.com

- **Community scrap metal recycling:** Contact CR 303-799-0731

SOCIAL MEDIA



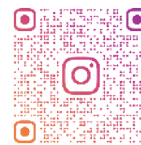
Website:

AcresGreen.org



Facebook:

www.Facebook.com/AcresGreenHOA



Instagram:

[@AcresGreenHOA](https://www.instagram.com/@AcresGreenHOA)
"I Love Acres Green"

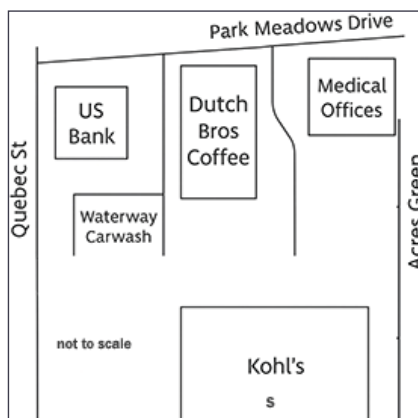
Twitter: [Twitter@AcresgreenHOA](https://twitter.com/Twitter@AcresgreenHOA)

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 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.



Reviewed by: [Viktor](#)

Acres Green Resident

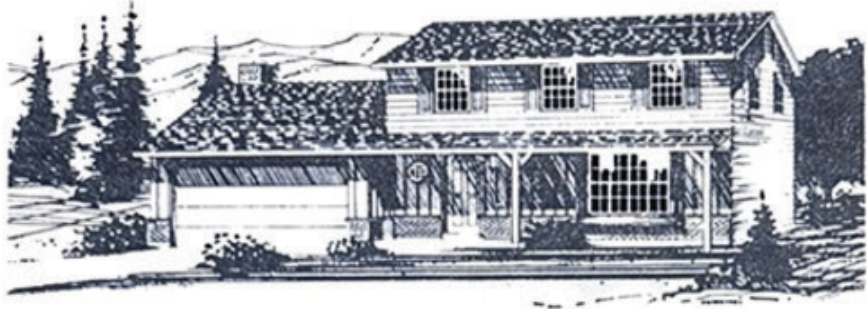
By Brian Delaney

“As a 35-year resident of Acres Green, I realize our lives and property values are impacted by the City of Lone Tree’s zoning decisions. Lone Tree is proposing a new zoning change that will affect the equity in our homes, the health of our families, and the quality of life in Acres Green.

Lone Tree is proposing to allow a Dutch Bros Coffee shop and potentially a drive-thru fast-food shop to be built in the north Kohl’s parking lot. We are already in hazardous zones for air quality and noise pollution due to C-470 (106,000 cars a day), Quebec (38,600), and the hundreds of cars that often sit at the Sam’s Club gas station. We don’t need any more!

Dutch Bros will be open at least as early as 5:00 am and close at 10 pm (or later), extending both the smell of vehicle exhaust and the noise associated with traffic and visitors.

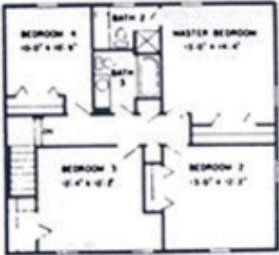
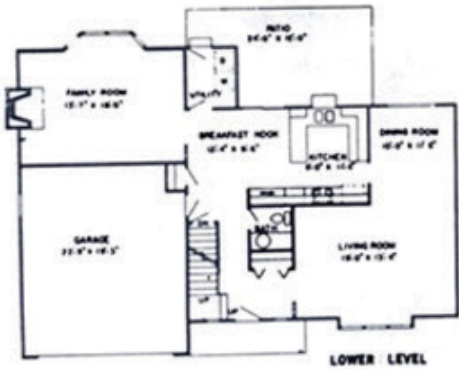
We can stop these additional health hazards by working together! Please visit the Acres Green Website and Facebook page on how to contact Dutch Bro’s and Lone Tree to tell them we don’t want them so close to our homes and families!”



Drawings are an Artist’s Conception and are not intended to show specific architectural detail.

THE Sprucewood

4 Bed Rooms – 3 Baths
Main Floor Utility Room
Family Room W/Fire Place
Separate Dining Room
Green House Window
Basement



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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.

Acres Green Teen Services

List updated for October 2025. The Teen services is offered in agreement with the youths parents to provide teens who want to help in our AG community. To add your teen, parents please send email to aghoaeditor@gmail.com. Any misuse of this listing should be reported to the HOA. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Newsletter Connections. *Please cut out.*

| | | | |
|----------|----|-------------|--------------|
| Joseph | 16 | L/S | 720-900-7373 |
| Jake | 16 | L/S/W | 720-731-8160 |
| Isaac | 14 | S/W | 972-365 4745 |
| Dean | 12 | L,S,P,D,H,W | 720-456-2725 |
| Benjamin | 14 | L/S/P/D/H | 303-854-7224 |
| Elliott | 13 | L/S/P | 303-668-1848 |
| Aaron | 21 | L/P/D/S/H | 720-499-6272 |
| Joshua | 18 | L/B/P/D | 720-499-6272 |
| Brady | 15 | L,S,P,D,H,W | 970-985-9212 |
| Shelby | 13 | B | 970-985-9212 |
| Jackson | 15 | P | 720-978-3189 |
| Beth | 14 | B* | 571-213-4270 |

To add your teen, email **Acres Green HOA** at aghoaeditor@gmail.com and include the following: your age, phone number and the categories you would like included. Categories: (B) Babysitting; (*) Red Cross Cert for CPR; (L) Lawn/Yard Care; (S) Snow Removal; (P) Pet Sitting; (D) Dog Walking; (H) House Sitting; (W) Pet Waste Removal



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NEWSLETTER CONNECTIONS

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Porchlight Pumpkins

Hi! I'm Liz, the owner of Porchlight Pumpkins, a design and decorating service where we bring the beauty and joy of fall to your front porch, business, or event! I have been decorating porches seasonally and leading events for several years now, and decided to turn it into a business.

For our first season, I am offering 10% OFF any pumpkin package, including any additional add-ons like hay bales, mums, and customizable packages until October 20th.

We source our pumpkins locally, design, deliver, and set-up for you, so that you can enjoy this beautiful season! Please visit porchlightpumpkins.com or scan the QR code for all the details and purchasing options. **Enter promo code PLP10 to receive 10% off.** Please reach out if you have any questions: 719-315-0975 or porchlightpumpkins@gmail.com. Also, a huge THANK YOU to the Acres Green HOA for allowing me to decorate the marquee leading into Acres Green. I look forward to bringing pumpkin joy to your doorstep!



Want a fall filled porch?!

Enter promo code PLP10 to receive 10% off!





Acres Green
Trunk or Treat!
Saturday October 25th 4pm-7pm
At Altair Park

HELP!
CANDY
Donate Candy!
Drop off at 13327 Rigel Drive

CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

| Status | Address | Original List Price | Current Price | Bed | Bath | Total Sq. Ft. | Days In MLS |
|---------|----------------------|---------------------|---------------|-----|------|---------------|-------------|
| Active | 383 Helena Circle | 650,000 | 650,000 | 5 | 2 | 1,769 | 3 |
| Active | 202 Helena Circle | 590,000 | 590,000 | 4 | 2 | 1,990 | 13 |
| Active | 13542 Achilles Drive | 589,000 | 600,000 | 4 | 2 | 1,955 | 86 |
| Active | 789 Hamal Drive | 585,000 | 585,000 | 4 | 3 | 2,288 | 5 |
| Active | 13624 Omega Circle | 585,000 | 594,999 | 4 | 2 | 2,750 | 92 |
| Active | 108 Olympus Circle | 589,900 | 589,900 | 4 | 2 | 1,950 | 68 |
| Active | 181 Dianna Drive | 565,000 | 565,000 | 5 | 2 | 1,938 | 10 |
| Active | 13483 Achilles Drive | 575,000 | 600,000 | 4 | 2 | 1,762 | 98 |
| Active | 336 Aquarius Court | 525,000 | 525,000 | 4 | 2 | 1,764 | 15 |
| Pending | 13246 Deneb Drive | 555,000 | 615,000 | 4 | 2 | 1,990 | 58 |
| Pending | 13581 Achilles Drive | 610,000 | 610,000 | 5 | 2 | 1,990 | 18 |

SOLD LISTINGS July 12, 2025 – September 14, 2025

| Address | Sold Price | List Price | Bed | Bath | Total Sq. Ft. | Days in MLS | Sold Date |
|---------------------|------------|------------|-----|------|---------------|-------------|-----------|
| 874 Mercury Circle | 739,000 | 739,000 | 4 | 4 | 2,833 | 3 | 7/17/25 |
| 92 Helena Circle | 655,000 | 695,000 | 5 | 3 | 2,812 | 79 | 8/15/25 |
| 13266 Canopus Drive | 643,250 | 675,000 | 5 | 3 | 2,811 | 29 | 8/1/25 |
| 280 Jupiter Drive | 600,000 | 625,000 | 4 | 2 | 1,957 | 36 | 7/30/25 |
| 13234 Mercury Drive | 575,000 | 575,000 | 4 | 2 | 1,764 | 2 | 9/8/25 |
| 802 Altair Drive | 425,000 | 529,900 | 4 | 3 | 2,814 | 13 | 8/21/25 |

*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.



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Acres Green: Your neighbor, your expert, your Realtor

Sara Klassen
Realtor

303.819.6691
klassenhometeam@gmail.com

A Little Bit About Me...

I've been a proud resident of Acres Green, living on Salem 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!