

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

August 2023: Acres Green Scene

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Dumpster Day

September 16th @ 9 -11 am until full

55 Vehicles came through on June 24th off-loading to the dumpster and scrap metal. JC was there to gather the scrap metal for us, he's one of our fellow AG residents. We collected 21 new HOA dues that day for \$545.00 and between June 15 to June 27th we received a pay pal \$435, At \$980. The garbage truck is equivalent to 3 regular trucks. The cost of the truck is \$950 and \$62 for parking lot, \$1012 we pay each event. We had to turn away about 10 vehicles because the truck was full, some were returning for a second time.

On **September 16th**, if your HOA dues are current, there may be a minimum fee added to dumpster day to offset the cost. If your HOA dues are not current, you can pay the membership fee of \$25.00 in advance! On Dumpster day, you will be paying the fee \$25 plus the Dumpster Day fee. *The fee may increase and new amounts will be voted on at the August 10th AGHOA regular meeting.* It will be posted immediately on our website and Facebook. We are attempting to get a electronic recycling truck. We reserve the right to refuse excess dumping. If you have any questions, please contact Sandy Inglis 303-790-8137.

List of Acceptable Materials: *

Bricks and masonry materials * Yard and garden leaves, grass clippings and 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 * Drums & containers, * Friable asbestos * Hazardous Waste * Lawnmower with oil & gas * Liquid Waste * Outdoor grills * Propane tank, * Tires * Paint cans * Computers monitors, computer components, TV, VCR, stereos and similar electronic waste (check website if we get a electronic truck, there will be a special list on the website).

If you have any questions or questions of what can be dropped of or not, please refer to the Waste Connections website: <https://www.wasteconnections.com/denver>

From The President

Dear Acres Green, I would like to thank all of you for attending the Food Trucks, Meetings, 4th of July celebrations and being a part of the community as we build better & bigger things together. Your opinions and suggestions are always welcome. We have dedicated our time and spirit to making the best possible financial decisions and providing growth in the value of houses in our HOA. We are also taking our time to provide recreational and social opportunities for our HOA members. The Board of Directors is back with all positions filled. This team of volunteers are committed to bringing our community the best. We encourage you to sign up to our website (acresgreen.org) for you to get all the latest information, updates, newsletters, and minutes of our meeting.

We would like to welcoming the news member of our team, Kirk Lathrop our Editor, Katie Dupree our Membership Chairperson, Susan Bero our Newsletter Proofreader, Kirk Lathrop & Wayne Dempewolf our AGHOA reps to SSPR, Siri Gosselin our AGHOA PTO Rep, Kim Mondragon our AGHOA Trunk & Treat event chairperson, Kirk Lathrop our Veterans Day events chairperson, Isabella Ikonen as the Instagram chairperson, and Annette Williams front yard parties chairperson.

AGHOA changes: Garage sales will be the second weekend of June and September (Sept 8-9/2023). AGHOA meetings are changed to the second Thursday of the month every other month and the meeting minutes will be published on the website and Facebook. Help is needed: (1) Garden

Committee, (2) Marquee decorations, (3) Collection of donations for events and (4) Neighborhood watch.

Items to be discussed, that will be voted on, at our August 10th and October 12th meetings: membership dues, funding lapse, HOA sponsored activities, newsletter vs digital. The agenda will be posted prior to these two important meetings on August 10th & October 12th.

Food Trucks

Food trucks are here the **second Monday of each month** through September in the Acres Green Elementary School parking lot. Please put the following dates on your calendar: **August 14th**, **September 11th**, and rain date for June will be in August or September, upon approval of the school. Check the webpage and Facebook for a list of participating food trucks. Hope to see you there! Thank you to Kirk Lathrop for contacting the School Board to resolve this issue and Emmalee Owens, the Principal for agreeing we could use the school parking lot at no cost.



Treasurer Report

TREASURER REPORT DATED JULY 5TH, 2023

Starting balance: \$1593.55

Deposits: \$1384.76

- HOA Dues/PayPal (\$699.76), HOA Dues (\$725) and we had two return fees (-\$25 and \$15)

Expenditures: \$583.88

- Hub room rental (\$50), Porchlink Media (\$192.25), Go Daddy webpage (\$143.88), Xcel Energy (\$20.54), Parking lot rental (\$124), Graffiti supplies and signs (\$30.73) and Yard signs (\$22.48)

Available Funds: \$2394.43 (Outstanding Costs \$950)

AGHOA Architectural Control Committee (ACC):

Public Right-of-way (Roads) issues:
 Authority: Douglas County Sheriff
 Phone: 303-660-7505

Zoning questions / issues:
 Authority: Douglas County Zoning Compliance
 Phone: 303-660-7460

You're welcome to contact the AGHOA ACC chairman with any of your questions. He's willing to do his best to help and point you in the right direction. Jim's contact information is acresgreeacc@gmail.com, 720-810-4032.

Acres Green Membership Enrollment Form

2023 AGHOA Dues – \$25.00 per Household, \$15 per Individual, \$5 per each senior. 2023 Calendar year begins January 1, 2023 to December 31, 2023. Make checks payable to AGHOA. Mail to: AGHOA, c/o Sandy Inglis, 13183 Canopus Drive., Littleton, CO. 80124, or pay online at AcresGreen.org. Or use the PayPal QR Code below. Dues effective date: January 1, 2023 through December 31, 2023.

Name(s): _____

Address: _____

Phone: _____

Email: _____

Why? Just in case there is an announcement and need to get information to homeowners quickly. We promise we will not abuse this. Thank you!

Date: _____

Paid:\$ _____ Donation: _____ Multi-Years: _____

I give permission for my name to appear in the newsletter.

I want to be a volunteer.



No PayPal account? No problem. Complete the details in 'Guest Checkout'.



Acres Green 2023

BOARD OF DIRECTORS:
President: Jo Ann Lathrop, Jkvla@icloud.com 303-775-7243
Vice President: Mona Beuthel, IamMonaB@gmail.com, 303-919-9644
Treasurer: Sandy Inglis, 303-790-8137
Recorder: Coral Polites, Bluraqua4@gmail.com

OFFICERS:
Editor of Acres Green Scene: Kirk Lathrop, aghoaeditor@gmail.com
Proofreader: Susan Bero
Membership Chairman: Katie Dupree, acresgreenmembership@gmail.com
Webpage Designer: Brandon McLaughlin, brandon.mclaughlin@gmail.com
South Suburban Liaison Committee: Kirk Lathrop, 303-775-7243, Kjvla3@gmail.com
 Wayne Dempewolf, Dempel1@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
 Food Trucks: Jo Ann Lathrop (President)
 Dumpster day: Sandy Inglis (Treasurer)
 Front Yard Parties: Annette William 303-906-9800
 Trunk or Treat Event: Kim Mondragon AGHOATrunk@gmail.com
 Veterans Day photo: Kirk Lathrop (Editor)

SOCIAL MEDIA
 Website: AcresGreen.org
 Facebook: www.Facebook.com/AcresGreenHOA
 Twitter: [Twitter@AcresgreenHOA](https://twitter.com/AcresgreenHOA)
 Instagram: [@AcresGreenHOA](https://www.instagram.com/AcresGreenHOA) "I Love Acres Green"
 Nextdoor: Acres Green Homeowners Association

Advertising:

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.

To place an ad, call **Colorado Lasertype, 303-979-7499**
 Email: getinfo@coloradolaser.com

To find ad rates and discounts, go to www.ColoradoLaser.com and click on the "Advertising Rates" link.

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.

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.

Sharing The Last Harvest

Any resident that wants to bring extra plants, bulbs, harvest from their garden to share at Dumpster Day on September 16th from 9 to 11 am. We will provide a table to put items. Selling produce must be approved and only for a minimum cost. If you are interested in participating or assisting, please contact Jo Ann the president at jkvla@icloud.com.

Front Yard Parties

Acres Green residents are kicking off the **Front Yard Party** season from July through September. Bring your own drinks, a chair, and a dish to share. Come and meet some of the wonderful neighbors living in Acres Green. Check Facebook and the website for the hosts, times and address will be posted. Please sign up for a date, to host, with Annette Williams 303-906-9800 (Texting is OK).

Lawns of the Month

AGHOA is recognizing homes with a “**Lawn of the Month**” sign in their front yards. Our residents are taking great care of their home’s flowers, bushes, landscaping, and green grass this season. Five homes that were recognized in June were Mickie & Dan Gunther 321 Maximus Drive, Angela & Bob Newhouse, 13611 Leo Court, 848 Mercury Drive, 13272 Acres Green Drive, and 774 Altair Drive. Please check out the June lawns pictures on the website and on Facebook. New lawns will be selected at the end of July, August, and September.

Maximus Drive Lighting Update

The Maximus Drive light has had an order for repair since last October, in April the light went out. Attempts were made to replace the light and evaluate what the electrical issue is. Xcel was contacted and we were made aware of the issues that might be a factor. After consulting with an electrician, he got the answers from Xcel. There is no electricity going to the marques and it will require excavation of the ground and repair from the meter to the light at an estimated cost around \$2500. The board of directors met and decided since this was lighting the marques and Christmas lights only we decided not to incur this expense. The Board has decided to purchase solar lights until we can find individuals that are certified and licensed to help fix this problem. Thank you to Wayne, our SSPR representative for buying the solar lights presently there.

July 4th Car Parade & Activities

What a wonderful day to celebrate America! Thank you to everyone who joined us. To our volunteers, A special Thank You to Lew Jones for providing DJ services during the event and to Bob Barth for coordinating the Car Parade. Thank you to the families that filled over 4000 water balloons - the Padrevita, Aguirre, Steele, McLaughlin, and Lathrop’s. There was a kid’s bike parade and Rock Painting for the kids. Pictures posted on Facebook and the website. Thank you to the team of volunteers who made this event possible. Next year ideas and volunteers are needed. Photos are on Facebook.

It’s Clean Up Time at the Garden

September 16th, 9-11 am: Our planned AGHOA clean up days are with the dumpster day. We would like to thank Paul & Sharlene Lechner & Kirk Lathrop for clearing the weeds on the path and cutting down the overgrown tall grasses (weeds) in June. More help is needed in September for the garden to be completed. We are looking for extra bulbs, plants, bushes, lawn arches or lawn benches that you would like to donate, contact Kirk Lathrop, at jkvla78@gmail.com to help. An organizer and team of volunteers to help this area.

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South Suburban Parks and Recreation (SSPR) Update

Thank You to all homeowners that attended the Special AGHOA meeting on June 15th to hear what the SSPR Representative Cullen O'Brien (Assistant Director of Parks & Open Space) had to say about the median, trees and Acres Green maintained areas. SSPR is responsible for the maintenance and care of the local parks and open spaces in, and around, our community. Most of the meeting was an open question forum, and several topics were covered with the primary emphasis on the Acres Green Drive median, dead trees, replacement of the trees, weeds, and the concrete caldron. Further details on the meeting topics and discussions will be published on the Acres Green website.

Your AGHOA Committees Need YOU!

The board is looking for members to work on new projects that will be added this year. There are team members filling multiple positions. You must be a homeowner and registered with the AGHOA. As you see there are a lot of events with President or Vice President names besides them. Having your help is vital for all these great ideas to come forward. Car parade organizer, Christmas marques committee, neighborhood watch, etc.

Celebrating 50 Years/ Veteran Photo 9/10

Acres Green HOA is going to be celebrating the 50 years of our community on September 10th, 1-5 PM at Lonesome Pine Park. We'd like to celebrate with you! Can you help with the organization of this special event? Would you help us identify families, and people, who could capture the history of Acres Green before these stories are lost. Contact the president, Jo Ann Lathrop at jkvla@icloud.com.

We're asking for all Acres Green residents who are veterans to join us for a picture at Lonesome Pine Park at 3pm on the same day, Sunday, September 10th. If you're a veteran, or know of a veteran, in Acres Green, please provide name and address to aghoaeditor@gmail.com to support us in this effort to recognize our neighbors. We need volunteers to make this event possible. Further details will be posted on the website and Facebook only of the activities.

New Webpage Coming in September

It's time for a new webpage! We are looking forward to expanding into a more friendly website where we can expand our information platform. You can sign up and get updates directly in your email box. While you wait, we will be using the current website to the best of our abilities! Any suggestions should be sent to Brandon @ brandon.mclaughlin@gmail.com.

Instagram

Our Instagram is up and running for all to enjoy @acres-green.org "I Love Acres Green". This project started in July. August 2nd is backyard fun (we're requesting your pictures to share with the community). Dates are: 8/16 Summer grills and snacks, 8/30 Back to School, 9/13 Last days of Summer, and 9/27 Fall has started. Please contact Isabella with any questions or suggestions at aghoainstagram@gmail.com

First Trunk or Treat

Our HOA is organizing the first "Trunk or Treat" from 4:00 to 6:00 PM on a Saturday. We're waiting to secure a location during this publication. There will be a sign-up genius, QR Code. All pertinent information will be forthcoming on the website. We are looking for a sponsor with a Certificate of Insurance, and volunteers, and face painters for our HOA booth. If you are interested in helping, please contact Kim at AGHOATrunk@gmail.com 303-525-1294.



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AGHOA Membership Drive

We have a new membership chairperson, Katie, who you can email and ask about your current membership. Membership is based on the calendar year of January to December, with no discounts or grandfathered in awarded (voted by the board to discontinue on June 26, 2023). October is our membership drive where you can pay in October for the following year and get October, November and December added on (15 months) A new form will be published after the August AGHOA meeting decisions on Membership. It will be published on Facebook and the website. You will receive an email in October and December reminding you of the membership options.

Letter From The Editor

To our Acres Green community: If you made it to this article, you would see that we have a new publisher and redesigned our name plate. We're refreshing our identity to reflect the evolution of our community. Please be confident that we will remain reliable and that the quality you have come to expect has not changed. In fact, we are working to make it better than ever. Your ideas, suggestions and participation in the publications and articles in your newsletter is encouraged. As you may already be aware, we have a new newsletter named "Acres Green Scene". Thank you to everyone that took the time to vote. You can email questions or articles to aghoaeditor@gmail.com.

Thank You

- Bob Barth
(4th Parade Grand Marshal)
- Brandon McLaughlin
(4th Planning)
- Lathrop's *(4th)*
- Karen Padrevita *(4th)*
- Paul & Sharlene Lechner
(Garden day)
- Dusty Powell
(fixed light @ acres green drive)
- Wayne & Regina Dempewolf
(Solar lights & banners donated)
- Mona Bethel *(4th Banners)*
- Jean Henke & Ron Brinks
& Lenora Starr *(retiring)*

METRO DENVER FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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SOLD LISTINGS FROM MAY 1, 2023 – JUNE 14, 2023

Address	Sold Price	List Price	Sold Date	Bed	Bath	Total Sq. Ft.	Days In MLS
13285 Callisto Drive	\$570,000	\$575,000	30-Jun	4	2	1,769	15
639 Scorpio Drive	\$545,000	\$564,900	27-Jun	4	2	1,799	25
70 Pegasus Drive	\$566,000	\$565,000	26-May	4	2	1,933	4
303 Helena Circle	\$578,000	\$575,000	26-May	3	2	1,764	4
443 Helena Circle	\$569,000	\$589,000	12-May	3	2	1,769	29
827 Mercury Circle	\$639,000	\$669,900	5-May	4	3	2,288	19

**ACTIVE AND UNDER CONTRACT LISTINGS
 MAY 1, 2023 – JUNE 14, 2023**

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
A	391 Helena Circle	\$589,900	\$589,900	4	2	1,956	16
A	219 Dianna Drive	\$519,900	\$519,900	6	2	1,988	1
A	655 Altair Drive	\$599,900	\$599,900	3	3	2,388	22
A	828 Mercury Circle	\$675,000	\$675,000	4	3	3,053	16
P	568 Apollo Court	\$557,500	\$557,500	3	2	1,892	3
P	839 Mercury Circle	\$669,900	\$635,900	4	3	2,814	49
P	955 Mercury Circle	\$620,000	\$620,000	4	3	2,814	36
P	13474 Virgo Court	\$590,000	\$590,000	4	4	3,012	3

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1. Can assist you in the selection process by providing objective information about each property.
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3. Provides due diligence during the evaluation of the property, including inspections for termites, dry rot, asbestos, faulty structure, roof condition, septic tank and well tests etc.
4. Can help you in understanding different financing options and in identifying qualified lenders.
5. Can guide you through the closing process and make sure everything flows together smoothly.
6. Can give you up-to-date information on what is happening in the marketplace, the price and condition of competing properties.
7. Markets your property to other real estate agents and the public and can recommend repairs or cosmetic work that will significantly enhance the salability of your property.
8. Will know when, where and how to advertise your property and will generally prescreen qualified prospects through your property.
9. Your REALTOR® can help you objectively evaluate every buyer's proposal without compromising your marketing position.
10. Can help close the sale of your home. Between the initial sales agreement as closing questions may arise.
11. Will be there for you every step of the way and keep you informed along the way.
12. Will be there beyond closing should you need further assistance.