

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

Dates To Remember:

October 12th: AGHOA meeting at Canvas Credit Union 10000 Park Meadows Drive

October 28th: AGHOA Trunk or Treat at Altair Park

February 8th, 2024: AGHOA Meeting (Regular meeting)



From The President

Thank you to all the residents for coming out since May to all the activities and meetings with the AGHOA, we have enjoyed meeting many of you. Your suggestions and ideas have inspired us and others with new ideas. The October Meeting on the 12th and our First Trunk or Treat on the 28th will be our last activities of 2023. We are looking for a Tax Lawyer and Lawyer for the HOA, who can volunteer your services as we navigate challenges. Lonesome Pine Park turned out to be the best place to have our Food Trucks without parameters. The 4th of July winners of the Best Car are Bob Barth and Sidewalk Chalk Mary Brant (pictures enclosed). All cars were featured on our website and Facebook page. We will continue to list our events on Next-door with you being directed to the website and Facebook for further details. I'd like to thank Fred and Kathy Koch for volunteering for the AGHOA. Fred will be taking the lead on Neighborhood Watch and Kathy is one of our new Acres Green Scene newsletter proofreaders. We wish you all a fun fall, friend and family filled, with adventures, relaxation as the weather changes.

— The AGHOA Board and Chairpersons



October 2023: Acres Green Scene

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New Membership

The Acres Green Homeowner Association (AGHOA) voted to raise membership dues from \$25.00 annually to a flat \$40.00 per household beginning January 1, 2024. Membership would begin January 1 for all members and be active through December 31, 2024. This is a change from prior years when Memberships could be paid in October, November, or December and would carry through to the following year. The proposed changes will be discussed at the Annual Members Meeting on October 12, 2023 at Canvas Credit Union at 10000 Park Meadows Drive – South entrance 6-8 PM.

- Prior Plan: \$25.00 Families, \$15.00 Individuals, \$5.00 Seniors. Payments in Oct/Nov/Dec carry through to the following year.
- Changed to \$40.00 Household beginning Jan. 1, 2024, ending December 31, 2024.

As everyone is keenly aware, costs continue to rise - locations to host the HOA meetings for free are becoming scarce. Expenses for Dumpster Day, Electronics Recycling, and Shredding have increased significantly. AGHOA membership has dropped from 186 households in 2021 to 155 in 2022 & 2023. At \$25.00 per membership, the HOA has gone from roughly \$4,650 per year to \$3,875 in two years - an almost \$800 decrease. Offering Dumpster Day twice each year is an expense of \$2,000 - almost the entire annual budget for 2023. The dues have not been raised since 1973, when the AGHOA was formed.

AGHOA is a **voluntary** HOA for the Acres Green Neighborhood. Volunteer Board Members and committee chairpersons work to build a sense of community within the neighborhood by hosting events and activities that are free for the community to enjoy. The HOA also advocates on behalf of neighbors within Acres Green in discussions with public agencies to ensure the community's voices are heard. While membership is optional, the HOA believes there are great reasons to pay dues annually including:

- Keeping the lights shining on and maintaining the Acres Green signs at the entrances to the neighborhood.
- Staying current with neighborhood activities by sending 6 issues of the Acres Green Scene to every home throughout the year (The Greenleaf newsletter was delivered for 30 years).
- Hosting the Acres Green Website @ www.acresgreen.org to share information on events and activities.
- Providing new residents with Welcome to the Neighborhood Packets
- Organizing 2 community-wide yard sales; 4th of July activities to include a Parade, water balloon and Ice Cream Social; Food Truck Nights; Neighborhood-wide Contests - Lawns of the Month, 4th of July Sidewalk Chalk contest, Best of Car in Parade and Holiday Decorating Contests; Front Yard Parties; a Neighborhood 50th Anniversary Block Party; and a Halloween event.
- Advising neighbors with the Architectural Control Committee (*Getting a letter from the ACC could save you 10 days of processing of your construction permit requests*).
- Cleaning up the Community Garden in the front of the neighborhood

continued on page 3

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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

Building questions / issues:

Authority: DougCo Building Division
Phone: 303-660-7497

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 / family; \$15 / individual / \$5.00 senior.

The 2023 Calendar Year is from January 1, 2023 to December 31, 2023. Payments made after January 1, 2023 are not prorated. For example, a payment made in October enables active membership only through December 31, 2023.

If paying by check, please make the check payable to AGHOA, provide the information requested below, and mail to AGHOA c/o Sandy Inglis, 13183 Canopus Drive Littleton, CO 80124. Payment is also accepted online at www.acresgreen.org or via the PayPal QR Code below:

Date: _____

Name(s): _____

Address: _____

Phone: _____

Email: _____

AMT PAID: _____

DONATION: _____

Please contact me for volunteer opportunities.



Acres Green 2023

BOARD OF DIRECTORS:

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

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

Treasurer: Sandy Inglis, 303-790-8137

Recorder: Coral Polites, Bluraqua4@gmail.com

CHAIRPERSONS:

Editor of Acres Green Scene: Kirk Lathrop, AGHOAeditor@gmail.com

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Membership Chairman:

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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

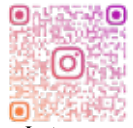
SOCIAL MEDIA



Website:
AcresGreen.org



Facebook:
www.Facebook.com/
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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 aghoae-ditor@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.

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.

New Membership, *continued from front page*

- Advocating and sharing information between various organizations on behalf of the Acres Green Neighborhood, including the City of Lone Tree, South Suburban Parks and Recreation, and Douglas County.

AGHOA does not enforce penalties on property owners. The covenants of the community do not restrict parking an RV or restoring a classic car in your garage. There will be no notices to paint your home or front door a specific, pre-selected color. While AGHOA does not have prohibitive covenants or restrictions, AGHOA is not the only governing body for the neighborhood. Please be aware that Douglas County does have restrictions, which are enforced by the Douglas County Zoning Department. If you have questions about what is enforced by the Zoning Department, please call 303-660-7460 or visit <https://www.douglas.co.us/planning/development-review-regulations/zoning/>.

With at least 155 households who paid for the annual membership in 2023, this change increases the budget to \$6,200 annually, ensures the free events and activities the community enjoys can continue and allows opportunities to take advantage of South Suburban Parks and Recreation’s Matching Funds Grants to work with SSPRD to improve our neighborhood. In the past this included the bench on Maximus Drive, rocks between Kohls and Altair Park and the landscaping in front of the marquees at both entrances. The hope is that with more funds, the HOA can continue to offer free, community-building events throughout the year, and services that benefit everyone living in Acres Green.

— Respectfully, The AGHOA Board of Directors and Committee Chairs



Dumpster day crew

Our First Trunk or Treat

The AGHOA is very excited to host Acres Green’s inaugural Community Trunk or Treat at Altair Park on October 28, 2023 from 4 to 6 PM. What could be more fun than bringing this activity to our neighborhood. Decorate your car, pass out candy and enjoy your neighbors and friends at our last event of the season. Our website and Facebook page will have updates and sign-up genius. Any questions contact, AGHOAevents@gmail.com. We’re requesting candy donations for this event and you can bring to the AGHOA meeting or drop off at 13327 Rigel Dr.

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. Three homes that were recognized in August: 13173 Peacock Dr. (Kurt & Diana Rogers), 386 Diane Ct. (Mary Ann) and 177 Helena Cir.

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Halloween & Christmas Contest in Acres Green Community

For the second year, we will be driving around our community and finding the winner for the 2023 season. Please help us by sending a message on Facebook, our website or to AGHOAevents@gmail.com with your suggestion of your neighbors' homes we should consider for this contest. Each year we are excited to see the numerous decorations and celebrations of the Holidays through the Winter months. Thank you to all the residents who spruce up their house for all of us to enjoy. The HOA requested last year's Halloween contest winner to write an article about their home: *"My family loves Halloween! We were excited to have won first place in Acres Green HOA 2022 Halloween decorating contest. My husband and son Fenix are revamping this year's display and adding even more new additions. Over the past few years my son has become very interested in Animatronics and following other creators' which led to getting our own collection. We can't wait for everyone to come by and see our Scary Display. Kim Mondragon & Dale Williams and Fenix"*

Treasurer Report

Starting balance: \$1886.06

Expenditures: • \$830.00 (Dumpster Days)
• \$305.00 (Newsletter mailing)

Available Funds: \$751.06

South Suburban Parks and Recreation (SSPR) Update

In August the SSPR forester and a team spent 4 days working on the trees in the median. They pruned several trees and removed one of the dead trees. SSPR is committed to replacing 3 trees per year over the next 3 years. Additionally, we brought a couple of items to SSPR's attention and they're working on these. The items were the clogged drainage area at Altair Park and at the end of Acres Green Dr (debris has been moved from the drainpipe area at Altair Park, but requires additional removal), The ballpark fence condition at Altair Park fixed, and the utility markers left in the median since June (They've been removed).

Additionally, we inquired about having restroom services available at Lonesome Pine Park and were provided the following feedback: "We do not pay for porta-potties in the parks. When they are present, they are charged back to the sport group that is permitted to use the fields at the park. A standard one is \$150 per month with 2x per week cleaning and an ADA one is \$358 per month with 2x per week cleaning. Most of them are pulled at the end of the sport season because we (SSPR) are not budgeted to pay for them when the sport groups are not active". The AGHOA is willing to pursue working with Douglas County to submit a proposal for restroom services at Lonesome Pine Park via the annual long term budget process if the community is interested. Please email aghoarep@gmail.com with your thoughts.



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Dumpster Day (Sept. 2023)

Twenty-three neighbors participated in Dumpster day with ten cars going through prior to the event starting. We had 16 individuals pay to off-load. CR came up and took a platform trailers worth of metal to recycle. Old skis and snow boards were collected by Ivan Nikolaef with proceeds going to ColoradoAvalancheAwareness. CR has offered to the Acres Green community to pickup metal from your residence or to advise you what you can do to dispose of it – please contact him at 303-799-0731. If you'd consider being a dumpster day volunteer next year, please let us know and Sandy will help guide you.

Thank You

- Sandy & Don Inglis for dumpster day organization and tipping the garbage men.
- Karen Padrevita for donating all the ice cream for the 4th of July event.
- Mona Beuthal for painting the poles and green sign on Acres Green Drive, contacting the builder of our homes in AG and calling about the light polls that needed repaired.
- AGES PTO for co-sponsoring our Dumpster Day.
- AGES Principal for inviting us to Back to School Night.
- Jo Ann & Kirk Lathrop for Signage at the marquees, Organizing HOA Food Trucks, Banner material, PTO Back to school night presentation, flyers & candy.
- Kim Mondragon & Dale Williams for signage at the front marquees and Dale for trimming all the grass from residents' property coming onto the sidewalk on Acres Green Drive.

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<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: JUNE 14, - SEPTEMBER 19, 2023

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days In MLS	Sold Date
828 Mercury Circle	\$635,000	\$675,000	4	3	3,053	41	9/15/23
955 Mercury Circle	\$618,500	\$620,000	4	4	2,814	36	8/7/23
13096 Mercury Drive	\$615,000	\$629,900	3	2	1,955	48	8/22/23
13474 Virgo Court	\$610,000	\$590,000	4	4	3,012	3	7/21/23
839 Mercury Circle	\$609,500	\$669,900	4	3	2,814	49	8/2/23
655 Altair Drive	\$580,000	\$599,900	3	3	2,388	30	8/14/23
13193 Regulus Drive	\$575,000	\$575,000	4	2	1,990	3	8/14/23
13252 Acres Green Drive	\$575,000	\$575,000	4	2	1,764	6	8/2/23
568 Apollo Court	\$560,000	\$557,500	3	2	1,892	3	7/28/23
219 Dianna Drive	\$540,000	\$519,900	6	2	1,988	5	8/17/23
13246 Peacock Drive	\$499,000	\$499,000	4	3	3,011	0	8/17/23
13528 Antares Drive	\$465,000	\$494,900	3	3	2,288	7	8/9/23

CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
A	13789 Omega Circle	\$619,000	\$619,000	4	3	2,737	10
A	13091 Deneb Drive	\$565,000	\$565,000	3	2	1,990	3

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Know Your Acres Green Sales Tax Rate

Our Acres Green Community is located in Unincorporated Douglas County and we are not a part of Lone Tree City. Originally we had a Littleton mailing address, but Lone Tree City petitioned to default 80124 to the City of Lone Tree.

When making large purchases like vehicles, appliances, furniture and online purchases you can save hundreds of dollars by providing your retailers accurate tax rate information and your 9 digit zip code, that you will find at this web address: Colorado.TTR.Services

Acres Green Sales Tax Rate: 5%, Colorado Sales Tax 2.90%, Douglas County Sales 1.00%, RTD 1.00%, Science and Cultural Facilities District .10%

Lone Tree Sales Tax Rate: 7.8125%, Colorado Sales Tax 2.90%, Douglas County Sales 1.00%, RTD 1.00%, Science and Cultural Facilities District .10%