



JUNE 2023

THE GREEN LEAF

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South Suburban Reps:
Kirk Lathrop & Dempewolf

Web Designer: Vacant— your name here

Welcome Committee Director: Mona Beuthel:
lamMonaB@gmail.com or 303-919-9644

Social Activities

Community Garage Sales— June 2&3, 2023
4th of July Car parade organizer: Bob Barth 303-799-6677
Dumpster Days June 24 & Sept. 16, 2023
Front garden clean-up June 24 & Sept 16, 2023

Official Website

Acresgreen.org

Social Media

E-mail officers and directors through the e-mails listed above.

Join our private social media site at:
Nextdoor: nextdoor.com/join/QSLJBP
Twitter: Twitter@Acresgreenhoa
Instagram: @AcresGreenHOA



Next AGHOA MEETING

June 15, 2023 | Time: 6-7 p.m. & 7-8 p.m.
Place: Lonesome Pine Park
See info in the President's Letter

Acres Green Dumpster Day

By Sandy Inglis

This year's dates for Dumpster Days are: **Saturday, June 24th and Saturday, September 16th**, from 9:00am – 11:00am each day, or until the truck gets filled, whichever comes first.

We are in the process of securing the parking lot at the Acres Green Elementary School again. Also, if there is enough money, we'll look to add an electronic recycle to the Sept. 16th event.

Those of you wondering where some of your membership dues are being spent: the cost for garbage truck is \$950 per event, or a total of \$1,900 this year.

For current members, meaning your 2023 membership dues have been paid, this event is at no-charge to you. If you are not a current member of the AGHOA, you can join for the membership fee of \$25 the day of the event before you can off-load. And Yes, I will be there to check.

In case you're wondering what you can and cannot bring, below is a listing for your reference.

Acceptable Materials:

- Bricks and masonry material
- Yard and garden leaves, grass clippings and trimmings
- Construction related packaging
- Furniture, including mattress and box spring
- Metal scraps
- Wood
- Plaster and drywall
- Roofing materials
- Trees, brush and sod
- Wall and flooring coverings
- Wood pallets

Unacceptable Materials:

- Appliances
- Buckets with paint, solvents, etc.
- Computer monitors or other computer components
- Drums and containers
- Electrical equipment containing hazardous material
- Friable asbestos
- Hazardous Waste
- Lawnmowers with oil and gas
- Liquid Waste
- Outdoor grills with propane tank
- Paint cans
- Propane tanks (all sizes)
- Tires (whole, cut, or baled)
- TVs, VCRs, stereos, or similar electronic waste

If you have any items you are not sure of, please refer to the Waste Connections website:
<https://www.wasteconnections.com/denver/>
Hope to see you out there!

Letter from the President

By JoAnn Lathrop

The grass is green and the trees are blooming. Summer has begun. Please be careful driving down our streets, our kids are out of school! We are exploding with so much news!

I am happy to announce that we have two residents, who stepped up to be Vice President and Secretary for the remainder of the year to assist the HOA on their goals and proposals.

There was a lively discussion about our median at the April meeting. Come to the June 15th Landscaping meeting from 6-7pm and 7-8 pm AGHOA meeting.

- Expanding our communication was one of the goals and our social media has broadened to new sites. The Acres Green website will have new updates, blogs, information and you can pay your HOA fees on www.acresgreen.org

➔ Continued on page 3

Community Calendar Events & Activities

DATE	TIME	EVENT	LOCATION
June 2 & 3	8 a.m. - 4 p.m.	Annual Neighborhood garage sales	Various addresses in the community (Residents are encouraged to advertise their garage sales on NextDoor and Craig's list.)
June 12	5-7:30 p.m.	Food Trucks on Acres Green Dr.	
June 15	6-7 p.m. 7-8 p.m.	From 6 -7 p.m. residents are asked to bring a picnic dinner to enjoy while attending the "landscaping: meeting. From 7 -8 p.m. the regular AGHOA meeting will be held.	Lonesome Pine Park check the acresgreen.org website for more info.
June 24	9 a.m. until full	Dumpster Day—at the school Garden clean-up—at the front garden	Acres Green Elementary School parking lot Front garden for the clean-up
July 4	10:30 a.m.	Fourth of July activities: water balloon fight, ice cream, rock painting	Lonesome Pine Park (we are hoping the construction will be completed.)
July 4	9 a.m.	Annual car parade through the neighborhood Staging at 9 a.m., parade at 9:30 a.m.	Staging at Acres Green Elementary School parking lot at 9 a.m.
September 16	9 a.m. until full	Dumpster Day, electronics recycling possibly, and mini local farmers' market maybe in the planning.	Acres Green Elementary School parking lot

Food Trucks are back!

By JoAnn Lathrop

Food Trucks for the neighborhood, on the 2nd Monday of each month. They started in May and run through Sept. 'Hand to Mouth Events & Food Trucks', are working with us to bring 3 to 4 trucks each month.

See their website for a full list of who is coming and other neighborhoods: <https://handtomouthevents.com>. We will be located on Acres Green Drive.

Watch for the signs and check out our Facebook@AcresGreenHOA and our website Acresgreen.org. You will see members of the HOA at the Food Trucks. Please join us! Mark your calendars for the dates of June 12TH, July 10th, Aug. 14th, and Sept. 11th!

June 15th AGHOA meeting

By JoAnn Lathrop

The June 15th AGHOA meeting will be held at Lonesome Pine Park.

Prior to the General Meeting, from 6-7 pm we will have a South Suburban Representative explain the areas that they maintain for us.

Our general meeting will be from 7-8 pm. Bring your lawn chairs and your non-alcoholic drinks. We would like to use this as a social event. Bring a picnic dinner and if you like a table is provided for anyone who would like to bring a dish to share.

See you there, Jo Ann president and Mona Vice president

Gardeners needed for Garden Clean-up June 24

By JoAnn Lathrop

Our community is needed for this cleanup effort. We encourage gardeners to lend their help and support us!

The front garden is located at the corner of Acres Green Dr. & Apollo Ct. The property is owned by Douglas County, but we were given permission to landscape the area many years ago.

We would like to inspire a creative way to bring this area back to life.

With no water hook up, we need some fresh new ideas. Do we make it into a xeriscape or xeriscaping? Do we give residents a planting area to put in vegetables, ask for donation of bulbs or reinvent this area?

Please send any of your comments or suggestions to Jo Ann Lathrop at: jkvla@icloud.com.

A Little History

By Jean Henke

In 1993 my husband Ron and I returned from his last tour of duty to our home here in Acres Green. We soon found that the AGHOA was limping along and the Greenleaf newsletter was not being published. There was little communication going on.

Having worked in publishing in my last position, I decided to look into what it would take to get the newsletter going again. So, in June of 1994 I began writing and publishing the Greenleaf newsletter in a newer format.

So, this June is the 29th year I have been writing, editing, marketing and for many years publishing this newsletter. Sometimes supplementing the cost with household funds.

It has always been my intention to use the newsletter to communicate information helpful to the community.

Over the years we have published information regarding zoning changes that affect the community as a whole. We have informed the community when Lone Tree decided to become a city and encouraged citizens to come out to the many meetings with Lone Tree regarding the zoning changes. The newsletter has called people to various meetings with the county, the school district and South Suburban. There are so many instances I can't list them all here.

I've always been impressed with the residents of this community who came out to fight for the interests of the community win or lose.

It has been my pleasure to serve this community and I have always tried to do my best for this community.

After twenty-nine years of providing this newsletter to the community it is time for me to lay down my keyboard.

My life is changing and I need to remove some stress from my life. It is my hope that someone else will step up and unselfishly provide truthful and historically correct communication to the community. Thank you to all of you who have enjoyed the newsletter.

I would also like to say thank you to all who have given of their time and talent to keep the AGHOA running all these years. Your dedication has been greatly appreciated.

- Jean



Jim Hope
ACC

Updates from the Architectural Control Committee

The Architectural committee update of construction, within our Acres Green neighborhood, includes a couple of additions to homes. Plans (including a 2-story addition) have been submitted to the Douglas County Planning Dept over the last couple of months. Adding to existing structures may be more cost effective than the purchase of a new home, with interest rates rising yet again.

In the past couple of issues I have reported on the replacement of selected electrical service runs throughout the neighborhood. Couple of neighbors have commented on how long the effort is taking with their yards torn up.

I made contact with the Douglas County Building Dept to attempt to determine the timeline/schedule for completion of the job. I was told that was between Douglas County and Xcel and no information would be provided. Additionally, they told me that any issues should be directed to Xcel representative only. I have been told that some neighbors have tried to make contact, but have been unsuccessful. I have no additional information on this.

I am here to assist you in any additional structural or home addition/remodel. I will try to help you understand Douglas County codes and regulations and to help you navigate through the paperwork required by the County for indoor and outdoor building projects. The Douglas County Building Dept in Castle Rock can be reached at 303-660-7497 – Dial 0 for Building Dept.

Issues regarding public right-of-way (roads) are under the authority of the Douglas County Sheriff, who can be reached at a non-emergency phone number; 303-660-7505.

Issues regarding activities at residences which are disturbing to the neighborhood are under the authority of Douglas County Zoning Compliance; phone number 303-660-7460.

You can also contact me and I will do my best to help you and point you in the right direction.

My contact information is below.

Jim Hope | Email: acresgreenacc@gmail.com | Phone: 720-810-4032

Letter from the President

By JoAnn Lathrop

Article continued from front page

- Facebook will expand with questions for you, events and specific information about what is happening in our community.
- Twitter has come back online, @AcresgreenHOA.
- Have you found our Nextdoor account? We have established our own account to share for those who do not use Facebook.
- Our new Instagram account is @acresgreenhoa

We are asking the community to tag us as we start our Project *"I love Acres Green"*, Photos needed;

June 7th: **Summer Fun** | June 21: **Sunglasses/Hats** | July 5th: **4th of July Fun** | July 19th: **Sunrise/Sunset** August 2nd: **Backyard Fun** | August 16th: **Summer grill/snack**

Our first Contest for the year, starts with *"Acres Green Lawn of the Month"*! 2-3 great Lawns will be chosen in June, July, and August. A sign will magically appear in your yard mid-month. Contact us and we will provide you with a certificate and would like a photo of you and your lawn for our publications. If your neighbor has a great lawn, please nominate them via any of our social media accounts.

The month of June - mark your calendar for the **Food Trucks** on June 12th, 5 to 7:30 pm.

Our special guest is coming to the June 15th meeting from South Suburban 6-7 pm with our regular meeting at 7-8 pm.

Dumpster Days on June 24th from 9-11 am and the **Garden Clean up** is also on June 24th.

Fourth of July celebration! It's an explosion of opportunities to come out and meet your neighbors and connect at Lonesome Pine Park. With the expansion of the parade and water balloons we need your help to make it a success. Look for updates on our website, Facebook, and Nextdoor. Hope to see you at our events and meetings.

- Jo Ann Lathrop

THANK YOU!

Editor Jean Henke, with thanks to Lenora Starr and Ron Brink for help with the editing of this issue!

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That's all folks

By Ron Brink

I've been writing these articles for at least the last three years. Beekeeping has been a rewarding, frustrating, tiring, enjoyable, and when things work a yummy delight. I've had good times and bad times. Good; two years ago, I harvested 6 and ½ gallons of honey.

Bad; several years either no honey or like last year just a little under 2 gallons (not hardly enough to keep my coffee delicious.)

Good; last year I started with two hives, caught two swarms and ended up with four hives through the summer.

Bad; this past winter has been extremely harsh, cold and snowy. The result? We lost two of the four. They didn't make it due to the cold.

This year the two hives that made it through the winter are thriving and I have my hopes up for a good honey crop this year. Additionally, we ordered a box-o-bees (a queen and several hundreds of bees). We will be setting up this new hive at a friend's house where the neighbor kids are excited to see the whole process. We also have a friend that lives over near this house and wants to learn all she can about beekeeping. I call her the "NewBee".

Anyway, this will be the last article for the newsletter. I know there are other beekeepers in the neighborhood. It would be great if they would step up and carry on with their experiences. Thanks to all that have enjoyed the articles over the years.

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Minutes of the AGHOA Meeting

Provided by JoAnn Lathrop

JoAnn thanked all the residents who came and asked them to sign in, so we can continue to have dialogue about the issues that are important to everyone. The best way for communication is to have these meetings and talk face to face. We encourage anyone to come forward and share their ideas. The decision was to keep these meetings to one hour since we are paying \$50.00 an hour. We are searching for other venues to keep the cost down. Our next meeting is at Lonesome Pine Park.

Sandy reported that we paid \$100 for the 2 hour February HOA meeting at the Hub. The Xcel Energy bill for Feb & March for the marquee was \$25.35. We received \$280.00 in membership dues. Available funds are \$1,593.55.

Members of the community asked that we have a more clarifying view of what the expenses are for a year and that they be listed in the membership form.

Two residents have offered to become the Vice President, Mona Beuthel and Secretary, Coral Polites for the remainder of the year. A motion was introduced on the floor, seconded and they were approved.

Reports from the editor and membership director, were not in attendance. Our new SSPR representatives introduced themselves. A lively discussion ensued about the condition of the median and why it is not taken care of properly.

One resident was asked to help with the problem he has identified and he declined.

Social Media director, explained that the website has just been turned over and is working with the website developer to add more information for our community. Nextdoor, Instagram, Facebook and Twitter are all coming online for those who enjoy social media.

Contest and donation director spoke that we need volunteers to help with soliciting for prizes for the 4th of July: Car contest & Driveway Chalk contest, Halloween and Christmas contests. With the announcement of the "Best Lawn of the month" starting in June to August for 2-3 residents with the help of the Architectural Control Committee Chairman.

Jim Hope spoke of the process regarding getting an HOA letter to submit with your building permit request. Basically if your permit request includes a letter from the HOA Architectural Control committee, it'll be processed immediately if it meets County requirements. If a permit request is submitted without the HOA letter, then the County permit office will reach out to the HOA and wait 10 days to hear back. This may cause an additional delay with getting your permit approved.

Sandy reported that we needed a vote on the \$124 to be paid to Douglas County School District for the use of the parking lot for June & September. As this is a new development about the rental of the parking lot at the school. A motion was introduced on the floor, seconded and approved to pay the amount to the Douglas county schools. The dumpster will cost the HOA **\$950 for each event**.

JoAnn reported that in order for the food trucks to be parked at Acres Green School parking lot that

it will cost \$85.25 a day for 5 events, for a total of \$426.25. The cost is too much for the HOA as our dues are voluntary and not mandatory. We were the third top HOA seller in 2022, this year we will have 3 to 4 trucks come to Acres Green. We discussed the alternatives for the trucks to be on Acres Green Drive below the school or on Maximus drive near the park. The Food Truck representative is meeting on Monday to discuss the location.

The annual **neighborhood garage sale** is scheduled for June 2nd & 3rd. A suggestion was made to move the garage sale to the second or third week of June. June clean up of Garden is scheduled the same time as the dumpster days.

4th of July, we need help with water balloons! 2,500 were blown up last year. Bob Barth has offered to run the hot rod parade starting at 9:30 am, use social media to advertise the route and info about this event.

A father has offered to conduct the bike parade and we are in contact with the Boy Scout and Cub Scouts to walk in the parade too. There will have to be two different parades, car and walking. We will purchase ice cream from a box store to give out and we have rocks for kids to paint. We need to request the fire truck coming but it will have to be on the street, due to the cost of the parking lot

September Dumpster Day, we will combine it with letting our residents bringing their produce, bulbs to trade or give away. We are calling it Harvest Day, more information to come.

New banners were discussed to be purchased, like the garage sale and dumpster days. We will look into the price of them.

Our meeting ended at 8 pm.

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What does the AGHOA do?

Yearly dues run from January to December.

Dues paid in the fourth quarter are good for the following year.

\$25 Family, Individual \$15, Senior 65+ \$5

2 Dumpster days a year. Cost \$1,900 for trucks

Dumpster Days Parking lot rental \$124

Shredding \$600

Marquee Lighting – Xcel \$180

Six Bi-Monthly newsletters \$1,153.50

HOA Meeting Room Rental \$250.00

Community Yearly Garage Sale

5 Food Truck events

4th of July Parade, Water Balloons, Ice-cream, Trophy \$100

Website - AcresGreen.org \$150

Halloween & Christmas Decorating Contests

Welcome Packets \$100

Architectural Control Committee – Advisory

Garden Cleanup

HOA Consists of 4 Board Members and 10 other active members

Be a problem solver, not a problem identifier—join the AGHOA today!

A family membership is less than 50 cents a week. An individual membership is less than 30 cents a week.



Dues for 2023:

Family \$25

Individual \$15

Senior (age 65+) \$5

2023 Acres Green Home Owners' Association Membership Form

Mail to: AGHOA, c/o Sandy Inglis, 13183 Canopus Dr., Littleton, CO 80124.

Make checks payable to: Acres Green Home Owners' Association (AGHOA).

Or pay through PayPal, see information in below.

To remain current as a member in the AGHOA you must pay dues annually. Join Today!

When volunteering for a committee deduct \$10 from dues. **Indicate:** Family Individual or Senior

Indicate if you are making an additional donation _____ or paying for multiple years _____

Name _____ Spouse (significant other) _____

Street Address _____

Phone Number _____ E-mail Address: _____

Names may be listed in the Acres Green Greenleaf newsletter unless otherwise requested.

AGHOA Membership Dues:

In 2021 186 families and individuals registered as members in the AGHOA. In 2022 that number fell to 156. Membership Dues are voluntary and run on a calendar year of January-December. Membership Dues are voluntary and run on a calendar year of January-December. **Dues paid October, November and December will be counted for the following calendar year.** You have two methods to pay for your annual membership; through PayPal or by check using the form in this newsletter.

To pay by PayPal, visit www.acresgreen.org/membership.html

Choose which level of membership and select **Pay Now**. Select one of the dollar amounts as indicated by level of membership.

- \$25 Family • \$15 Individual • \$5.00 Senior (65 and older)

If you don't have a PayPal account, complete the payment details under '**PayPal Guest Checkout**'

To pay by check:

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Littleton, CO 80124

Please indicate if you are making an additional donation or are paying for multiple years.

Member names may appear in a Greenleaf Newsletter unless otherwise requested.

Remember members can use the roll-offs for free! Non-members must join to use the roll-offs.

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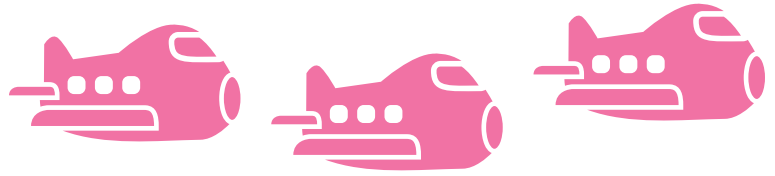
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Aircraft Noise Line

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www.centennialairport.com/index.php/en-us/noise/track-report-noise

or call 303-790-4709.



Welcome Committee

New to the community or know of someone who is?

Please contact **Mona Beuthel** at lamMonaB@gmail.com or at 303-919-9644. She'll get a welcome package out so you can welcome a new neighbor. We welcome Mona as the new director of this committee.



Traffic Concerns and Complaints- *If you see something putting people in danger, please call 911.***

If you have a concern or complaint about drivers, call the Traffic Safety Hotline at 303-660-7539.

Please leave the following information on the Hotline:

- Detailed description of the traffic problem.
- The exact location where the traffic problem occurred.
- Include information about the time of day and date of the problem.
- Leave your name and contact information.

Complaints about drivers on Nextdoor are not monitored by the sheriff's office.

Nextdoor

Acres Green



The Nextdoor website is a FREE private social networking site for Acres Green residents. It has been great for people sharing information, offering items for free or for sale, finding lost pets, recommending restaurants and services, joining the Neighborhood Watch and much more!

We are pleased that many of you have signed up and are sharing information in our neighborhood.

If you are interested in checking out this

FREE social networking site, visit:
nextdoor.com/join/QSLJBP

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SOLD LISTINGS SINCE APRIL 1, 2023

ADDRESS	SOLD PRICE	LIST PRICE	SOLD DATE	BED	BATH	TOTAL SQ. FT.	DAYS IN MLS
827 Mercury Circle	\$639,000	\$669,900	5-May	4	3	2,288	19
443 Helena Circle	\$569,000	\$589,000	12-May	3	2	1,769	29
13307 Callisto Drive	\$553,000	\$619,500	27-Apr	5	2	1,982	141

UNDER CONTRACT-PENDING SALE SINCE APRIL 1, 2023

ADDRESS	SOLD PRICE	LIST PRICE	BED	BATH	TOTAL SQ. FT.	DAYS IN MLS
303 Helena Circle	\$575,000	\$575,000	3	2	1,764	4
70 Pegasus Drive	\$565,000	\$565,000	4	2	1,933	4

10 Ways to Protect Your Home While on Vacation

- ✓ Install a security system
- ✓ Keep your yard maintained
- ✓ Install proper exterior lighting
- ✓ Secure your garage door
- ✓ Keep your blinds open
- ✓ Stay off social media
- ✓ Hold mail deliveries
- ✓ Install timers' on interior lights
- ✓ Secure your sliding doors and windows
- ✓ Have a trusted friend watch your home