

# Acres Green Scene

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

*Published By The AGHOA ~ Please Visit [AcresGreen.org](http://AcresGreen.org)*

## 2026 Meeting Dates

Special Meeting for residents and HOA around Sweetwater Park. We want to give our specific ideas that will benefit the park and our neighborhood. January 17th, meeting at **Lone Tree Library, 2:00 to 3:30 PM**

We're excited to announce that our HOA meetings next year will be held at the Lone Tree library at 6:30 pm. These meetings provide an excellent opportunity to stay informed, share your ideas, and help shape our community. We sincerely hope you'll be able to join us and participate in the conversation! Meeting Dates: February 12th, April 9th, and June 11th.

## Sweetwater Park Project 2026, CHANGES!

Sweetwater Park is an integral part of our community, and changes are on the horizon! Your voice truly matters. Together, we can help shape the future of a place we all enjoy. Jo Ann & Kirk Lathrop and Jim Hope attended the first Pop-Up event on 11/12.

SSPR provided the following information at the first Pop-up event:

"Sweetwater Park, a nearly 32-acre park located along the Willow Creek Regional Trail in Lone Tree, has been a valued community asset since 1987. The park now features walking paths, Will Creek Trail, sports fields, a playground, a pavilion, and picnic areas. In 2022, Douglas County acquired the northern parcel of the park, originally designated for a future school site, and deeded it to South Suburban. This land was officially annexed into the City of Lone Tree in June 2023 and re-platted as part of the unified Sweetwater Park.

*continued on page 3*

December 2025: Acres Green Scene Vol. 03 No. 12 • Circulation: 1056

*It's time for the Holidays*

Join us this December and January:

- DECORATING THE MARQUEES AND GARDEN IN DECEMBER**  
add a little flair to the season, an ornament on the tree?
- RECOMMEND a house for the Christmas decorating contest**  
**JAN 17TH @2PM RESIDENTS REVIEW SWEETWATER PARK**

**Acres Green Homeowners Association**  
**Wishing you a wonderful holiday!**

## President's Notes

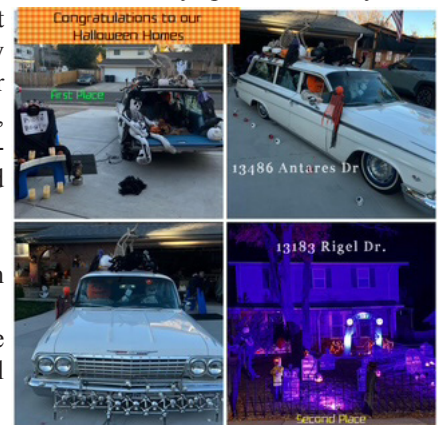
As we wrap up another wonderful year in our community, I want to take a moment to thank each of you for making our neighborhood such a special place to live. From the festive decorations that light up our streets to the neighborly acts of kindness that happen every day, it's your involvement and spirit that truly make Acres Green shine. It's exciting to share updates, highlights, and upcoming plans in this December newsletter, and we hope it brings you a sense of pride and connection to our community. We want to thank Meg Stern for a fun English celebration of Guy Fawkes Night, Sean Meighan for our pirate ship nights for adults and kids, and Sara Klassen for supporting our HOA events by purchasing ice cream, burritos, etc. To the many people who help us, thank you for your commitment to your community. Thank you to Leah Cruz as our new Nextdoor organizer.

## Halloween In Acres Green Was Full of Surprises!

This year, the neighborhood brought magic to life with two fully decorated cars glowing with flashing pumpkins and skeletons, plus the pirate ship, with more than 700 kids exploring the spooky deck. The Manor on Peacock Drive had at least 226 kids stop by. Halloween was truly alive in the AG! Our trunk-or-treat was truly special. Thank you to those who decorated their trucks and handed out treats to the kids. Thank you to the Shont family for the garden decorations and Liz Schneider for the entrance decorations. To our community, thank you to everyone who decorated and participated, to help make Acres Green such a fun and festive place to be this Halloween!

Huge congratulations to our contest winners:

- 1st Place: The skeleton-packed station wagon 13486 Antares Drive, Curiel Family
- 2nd Place: The Graveyard at 13183 Rigel Drive
- 3rd Place: The Spooky House at 13328 Rigel Drive





## Acres Green Is Lighting Up The Holidays!

The race to decorate has officially begun—and the “First House to Sparkle” goes to... 172 Helena Circle! Their early glow set off a chain reaction, and soon the houses on Acres Green Drive and Mercury Drive jumped right into the holiday spirit, too. Acres Green is coming alive with twinkling lights, inflatable snowmen, glowing reindeer, and all the cheerful chaos we love this time of year. Join us by decorating the trees at the marquees and the garden. Could you help make our neighborhood shine?

### Got a favorite festive display?

Send in your suggestions to [aghoaevents@gmail.com](mailto:aghoaevents@gmail.com) for the Acres Green Holiday Decorating Contest! Whether it's bright, bold, silly, sparkly, or downright over-the-top—help us pick the next Christmas houses we should feature. Let's make this the merriest, brightest, jolliest AG season ever!

## 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](mailto:info@newsletterconnections.com)

To find ad rates and discounts, go to [NewsletterConnections.com](http://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](http://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](mailto:AGHOApresident1053@gmail.com), 303-775-7243

**Vice President:** Mona Beuthel, [AGHOAvicpres@gmail.com](mailto:AGHOAvicpres@gmail.com), 303-919-9644

**Treasurer:** Sandy Inglis, [singlis823@gmail.com](mailto:singlis823@gmail.com)

**Recorder:** Coral Polites, [Blueaqua4@gmail.com](mailto:Blueaqua4@gmail.com)

### CHAIRPERSONS:

**Editor of Acres Green Scene:** Kirk Lathrop, [AGHOAeditor@gmail.com](mailto:AGHOAeditor@gmail.com)

**Proofreaders:** Susan Bero

**Membership Chairman:**

Katie Dupree, [acresgreenmembership@gmail.com](mailto:acresgreenmembership@gmail.com)

**Neighborhood Watch:** Fred Koch, 303-790-0594

**South Suburban Liaison Committee:**

Kirk Lathrop, 303-775-7243, [aghoarep@gmail.com](mailto:aghoarep@gmail.com)

Wayne Dempewolf, [Dempel@yahoo.com](mailto:Dempel@yahoo.com)

**AGHOA Architectural Advisor:**

Jim Hope, 720-810-4032, [Acresgreenacc@gmail.com](mailto:Acresgreenacc@gmail.com)

**Senior Activities Chairman:** Mona Beuthel (Vice President)

**Welcome Committee Chairman:** Sara Klassen, [sara.klassen@yahoo.com](mailto:sara.klassen@yahoo.com)

**AGHOA AGES Representative:**

Siri Gosselin, [siri.gosselin@gmail.com](mailto:siri.gosselin@gmail.com)

**Instagram Chairperson:** VACANT

**Events:** [aghoaevents@gmail.com](mailto:aghoaevents@gmail.com)

**Pickleball:** Derek Shaw, [ActiveAcresGreen@gmail.com](mailto:ActiveAcresGreen@gmail.com)

**Nextdoor:** Leah Cruz

**Neighbors Helping Neighbors:** [helpingAGHOA@gmail.com](mailto:helpingAGHOA@gmail.com)

**Acres Green Master Gardener:** Carlo Maciel

[Dcmgardenr@gmail.com](mailto:Dcmgardenr@gmail.com) 703-733-6935

### Activities:

**Adult Pirate Ship Nite:** [aghoaevents@gmail.com](mailto:aghoaevents@gmail.com)

**Trunk or Treat:** [aghoaevents@gmail.com](mailto:aghoaevents@gmail.com)

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

### SOCIAL MEDIA



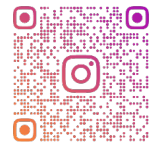
Website:

[AcresGreen.org](http://AcresGreen.org)



Facebook:

[www.Facebook.com/AcresGreenHOA](http://www.Facebook.com/AcresGreenHOA)



Instagram:

@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](mailto: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.

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## Sweetwater Park, *continued from front page*

Community input is vital to this project! The new park design will retain existing uses and add amenities that reflect the community's needs and desires.

There are 4 Phases for this Project

- Phase 1: [11Nov to 5Dec] Receiving community input on Design inputs. Please use the provided QR to submit your feedback before December 5<sup>th</sup>, 2025, to be included in the Phase 1 Survey.
- Phase 2: [February 2026] Second survey opens for community input
- Phase 3: [May 2026] Third survey opens for community input
- Phase 4: [June 2026] Design review final plan

SSPR has provided a list of items to consider for the park project and is requesting community input on preferences and recommendations.

The following is the list of items.

- Nature play area; Dog park off-leash area; public Art; board-walk; enhanced natural areas; Creek interaction; outdoor fitness; bicycle playground; shade shelters; outdoor classroom; pollinator habitats; educational signage; social recreation; skate park; community lawn; restroom facility; and nature blinds."

We are asking the other HOAs to participate in a meeting with YOU, our residents, featuring a presentation on January 17<sup>th</sup> at the Lone Tree Library from 2-3 pm. Please use the provided QR to submit your input before December 5<sup>th</sup>, 2025, to be included in the Phase 1 Survey.

### Sweetwater Park Project Survey

TAKE OUR



SURVEY!

## SSPR Storyboards



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\* 1st \$50 paid with new High Yield or Cash Back Spending Account opened and account enrolled with eStatements and debit card order on file. Offer not available to existing primary accounts with checking/spending account opened in the last 12-months.

2nd \$50 bonus will be paid within 1st 90-days after opening when account meets all qualifications and receives a high yield interest or cash back paid to the account.

\*\* Qualifications: Receive up to 4.00% Annual Percentage Yield on a High Yield Spending Account by: (a) complete a total of \$500 or more in direct deposits (ACH) during the statement period (b) post and clear seventeen or more debit and/or credit card purchase

transactions during the month and (c) enroll to receive periodic statement electronically; or up to \$15.00 Cash Back per month with the Cash Back Spending Account by: (a) post and clear seventeen or more debit card purchase transactions during the statement period and (b) enroll to receive periodic statements electronically.

High Yield APY subject to change anytime, see rate sheet for current rates.

Membership required with \$25.00 deposit to Base Share Savings. Offer subject to change without notice.

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## SSPR Report

At the Board of Directors meeting on November 12th, we learned that Jackass Hill Park is being upgraded and renovated. There will not be many changes. We learned that the AI department estimates the number of people using the Parks. Concerns were raised about the parks not being properly lit, motorbikes in the parks, and nighttime visitors breaking into homes in some communities. Public hearings are being announced in newspapers and on social media.

We have four active projects around us: (1) Sweetwater Park, (2) Dutch Brothers at the Kohl's parking lot. Send your questions and comments to Bobby Weidmann (association planner) at 720-509-1148, Bobby.Weidmann@cityoflonetree.com. (3) Altair Park improvements, don't hesitate to get in touch with the Senior Park Planner, Joe Odrzywolski, JOdrzywolski@ssprd, and (4) "Hawkview at Willow Creek" Townhomes and a community are being built off of Park Meadows Drive and Willow Creek Trail.

We were surprised to learn that SSPR will not be mowing the Acres Green drive because it is designated as open space. They do have an updated plan to mow only the edges. We are asking when this happened and how the SSPR can be so neglectful of the main drive into our community.

We did hear from SSPR about the maintenance of the Acres Green Drive trees: "The forestry team will continue to prune the trees in the median as needed. They climbed up the tree next to the sign as requested earlier. Other than our periodic maintenance of these trees, we do not have a plan."

We also heard back about the Acres Green Drive maintenance: "Earlier this year, South Suburban adopted a new Open Space Management Plan (<https://www.ssprd.org/Sustainability>). This Open Space Management Plan is in line with the surrounding areas in Jefferson County, Arapahoe County, Highlands Ranch, and Ken

*Caryl's Open Space Management. As part of this Open Space Management Plan, we schedule 2-3 edge mowings per year. Staff should be in the area of this median shortly and will conduct their third curb/edge mowing. For weed control, we apply once in the Springtime and once again in the Fall, as these are the most beneficial times of year for these applications. We conduct tree maintenance, in this median, on an as-needed basis because this is not an irrigated location."*

## Acres Green History

Knowing the history of Acres Green is like opening a treasure chest—full of surprises you never expected. Did you know our neighborhood has stories going back decades, from empty fields and dirt roads to the vibrant, lively community we celebrate today? So many stories of our community have been lost over time. Help us start a community stories log to capture and celebrate them – share your memories and be part of preserving our history, send to [aghoapresident1053@gmail.com](mailto:aghoapresident1053@gmail.com) and/or [aghoavicepres@gmail.com](mailto:aghoavicepres@gmail.com). Thanks to Sara Klassen for doing some research, and according to County records, the following were some of the first homes sold in Acres Green:

- 1st sale: 745 Omega Ln, Lone Tree, CO 80124  
Sold 12/30/1974 for \$40,895. It is a two-story.
- 2nd sale: 195 Olympus Circle, Littleton, CO 80124  
Sold 12/31/1974 for \$29,700. It is a bi-level.
- 3rd sale: 581 Helena Cir, Lone Tree, CO 80124  
Sold 1/3/1975 for \$32,000. It is a tri-level.



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QR CODE

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|------------------|----------------------|
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| • Tree Removal   | • Roto-Tilling       |
| • Bush Removal   | • Hauling            |
| • Stump Grinding | • Sprinkler Repair   |
| • Rock Walls     | • Power Washing      |
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| • Top Soil       | • Trees Planted      |
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**New customers Furnace inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**The Family Tree Service-** Insured safety trim, tree removal, and stump grinding- Free est.- **Mention ad for 10% off- 720-201-7971**

**AKC REGISTERED LABRADOR PUPPES FOR SALE.** To be born end of November. Ready for new homes in Janaury. Call or text 719-349-0679. Farm raised with lots of love!

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

## Winter Safety For Our Dogs

By Susan Bero

We have had a mild winter so far, but let's be prepared for when the freezing weather hits. Here are four things you can do to make sure your dog is safe and happy this winter.

- 1. Limit outdoor time when temperatures drop.** Wind chills can threaten a dog's life. Keep walks short and consider that dogs with thin coats may need a sweater or jacket.
- 2. Protect paws.** When you come in from outside, wipe their paws in case they came into contact with antifreeze or road salt/chemicals. You don't want them licking that off later. Ensure pads are free of snow or ice buildup and inspect for cracks. You may need paw balm, coconut oil, or aloe vera. Booties can help keep pets' feet warm—and prevent mud from tracking indoors—while also protecting them from ice and sharp objects hidden in the snow.
- 3. Your dog may need more food.** Trying to stay warm depletes your dog's energy. Also, make sure there is plenty of water.
- 4. Keep your dog close when outside.** Hazards such as frozen rivers, ponds, or lakes may be covered in snow and not easily visible. They could potentially fall through the thin ice and put themselves at risk of drowning. Even if they manage to make it out of the icy water, they may suffer from hypothermia, which can be fatal.

Keep these tips in mind and have a fun winter!

### PHONE NUMBER YOU SHOULD KNOW:

- **DC BUILDING DEPT: 303-660-7497**
- **DC SHERIFF**  
**303-660-7500**
- **DC ZONING & COMPLIANCE**  
**303-66-7460**
- **AIRPLANE NOISE:**  
**303-790-4709**



## Acres Green Teen Services

List updated for December 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 [aghoeditor@gmail.com](mailto:aghoeditor@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 [aghoeditor@gmail.com](mailto:aghoeditor@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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26 West Dry Creek Circle, Suite 420  
Littleton, CO 80120 [www.denverwills.com](http://www.denverwills.com)

## Treasurer's Reports

AGHOA Treasurer Report: November 16, 2025

Ending Balance as of: August 14, 2025 **\$4,112.68**

Date  
Aug 2025  
Sept 2025

Deposits:  
GoDaddy Memberships Payment Received  
GoDaddy Membership Payments Received

115.62  
77.08  
Total Deposits: 192.70

7/4/2025  
7/15/2025  
8/17/2025  
8/18/2025  
8/19/2025  
8/25/2025  
10/27/2025  
11/16/2025  
11/16/2025

Chk # Withdrawals:  
Visa 4th of July  
Visa So. Suburban Park & Rec  
Visa Sam's Club (Block Party)  
Visa Sam's Club (Block Party)  
Visa Sam's Club (Returned items)  
Visa Sam's Club (Pirate Nite/Trunk or Treat)  
1217 Waste Connections (Dumpster Day)  
1218 Newsletter Connections (October)  
1219 Mona Buethel (Welcome packet supplies)

8.58  
80.00  
145.36  
40.98  
(116.24)  
29.71  
830.00  
305.00  
64.42  
Total Withdrawals: 1,387.81

Available funds as of: November 16, 2025 **2,917.57**

ADD: Twelve Month CD - Matures 10/21/2026 1,179.52  
ADD: Nine Month CD - Matures 7/20/2026 1,649.11  
ADD: Twelve Month CD - Matures 04/19/2026 1,699.94

Ending Balance as of: November 16, 2025 **7,446.14**

## 2025 Acres Green Housing Market – Year in Review

As we wrap up the year, it's exciting to look back on how our local housing market performed in 2025. Our neighborhood saw 41 homes successfully close, a slight increase compared to 38 total sales in 2024, showing continued movement and strong buyer interest. The average closed price adjusted slightly from \$578,585 in 2024 to \$568,565 in 2025, while still reflecting solid neighborhood value and demand.

The spring market once again proved to be our most active period, with April, May, and June leading the year in total sales. We also saw a notable swing in average Days on Market, with March reaching a high of 52 days, while April moved at lightning speed with an average of just 4 days. Currently, there are a few active listings that have been on the market for 100+ days, which will likely cause November and December to finish as the highest Days on Market average for the year – a reminder that timing, pricing, and preparation remain key in any market.

As we close out the year, I want to wish each of you a joyful holiday season filled with peace, connection, and gratitude.

**If you're curious about your current home value, how today's market conditions apply to your specific property, or if you're considering a move in 2026, I'd love to help you create a smart, personalized plan. Don't hesitate to reach out – I'm always here as a resource and neighbor.**

### CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	13134 Deneb Drive	588,900	615,000	4	2	1,990	59
Active	789 Hamal Drive	575,000	585,000	4	3	2,288	69
Active	13542 Achilles Drive	589,000	600,000	4	2	1,955	150
Active	181 Dianna Drive	565,000	565,000	5	2	1,938	65
Active	13483 Achilles Drive	549,000	600,000	4	2	1,762	162
Active	108 Olympus Circle	539,000	589,900	4	2	1,950	131
Active	130 Dianna Drive	529,990	565,000	3	2	1,955	59
Active	13117 Deneb Drive	475,000	495,000	5	2	1,804	25
Pending	979 Mercury Circle	567,000	567,000	3	4	2,288	16

### SOLD LISTINGS Sept 15, 2025 – Nov 17, 2025

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
202 Helena Circle	565,000	590,000	4	2	1,990	25	11/4/25
13581 Achilles Drive	580,000	610,000	5	2	1,990	18	9/15/25
13246 Deneb Drive	535,000	615,000	4	2	1,990	58	10/6/25
336 Aquarius Court	520,000	525,000	4	2	1,764	15	10/24/25
426 Jupiter Drive	517,000	570,000	4	2	2,897	14	10/31/25
250 Jupiter Drive	515,000	515,000	3	2	1,956	4	10/30/25

\*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.

### A Little Bit About Me...

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!




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

303.819.6691  
klassenhometeam@gmail.com

