

# Acres Green Scene

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

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

## Event Dates

Feb 13th: HOA Meeting  
Apr 10th: HOA Meeting  
May 12th: Food Trucks  
June 9th: Food Trucks  
June 12th: HOA Meeting  
June 21st: Dumpster Day  
July 14th: Food Trucks  
Aug. 11th: Food Trucks  
Sept. 8th: Food Trucks



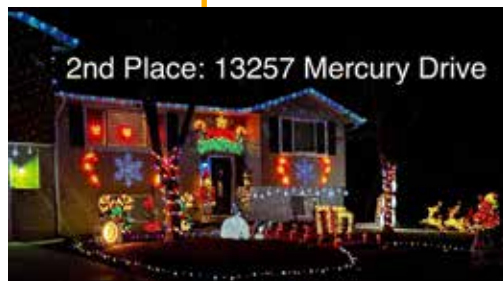
## Marquee Electricity

The community would like to express our sincere appreciation to Tom Hughes (Resident and Licensed Electrician) for his successful efforts over the last year to get the electricity repaired and restored at the Maximus Drive marquee. In April 2022, while inspecting the marquees, we found a service ticket from October 2021 regarding an issue with the electricity at Maximus Drive. In August 2023, Tom reached out to offer his assistance with determining the marquee's issue and volunteered to repair it. Tom attended the AGHOA meeting in October 2023, and the board approved the expenditure to have Xcel turn off the electricity at the marquee. Tom worked with Xcel and volunteered several hours working on the marquee, resulting in the successful restoration of electricity in November 2024.

## Holiday Lights Decorating Contest

How beautiful our neighborhood was from the house on Rigel to the Pirate Ship with party buses driving by. Blow ups, Movie scene appearances, fences or trees, decorated Santa and snowmen showed up everywhere with no snow. Thank you to everyone who decorated their homes. Do you keep your lights up until the end of National Western Stock Show?

- 1st place winner is home: 13091 Mercury Drive
- 2nd place winner is home: 13257 Mercury Drive
- 3rd place winner is home: 259 Juniper Drive



February 2025: Acres Green Scene Vol. 03 No. 02 • Circulation: 1056

## Presidents Corner

We hope that you had a wonderful holiday. Do you feel a burst of energy as you are in this new year? We will be building additional opportunities for us to get together. Memorial Day Rolling thunder, Chili Cook off and Boxing Day are just a few. Consider coming to one of our meetings (Feb, April, June, August, and October). Our February 13th meeting at Lone Tree Library we will be discussing the years calendar, dumpster day and voting to purchase

Neighborhood watch signs for the neighborhood. Our little neighborhood has so many fascinating people who have stories about their homes when they were first built, you will see them here in our newsletter. Do you have a story to share? Food trucks are back and scheduled the second Monday each month, mark your calendars: May 12th, June 9th, July 14th, August 11th and September 8th. The senior column has moved to the HOA website [www.acresgreen.org](http://www.acresgreen.org).

## Decorating The Marquees

We have worked hard through the years to bring a little cheer to our marques and garden. This season leaves were still on the tree and wind became a challenge for the tree to stay up! The decorations at the tree on Maximus Drive, garland on the garden and marquees, were donated by Irene Cubitto, of Altair Drive. The new snowman was donated by the Lathrop's and decorated by Mona Beuthel. New lights on the tree from the Lathrop's, and Hughes family. The Lathrop's Carlos Maciel and Tom Hughes decorated the marquees. Photos of the neighborhood were shared on Instagram and Facebook. Volunteer needed throughout the year to assist with Memorial Day? Fourth of July? Thanksgiving? Decorations?

## AGHOA Membership Report

by Siri Gosselin

Now is a great time to join your voluntary HOA and enjoy all the activities lined up for 2025! Membership is \$40.00 and is worth it for the many events sponsored by the HOA all year long. Voting members who attend the business meetings are the only eligible to vote.

Curious about how the funding is spent? In 2024, total dues of \$5,623.98 were collected. Our expenses were \$3712.93 leaving \$1,911.05 from last year for 2025! We provide our budget at our HOA meeting and in our newsletters.

The HOA is also always looking for community members who want to get involved by creating an event, sponsoring or volunteering at events, writing articles for the newsletter, social media or getting active with the HOA Board. Reach out to JoAnn Lathrop for opportunities to help. AGhoapresident1053@gmail.com or text 303-775-7243.

## Acres Green Drive Revamping News

At the SSPR board of directors meeting on 8 January 2025, we were informed that the water district study had been completed. This study included 17 tributaries, including Acres Green Drive median. SSPR is waiting for additional information on Douglas County's plan regarding this study. Once additional details are known, we'll get that information to the community via website/Facebook. We did ask SSPR about public forums regarding any of the proposed plans. We'll publish full details as we receive updates from SSPR.

### Need to Update Your Will?

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## 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 2024

### 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, 303-790-8137

**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, [Kjvla3@gmail.com](mailto:Kjvla3@gmail.com)

Wayne Dempewolf, [Demp1@yahoo.com](mailto:Demp1@yahoo.com)

**AGHOA Architectural Advisor:**

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

**Senior Activities Chairman & Welcome Committee Chairman:**

Mona Beuthel (Vice President)

**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:** VACANT

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

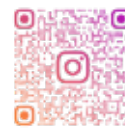
### SOCIAL MEDIA



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



**Facebook:**  
[www.facebook.com/AcresGreenHOA](https://www.facebook.com/AcresGreenHOA)



**Instagram:**  
[@AcresGreenHOA](https://www.instagram.com/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 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.

## 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.



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## Growth and Decline in DougCo School District (DCSD)

*Information by Siri Gosselin*

In response to the decline in elementary school students in the Highlands Ranch area, the school district (DCSD) is deciding to close 3 elementary schools. The District's Long Range Planning Committee has encouraged the closures for some time because the school populations are declining, particularly in the Highlands Ranch area. The possibility of closures has been discussed for several years. At the same time, there has been substantial growth in other areas of DCSD, resulting in new schools being built in other parts of the district in 2027 (Sterling Ranch and RidgeGate). The high schools and middle schools are not at risk of closure.

DCSD sponsored several Growth and Decline meetings from late November through December, seeking feedback on criteria to use to determine which schools will be impacted. Based on community feedback, the School Board will evaluate its selected criteria in January. The actual determination about which schools will close or "pair" with other schools will be made in April 2025 and effective for the August 2026 school year.

At present, the 3 schools have not been identified. The closed schools will be paired with another elementary school. What that looks like exactly is not clear currently. DCSD is committed to ensuring that teachers at the impacted schools can continue employment with the district, potentially at the paired or another school. The impacted school buildings will remain under DCSD ownership. The

buildings may continue to be used by the school district in other capacities, but the spaces will not be leased to another charter school.

Many questions were asked at the Growth and Decline meetings, and answers to frequently asked questions can be found on the DCSD website: <https://www.dcsdk12.org/about/growth-and-decline>. One of the virtual sessions was recorded and is available for viewing on the site above.

## Neighborhood Watch Program Update

*By Fred Koch*

The February 13th, HOA meeting we will be finalizing the best areas for the Neighborhood Watch signs to be installed in the neighborhood. The estimated cost is \$40.00. We will vote following this discussion with Voting members. (HOA dues paid in 2025).



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## Treasurer's Report:

By *Sandy Inglis*

The annual Profit and Loss report for 2024 is provided below. Thank you to our residents, and their businesses, who sponsored events; Sarah Klassen, Lauren Hazlet and Jim Shont.

### AGHOA 2024 Profit & Loss

#### INCOME:

##### HOA Membership Dues:

Deposit Date:	Amount:	Total:
2/8/2024	\$1,981.94	
4/11/2024	1,209.56	
8/8/2024	2,393.94	
10/10/2024	38.54	5,623.98

#### EXPENSES:

Xcel Energy	144.64	
Xcel Energy: Disconnect Charge		
One Time Fee	242.00	
Community Newsletter	2,135.00	
Waste Connections/ Dumpster Day	830.00	
Go Daddy	179.05	
Annual Events: July 4th, Open House, Block Party	72.95	
Miscellaneous	109.29	\$3,712.93
<b>Net Income:</b>	<b>\$1,911.05</b>	

## Our Residents' Stories

by *Jo Ann Lathrop*

Colleen Kelly of 13318 Rigel Drive, watched her house being built on Rigel Drive in 1977. The East side of Rigel Dr. was built first before the West side. The road was dirt, and the landscaping was not installed until the following year. Their back yard was a slope, talking to the builder we wanted it to be flattened out more. Our 6 kids and us, along with the builders gave us some shovels and we worked with the crew to flatten out the back yard. Colleen moved back to Colorado with her husband after he had served in the US Navy to be close to her family again. She moved to Colorado at 5 yrs old from Nebraska. She went to Loretto Heights all-girls school, St Francis De Sales HS Catholic school, Meeting her husband at DU. What I loved about the neighborhood is there were lots of kids in the neighborhood, we were all involved in the school and visited each other every time we were outside. We were not involved in the HOA. Places that were around the neighborhood but gone now are Kmart, Total Wine & Liquor and Safeway was down on Arapahoe road. County Line Road was a roller coaster hill, as the kids asked for us to go faster to fly over the top. Changes we made around the house were the front porch, her father helped her husband build it for sitting outside. The Christmas tree on the property was planted after Christmas 1977. This is the first thing that was planned on the property as they had no grass yet. The tree still towers over their house. A resident who owned a tree service drove around the neighborhood selling trees to the residents, we bought several and planted them ourselves. What we love about the neighborhood is how safe it is here. What has changed in the AG? Neighborhood friendliness. People walk by and don't say hello and try to engage. (Thank you to Colleen and her daughter Susan for inviting me into their home for this interview).

FYI the house on Rigel Drive with the double garage was the builders house. Some of the colors of the houses in the AG were pink Pepto-Bismol house, orange house = pumpkin house, pale yellow house.

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## Douglas County Public Works:

### Your question: Why can't we get Speed Bumps?

Douglas County has rejected the use of speed bumps. For an explanation see Traffic FAQs: [www.douglas.co.us/public-works/traffic/signals/faqs-traffic-signals/](http://www.douglas.co.us/public-works/traffic/signals/faqs-traffic-signals/) Look for "Why can't we use speed bumps on our block?"

### Snow and Ice Removal Questions:

Douglas County Public Works plows roads in Acres Green. Use this to ask snow and ice removal questions: [www.douglas.co.us/public-works/road-maintenance/ice-and-snow/](http://www.douglas.co.us/public-works/road-maintenance/ice-and-snow/)

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**DEER OR DEER IT'S SNOWING**

Did you look in the AGHOA newsletter for our Teens Scene for snow removal!

[aghoapresident1053@gmail.com](mailto:aghoapresident1053@gmail.com) for more information

## SSPR Update

South Suburban Parks & Recreation conducts assessments of the parks they maintain periodically to evaluate upkeep and improvements. We understand that Sweetwater Park is planned for this assessment in 2025 for recommendations that can be included in the 2026 planning process. We are in contact with the SSPR planning manager and will provide additional information as we learn about the plans. In December, we saw a trail sign installed on the trail obstructing our marquee on Maximus Drive. Within days of our request to move it, the sign was moved farther down the trail. We have an opportunity to ask SSPR to partner with us to add to the properties they maintain for us. Their suggestion is to add another bench on Maximus Drive trail. Do you have a suggestion? Please sent questions or suggestions to Wayne / Kirk at [aghoarep@gmail.com](mailto:aghoarep@gmail.com). Learn more at the February meeting.

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## **Crumbl Cookie Gift Card Giveaway!!**

*I love living in Acres Green and couldn't ask for better neighbors—so this Valentine's Day, I want to share a little sweetness with you! I'm giving away a **\$25 Crumbl Cookie gift card to one lucky winner**. To enter, just scan the QR code below and fill out the entry form. **Be sure to enter by February 13th, and I'll announce the winner and send the gift card on the morning of February 14th—just in time to treat yourself (or someone you love). Good luck, and thank you for making our neighborhood such a wonderful place to call home!*** ❤️



**SCAN ME**

## **CURRENT ACTIVE AND UNDER CONTRACT LISTINGS**

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	13624 Omega Circle	698,000	668,800	4	2	2,750	131
Active	13714 Omega Circle	655,000	655,000	5	4	2,814	26
Active	456 Pluto Court	615,000	615,000	4	2	1,955	5
Active	363 Helena Circle	579,999	579,999	4	2	1,952	4
Active	384 Diane Court	610,000	577,000	4	2	1,764	89
Active	13769 Omega Circle	539,000	539,000	3	3	2,288	1
Pending	13766 Omega Circle	675,000	619,900	4	4	2,814	50
Pending	272 Helena Circle	625,000	625,000	4	2	1,934	7
Pending	13131 Mercury Drive	599,000	599,000	3	2	2,207	52

## **SOLD LISTINGS November 12, 2024 – January 15, 2025**

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
13542 Achilles Drive	575,000	615,000	4	2	1,955	69	1/6/25
<b>844 Mercury Circle</b>	<b>560,000</b>	<b>565,000</b>	<b>3</b>	<b>3</b>	<b>2,226</b>	<b>4</b>	<b>12/2/24</b>
13181 Mercury Drive	560,000	560,000	3	2	1,934	sold off MLS	12/17/24
13222 Mercury Drive	540,222	600,000	3	3	1,769	103	11/18/24
526 Aries Court	530,000	550,000	4	2	2,014	75	12/6/24
13194 Peacock Drive	520,000	540,000	4	3	3,011	5	11/12/24
13183 Deneb Drive	485,000	475,000	5	2	1,935	6	11/25/24
13187 Mercury Drive	474,558	509,000	5	2	1,990	7	12/17/24

\*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

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