

# 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  
June 12th: HOA Meeting  
June 21st: Dumpster Day

## Holiday Lights Decorating Contest

The holiday season is highly anticipated as our community becomes aglow. Our homeowner's association is hosting the second annual holiday lights decorating contest. To participate, please email your nomination to [AGHOAevents@gmail.com](mailto:AGHOAevents@gmail.com). The February newsletter will announce the First, Second, and Third-place winners.

## President's Corner

December is a "World of Holidays." It brings Winter festivities, Christmas, Hanukkah, Kwanzaa, Chanukah, and New Year. However you celebrate the season, we wish you, your friends, and your family a lovely Holiday. It's our turn to express heartfelt gratitude to everyone who volunteered, contributed, and joined us this year. Thank you to Carlos Maciel, our new master gardener, and Kirk Lathrop for the winter clean-up of the garden. Thank you, Jim Shonts, for sponsoring Trunk or Treat, Beth and Quinn Shonts for decorating the garden, and our community residents for donating Halloween candy. Thank you, Aubri Murphy, age 10, for the beautiful November paintings at the art display on Acres Green Drive. Sean, our resident Pirate Ship owner, thank you for all your contributions this year to make Halloween memorable. By the end of the year, I invite you to visit our website, [acresgreen.org](http://acresgreen.org), Facebook (<http://facebook.com/AcresGreenHOA>), and Instagram at Acres Green HOA. It has been my pleasure with the Board of Directors and Committee members to bring us all opportunities to gather as a community.

December 2024: Acres Green Scene Vol. 02 No. 12 • Circulation: 1056



## AGHOA Membership Report

by Siri Gosselin

Thank you to the 153 households who paid for the annual membership in 2024! We had many noteworthy events this year and look forward to more in 2025! Memberships can be paid starting in December 2024. Please pay your \$40 dues now and support all the activities lined up for next year!

AGHOA is a voluntary HOA for the Acres Green Neighborhood. Volunteer Board Members 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:

*continued on page 2*

## Decorate For The Holidays With Us!

The AGHOA will provide holiday decorations at the Garden, Acres Green Drive, and Maximus Drive. Holiday Trees will be placed at the Acres Green and Maximus Drive marquees. We will provide minimal decorations and invite residents to add their own.



Let us know if you contributed at [aghoaevents@gmail.com](mailto:aghoaevents@gmail.com)

## Membership Report, *continued from front*

- Keeping the lights shining on the Acres Green signs at the neighborhood entrances
- Staying current with neighborhood activities by sending six issues of the Acres Green Scene to every home throughout the year
- Hosting the Acres Green Website @ <https://acresgreen.org/> to share information on events, activities, and other social media platforms (Nextdoor & Instagram).
- Providing new residents with Welcome to the Neighborhood Packets
- Organizing two community-wide yard sales; Dumpster day, a 4th of July Parade and Ice Cream Social; Food Truck Nights; Neighborhood-wide Contests - Lawns of the Month, Sidewalk Chalk, and Holiday Decorating; Front Yard Parties; a Neighborhood Anniversary Block Party; and Halloween events. In 2024, we had a Wine night, Beer night, and a Pirate Ship night.
- Cleaning up the Community events & garden clean-ups.
- 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 community's covenants do not restrict parking an RV or restoring a classic car in your garage. There will be no notice to paint your home or front door a specific, pre-selected color. While AGHOA does not have prohibitive covenants or restrictions, it is not the only governing body for the neighborhood.

Please be aware that Douglas County does have restrictions, which the Douglas County Zoning Department enforces. 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/>

## National Mitten Tree Day

On December 6th, Mitten Tree Day celebrates the gift of warmth. It's a day to collect mittens, hang them on a Christmas tree, and then hand them out to those in need.

## 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, Kathy Koch

**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)

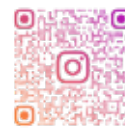
### SOCIAL MEDIA



**Website:**  
[AcresGreen.org](https://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 [aghoaeeditor@gmail.com](mailto:aghoaeeditor@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](https://NewsletterConnections.com) or scan QR code.



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## Acres Green Membership Enrollment Form

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

\$40 Per Household

DONATION: \_\_\_\_\_

Volunteer: Yes No



Scan to Pay

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](https://www.acresgreen.org/become-a-member) or via GoDaddy QR

## Douglas County School District News

by Siri Gosselin

Douglas County School District is contemplating pairing up to six elementary schools in the Highlands Ranch area, specifically within the Highlands Ranch High School, Mountain Vista High School, and Thunder Ridge High School feeder areas. The district is hosting a series of conversations over the next few months to look for feedback within the affected areas. Acres Green Elementary is part of the Highlands Ranch High School feeder. The meetings will serve as conversations with Highlands Ranch families who may be affected by the school pairings. The District encourages those interested in attending these meetings to hear more, ask questions about why school pairings are being considered, and provide input on the criteria that will guide the District's decisions.

The District will only focus on the pairing criteria for these upcoming meetings. They will not discuss specific schools or their potential for pairing.

The meetings are **Tuesday, December 3, 6:00 - 7:00 pm Virtual Meeting (link on the Growth and Decline website to RSVP) and Wednesday, December 11, 6:00 - 7:00 pm Cresthill Middle School Library**, 9195 Cresthill Lane, Highlands Ranch.

Per the District, no recommendations for our decisions on school pairings have been made, and they will not be made until Spring 2025, with a proposed effective date of August 2026.

More information can be found on the District's website at <https://www.dcsdk12.org/about/growth-and-decline>. If you wish to attend one of the sessions above, please RSVP. The Growth and Decline website have a link for the virtual session.

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## Attention Garden Lovers!

By Erin Hutton and Sara Reyes

Would you be interested in gathering with other people in our neighborhood who love to grow flowers, fruits, and vegetables? The Acres Green Garden Club starts in 2025 and will have its first meeting after the new year! The Garden Club will be a place to talk about backyard gardening, garden planning, seed/bulb/veggie swaps, general garden support, and ways to make the community gardens beautiful and beneficial for our neighborhood. Ensure you follow the Acres Green HOA Facebook page and read your *Acres Green Scene* newsletters for more information. You can also email [Acresgreenvaggielgarden@gmail.com](mailto:Acresgreenvaggielgarden@gmail.com) if you are interested in getting involved.

## Lone Tree Installed Flock Cameras

The city started installing Flock Safety cameras in their community approximately two years ago. The most recent information from Lone Tree indicates they've installed 10 of these cameras, locating them in two homeowner association areas and one business district. One of these cameras is located between Willow Creek Trail and South Metro Fire Station 24 on Maximus Drive. The full article is available at <https://kdvr.com/news/local/more-license-plate-readers-coming-to-lone-tree/>

"Each Flock Safety Camera sends a real-time alert to law enforcement when a stolen car or wanted suspect from a state or national crime database is detected. They also will send an alert if a vehicle is detected associated with a missing person in an Amber or Silver Alert." [1] "The cameras capture license plates and vehicle characteristics, not people or faces."

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## Neighborhood Watch Program Update

By Fred Koch

On October 10, 2024, Douglas County Sheriff's Office (DCSO) Community Resource Officer Deputy Kathryn Nicola presented the Neighborhood Watch Program. For several of us, this was a refresher course on the program DCSO Deputy Lee Jazombek offered earlier this year. The Neighborhood Watch Program aims to discourage crime by increasing neighborhood awareness and communication between the community and the DCSO. The most common crimes in Douglas County are vehicle trespass, vehicle theft, and open garage burglaries.

Deputy Nicola stressed the following:

- Get to know and communicate with your neighbors.
- Be observant so you are more likely to know if something is out of place.
- Polish your observation skills to be a good witness. If you see suspicious activity, report it immediately to the DCSO (303-660-7500). If you perceive something urgent or an emergency, dial 911. Notice the perpetrator's identifying characteristics, such as gender, clothing, physical description, vehicle description, including things like missing hubcaps or dents, and direction of travel.
- Tell your neighbor if you see their garage door open late. Seventy-five percent of all burglaries are committed through open garage doors.
- Leaving your porch light on at night to deter crime.

Neighborhood Watch signs were installed at nine or so locations in Acres Green several years ago. The signs remind our residents that Neighborhood Watch is a cooperative com-

munity endeavor and to notify ne'er-do-wells that our residents pay attention and communicate with the DCSO. The Acres Green HOA will vote at the February HOA meeting to purchase additional Neighborhood Watch signs through DCSO, which coordinates with the Douglas County Public Works Traffic and Signage Department for the installations.

## Pickleball Club Update

By Derek Shaw

As Winter sets upon us, the Acres Green Pickleball Club would like to thank all of you who came out to play with us this past year. With a roster of over 30 people and counting, seeing so many of you throughout the year has been excellent, from those who come for just a game or two. At the same time, their kids play on the playground with those who show up no matter what the weather and ding and donk for hours. One major highlight of the year was our Pickleball tournament during the Acres Green block party! Construction has started on the SSPR Pickleball Courts on County Line Road near Broadway; check it out.

We'll be on a break from regular meetings during the winter months but will be back in the Spring starting the 1st and 3rd Sunday in March from 2-4 pm. We'd love to welcome any new folks of all skill levels. One of the benefits of pickleball is how easily it can be learned and enjoyed, so please reach out if you are interested. We'd be happy to teach you! To receive future announcements and stay current, you can text or call 480-980-3481 or email [ActiveAcresGreen@gmail.com](mailto:ActiveAcresGreen@gmail.com). Thanks to all our members, and we'll see you in the Spring!



*Hello!*

My name is Lauren Hazlet, your neighbor here in Acres Green. My family has lived on Mercury Circle for 8 years, and I grew up nearby in Highlands Ranch. My sons have both attended Acres Green Elementary, where I have loved to contribute however I can.

I have been a full-time licensed broker for more than a decade now, and as a true local area expert, I would love for you to consider me as your preferred local Realtor. I love tracking our local market and I would be delighted to help you with all your real estate needs.

If you or someone you know is considering making a move, please call me first!

*Lauren Hazlet*



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## Acres Green Drive News

Per the SSPR Planning Manager has received a draft copy of the Major Drainageway Plan for Willow Creek Tributaries Upstream of Englewood Dam. The study should be completed in the next three months and will include the estimated cost and improvements for all 13 tributaries. The upgrades must be ranked and prioritized based on benefit, overall cost, and available funds. This is in the conceptual stage. Here are the highlights for the Acres Green Tributary/Medians.

- The issues are erosion, degraded drop structures, outfall deterioration, and vegetation overgrowth.
- Stream restoration is recommended to improve function and reduce maintenance. This includes vegetation management, addressing erosion due to the undersized trickle channel, and increasing pedestrian visibility.
- It is recommended that the inlet upstream of Apollo Court be reconfigured because it becomes partially clogged during storm events and to prevent overtopping.
- The estimated cost of these improvements is \$3,050,000 for the stream restoration and \$20,000 for the inlet reconfiguration.
- At this point, the Acres Green tributary is the most expensive of the 13 tributaries, and it will have to undergo a ranking process after the first of the year.
- The master plan does not prioritize projects or provide the next steps.

At this point, SSPR is waiting for the study to be completed and decisions made by Douglas County, Mile High Flood District, SEMSWA (Southeast Metro Stormwater Authority), and Lone Tree. As we receive updates and have details to share with the community, we will provide them via our website

and in upcoming newsletters. Also, per the SSPR Director, the Governor signed the Colorado grass-turf-ban-2026-water conservation law. The law prohibits the installation of nonfunctional turf, invasive plants, and artificial turfs on most commercial, industrial, and state government property. The ban includes medians, parking lots, and along roads.

## Acres Green Trunk or Treat

The weather was amazing for our second annual Halloween Trunk or Treat with nice sunny and warm weather. Last year's initial Halloween Trunk or Treat was a success, even with the cold, snowy weather (with 82 participants). This year's success exceeded expectations. Acres Green tradition of having the Halloween Trunk or Treat at the Pirate Ship house has been established. Eight trunks were decorated for the community children to enjoy, and the Pirate Ship house was open for all to explore. A special thank you to Sean Meighan and Andy for being the resident pirates willing to share stories and show everyone around. We estimate at least 200+ Participants in this year's Halloween Trunk or Treat. The joy and happiness on the children's faces tell everything about the success of this community event. We look forward to adding this tradition for years to come.



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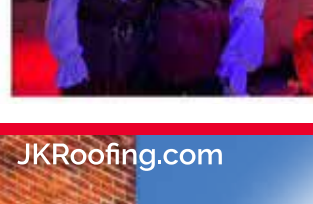


## Halloween In Acres Green

What a beautiful evening for Halloween. We are lucky to have a Pirate ship on Altair Drive, a Clown house on Mercury Drive (with balloons and popcorn given out), a Spooky Halloween House on Peacock Drive, the Singing Pumpkin show on Mercury Circle, and two spookiest houses on Omega Circle. Congratulations to the Haunted House winners: Most Creative Theme (13274 Mercury Dr), Scariest (13786 Omega Cir), and Most Haunted (13781 Omega Cir).

### Pirate Ship Night

All pirates had a buccaneer's evening at Acres Green's very own Pirate Ship house. Pirate Ship Night was a massive success, with over 20 residents of Acres Green participating in the first annual Pirate Ship Night at Sean Meighan's home, where he's created the perfect Pirate Ship to share with our community. Everyone dressed in their favorite Halloween outfit and took the Pirate's oath. There was also a vote to name and christen the pirate ship "*The Good Ship Sean Meighan*." With the success of this maiden voyage of Pirate Ship Night, we're looking forward to a new tradition in Acres Green. The neighborhood crew shared a massive variety of delicious homemade dishes. Thank you, Captain Sean, for hosting this happy evening and Kirk Lathrop for the creative, fun games.



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## How Acres Green's Real Estate Stands Out in the 2024 Market *By Sara Klassen*

As we approach the close of 2024, the real estate market in Acres Green has demonstrated resilience and demand, creating opportunities for buyers and sellers in this unique community. Here is a look at the key statistics shaping the Acres Green market and a comparison to broader trends in Douglas County and the Metro area.

### Acres Green Market at a Glance: January - November 2024

- Homes Currently for Sale: 8 homes
- Homes Under Contract: 5 homes
- Homes Sold: 31 homes
- Average Days on the Market: 24 days
- Average Sold Price: \$591,000

### Comparison of Douglas County and Metro Area Trends

To better understand Acres Green's unique market dynamics, let us compare it with the broader real estate performance of Single-Family Homes in Douglas County and the Metro area (Adams, Arapahoe, Broomfield, Denver, Douglas, Elbert, Jefferson):

- Douglas County Average Days on Market: 40 days
- Douglas County Average Sold Price: \$876,000
- Metro Area Average Days on Market: 34 days
- Metro Area Average Sold Price: \$778,000

### This comparison highlights several important points:

**Days on Market:** Homes in Acres Green are selling faster than Douglas County and the overall Metro area, with an average of just 24 days on the market. This quick turnover suggests strong demand within Acres Green as buyers act decisively to secure homes. Pricing, location, and larger lot sizes contribute to this demand.

**Average Sold Price:** The average price sold in Acres Green, at \$591,000, is notably lower than the Douglas County average of \$876,000 and the Metro area average of \$778,000. This price difference could make Acres Green appealing to buyers seeking value within the Denver Metro area while benefiting from Douglas County's quality of life and amenities. The lower price point may also make Acres Green more accessible to a broader range of buyers, including first-time homebuyers or those seeking to downsize.

**Market Positioning and Opportunity:** Compared to Douglas County and the Metro area, Acres Green presents an attractive balance of affordability and fast-moving inventory. Sellers' quick turnaround time means competitive pricing is essential to capitalize on buyer demand. In contrast, buyers may find that Acres Green provides a more accessible entry point into homeownership without the higher price tags seen elsewhere in the region.

In summary, the 2024 Acres Green real estate market has performed strongly, with homes selling faster than Douglas County and the broader Metro area and at a more approachable price point. This dynamic positions Acres Green as a desirable market within the South Metro region, offering competitive value for buyers while supporting property values for sellers.



## This Space Intentionally Left Blank for Teen Services

## AGHOA Treasurer's Report: Oct. 10, 2024

*By Sandy Inglis*

Ending Balance as of: August 8, 2024: \$4,131.94

Date:	Deposits:	
9/3	GoDaddy Member Payment	38.54
	<b>Total Deposits:</b>	<b>38.54</b>

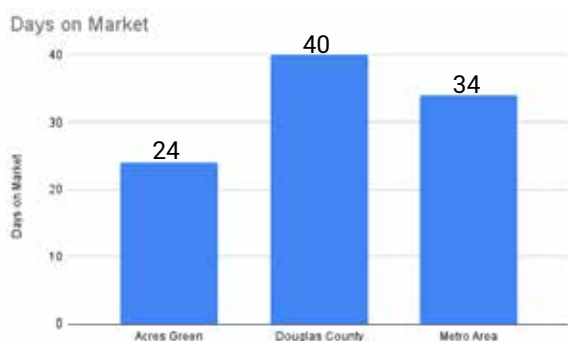
Chk#:	Withdrawals:	
8/8	VOID	
8/6	EFT DBT/WDR; GoDaddy.com	23.17
8/20	VISA AGE Open House; Block Party	31.97
8/20	VISA Spotlights for Maximus Dr	52.25
8/26	VISA Sams Club - Sheet Cake	40.98
10/10	1210 Dumpster Day - Waste Connections	830.00
10/10	EFT Xcel Energy - Aug-Sep	3.59
	<b>Total Withdrawals:</b>	<b>981.96</b>

<b>Available Funds as of: October 10, 2024:</b>	<b>\$3,188.52</b>
ADD: Twelve Month CD - Matures 10/21/2024	1,129.95
ADD: Nine Month CD - Matures 01/20/2025	1,629.28
ADD: Twelve Month CD - Matures 04/19/2025	1,629.56
<b>Ending Balance as of: October 10, 2024:</b>	<b>\$7,577.31</b>



## COMPARING THE MARKET FOR 2024

The 2024 Acres Green real estate market has performed strongly, with homes selling faster than both Douglas County and the broader Metro area and at a more approachable price point. This dynamic positions Acres Green as a desirable market within the South Metro region, offering competitive value for buyers while supporting property values for sellers. For more information on the latest real estate trends in Acres Green and how this market may align with your real estate goals, reach out to discuss tailored insights and strategies.



## CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	13256 Peacock Drive	700,000	688,000	5	4	2,288	112
Active	13624 Omega Circle	698,000	675,000	4	2	2,750	66
Active	13714 Omega Circle	675,000	665,000	5	4	2,814	109
Active	13766 Omega Circle	675,000	650,000	4	4	2,814	16
Active	13542 Achilles Drive	615,000	599,900	4	2	1,955	59
Active	384 Diane Court	610,000	535,000	4	2	1,764	67
Active	526 Aries Court	550,000	515,000	4	2	2,014	73
Pending	13222 Mercury Drive	600,000	575,000	3	3	1,769	103
Pending	844 Mercury Circle	565,000	565,000	3	3	2,226	4
Pending	13194 Peacock Drive	540,000	540,000	4	3	3,011	5
Pending	13187 Mercury Drive	509,000	509,000	5	2	1,990	16
Pending	13183 Deneb Drive	475,000	475,000	5	2	1,935	6

## SOLD LISTINGS September 15, 2024 – November 11, 2024

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
13246 Peacock Drive	725,000	725,000	4	3	3,011	67	10/28/24
185 Pegasus Drive	565,000	575,000	4	2	1,769	25	10/16/24
170 Dianna Drive	526,000	575,000	5	2	1,934	81	9/30/24

\*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.




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**Acres Green: Your neighbor, your expert, your Realtor**

**Sara Klassen**  
Realtor

303.819.6691  
klassenhometeam@gmail.com



### 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!