

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

Calendar of Events

HOA Meeting: April 10th

Garden Clean-up: April 27th

Food Trucks: May 10th

Food Trucks: June 9th

HOA Meeting: June 12th

AG Yard Sale: June 13th -14th

Dumpster Day: June 28th (New date)

President's Notes

We hope you will join us and volunteer to make the new season spectacular. What's the dream? Acres Green is a beautiful neighborhood, let's rediscover that hometown feeling and join us, share stories and enjoy each other's company.

Let's do more! Join us at our Homeowner Association Meetings and reach out if you have an idea. Next HOA meeting is **April 10th at the Lone Tree Library at 6:30 PM**. We are hard at work creating, organizing, and looking at the future to keep the neighborhood unique. Thank you to Sara Klassen for volunteering to do the welcome packets and Carlos Maciel, a master gardener, to help with the Acres Green Drive Garden on April 27th.

We are saddened to hear the news of the planned closure of Acres Green Elementary School. Please contact the Douglas County School District with any questions, or concerns, that you have.

Food Trucks

We are fortunate to still have independent food trucks coming into our neighborhood this season. Mark your calendar for our first Food Truck coming on May 12th at Lonesome Pine Park. Volunteers are needed for sign placement and help on the event day to assist with the truck's arrival and departure. Trucks can change before dates are published. Dates & Trucks: May 12th (Nickel City Provisions & Hip Pops); June 9th (Darleenz Dillaz & Wafflerita); July 14th (What Would Cheesus Do? & Rebel Cookie Dough); August 11th (Pierogie's Factory & Sweet Cow) and September 8th (Turkish Chef & Hip Pops).

April 2025: Acres Green Scene

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APRIL IS MEMBERSHIP MONTH



ACRES GREEN HOMEOWNERS ASSOCIATION

We are excited to announce that April is our membership drive month! The Board appreciates the increase participation at our meetings and assistant with planning and sponsoring events this past year. We are hearing from more of our neighbors about ideas and community activities. The AGHOA need your support to make these ideas happen.



AG Yard Sale

Mark your calendar for June 13th -14th and September 12th -13th. The HOA will put up the banners on the marquees a week before. Brandon McLaughlin has volunteered for the second year to organize and create a map for the participants of the yard sales of you, our residents. Contact Brandon at brandon.mclaughlin@gmail.com or 303-668-1848. <https://form.jotform.com/brandonmclaughlin/yardsale-june25>

Neighborhood Watch

Signs have been evaluated with 8 existing signs and 15 new signs are proposed to be purchased. Last fall, the cost was \$80 for each sign, but it was reduced to \$40 with installation. The February meeting allowed residents to make suggestions and review the map. At the April 10th Meeting, HOA members will vote to purchase the signs.



SSPR Update

Acres Green Drive we were informed that the evaluation phase had been completed regarding Acres Green Drive as a floodplain tributary in Douglas County. SSPR has promised to update us as Douglas County determines the next step in the planning process. We've been informed that meetings for community input will be planned. We heard at the SSPR meeting in March that plans are underway to replace all asphalt surfaces in Sweetwater Park with concrete this Summer.

The March SSPR meeting highlighted three open board positions that will be voted on Tuesday, May 6. Several Lone Tree community individuals addressed the board meeting with concerns about High Note Regional Park (this is an 80-acre multi-faceted regional park along Happy Canyon Creek). Concern areas were the five astroturf fields vs. Grass fields, the stadium lighting near residential homes, and the request for a miniature golf course to be included in the plans. This was an example of what the Acres Green residents can do regarding the parks within our community. One of the items of interest for Acres Green is the bathroom facilities at Lonesome Pine and Altair Park. Have you signed the petition for bathrooms at our parks?



SSPR Petition
Drive

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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**

To find ad rates and discounts, go to
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 or via GoDaddy QR



Scan to Pay

Acres Green 2025

BOARD OF DIRECTORS:

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

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

Treasurer: Sandy Inglis, singlis823@gmail.com

Recorder: Coral Polites, Blueaqua4@gmail.com

CHAIRPERSONS:

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

Proofreaders: Susan Bero

Membership Chairman:

Katie Dupree, acresgreenmembership@gmail.com

Neighborhood Watch: Fred Koch, 303-790-0594

South Suburban Liaison Committee:

Kirk Lathrop, 303-775-7243, aghoarep@gmail.com

Wayne Dempewolf, Dempel@yahoo.com

AGHOA Architectural Advisor:

Jim Hope, 720-810-4032, Acresgreenacc@gmail.com

Senior Activities Chairman: Mona Beuthel (Vice President)

Welcome Committee Chairman: Sara Klassen, sara.klassen@yahoo.com

AGHOA AGES Representative:

Siri Gosselin, siri.gosselin@gmail.com

Instagram Chairperson: VACANT

Events: aghoaevents@gmail.com

Pickleball: Derek Shaw, ActiveAcresGreen@gmail.com

Nextdoor: VACANT

Neighbors Helping Neighbors: helpingAGHOA@gmail.com

Acres Green Master Gardener: Carlo Maciel

Dcmgardenr@gmail.com 703-733-6935

Activities:

4th of July and AG Yard Sale: Brandon McLaughlin

brandon.mclaughlin@gmail.com, 303-668-1848.

4th of July Car Parade: Mary Bryant

Mmarchese216@gmail.com, text 303-956-0211.

Dumpster Day: Kirk Lathrop, text 303-775-7674 and CR

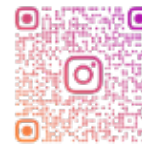
SOCIAL MEDIA



Website:
AcresGreen.org



Facebook:
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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. 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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Puzzle Exchange on Helena Drive, Where?

What a fantastic idea showed up in December! Decorated in Christmas lights, a box was built to exchange puzzles at 82 Helena Drive. A love for puzzles for Gerald Juhnke, 95 years old, (on 3/21 this year) was the inspiration. Gerald will do the puzzles with his daughter 3 – 4 times before they try to find a new home. Debbie and David Hahn thought this would be a great way to contribute to the community and find more puzzles for Gerald. If you pass by, you will see it is always full and thriving. Please admire David's woodworking skills using a router to create the puzzle patterns. Gerald travels on his red scooter in our neighborhood; Please LOOK OUT for him on the road (if he can't get down the sidewalks).



Dumpster Day

HOA membership is \$40 and includes participation in Dumpster Day. Members may pay prior to, or the day of, the event. Membership status will be checked on the day of the event. We can only use Waste Connection, as they have the trucks we need. Our rental is for only two hours. We need volunteers to answer questions as people pull up, clarify what we take, and help load the trucks. We will **NOT** take pallets, hardwoods, fencing, tree stumps, or logs. CR, an AG resident, will collect scrap metal. You can call CR at 303-779-0731 to arrange pickup in the community.

List of Acceptable Materials: Bricks & Masonry material *Yard & Gard leaves, grass clippings & trimmings * Construction related packaging * Furniture, including mattress & box springs * Metal scraps * Wood & wood pallets * plaster & drywall * trees, bushes & sod * wall & flooring coverings.

List of Unacceptable Materials: Appliances * buckets of paint, solvents, etc. * Drums & containers * Friable asbestos * Hazardous waste * Lawnmower with oil & gas * liquid waste * Outdoor grills * propane tanks * tires * paint cans * computers, monitors components, TV, VCR, Stereo and similar electronics, pallets, hardwoods, fencing, tree stumps or logs.

Hello and Happy Spring!

The weather is cooperating and we have the beginning of a beautiful Spring. Just a few reminders for our friendly community:

Yard Work: For those of you doing gardening or yard clean up, Douglas County residents can dispose of "Green Yard Waste" at the County's Slash/Mulch site at 1400 Caprice Drive in Castle Rock. In case of inclement weather, please call 303-663-6274 to ensure that the site will be open as scheduled.

For more info:

<https://www.douglas.co.us/public-works/green-yard-waste/>

Water: Check for leaks when you turn your sprinkler system back on. Take the time to check all the components in each zone. If a PVC pipe or sprinkler head has just cracked, it may leak slowly at first and turn into a gusher hours later when you are not around.

continued on page 4



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Happy Spring, *continued from page 3*

Construction projects usually start at about this time. Remember to obtain Douglas County Building permits. See Building Dept number below. I can also help you determine if a permit is needed. Jim Hope Email: acresgreenacc@gmail.com Phone: 720-810-4032

List of authorities in Douglas County, when you need help:

The Douglas County Building Dept in Castle Rock can be reached at 303-660-7497 – Dial 0 for Building Dept.

Bldg Dept provides services on anything constructed on county property, which includes informing you when a permit is not needed as well. You can also contact Jim Hope regarding permits, and he will do his best to help you and point you in the right direction. Email: acresgreenacc@gmail.com. Phone: 720-810-4032

Douglas County Sheriff deals with Issues regarding public right-of-way (roads). Their non-emergency phone number is 303-660-7500. Call 911 for immediate safety issues.

Don't wait for someone to bring you flowers.

*Plant your own garden and decorate
your own soul.*

—Luther Burbank

2025 AGHOA Events / Volunteering

The AGHOA is in the early stage of planning for the 2025 events and is looking for volunteers.

Garden: The garden at Acres Green Drive needs help with trash, weeding, and cleaning in the Spring and Fall, especially during the harvest months.

Dumpster Day: We need volunteers to help with traffic and load items into trucks on June 28th.

4th of July Activities: We request families purchase and bring the water balloons to the park on the 4th. We're looking for a sponsoring business to purchase ice cream to hand out on the 4th of July event. If you can assist or have any ideas, please contact Brandon McLaughlin.

4th of July Car & Motorcycle Parade is when our residents' parade through the neighborhood to celebrate, please send questions and sign up with Mary Bryant.

Block Party Activities: The planned Potluck event for August 16th we are asking residents to bring a dish for everyone to snack on. We are looking for a business sponsoring the purchase of ice cream. For a pickleball tournament, contact Derek Shaw.

Pirate Ship Party: October 24th This is an adult party; no dogs are allowed. Residents are asked to bring food to snack on. Dress up, bring a chair, and drink for yourself or to share.

Halloween Trunk and Treat: October 25th, please plan to join our neighborhood Party. Trunks are needed for our kids. Please send any questions or sign up to aghoaevent@gmail.com

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This Space Intentionally Left Blank for Teen Services

Lone Tree Development

The City of Lone Tree is reviewing a proposal to develop 274 townhomes called Hawkview. The proposal includes a new public park between this site and the existing Willow Creek trail and the open space corridor, a new 15-foot-wide trail along Park Meadows Drive, sidewalks, outdoor amenity spaces, and landscaping. Please go to the City of Lone Tree website with forms to fill in and submit comments (Hawkview at Willow Creek Mixed Use District). cityoflonetree.com



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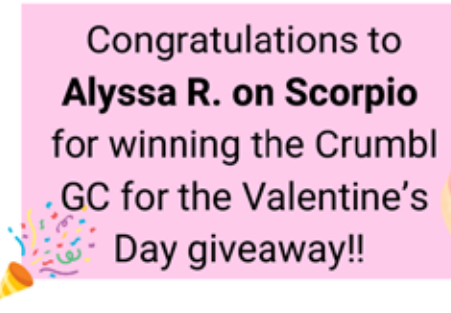
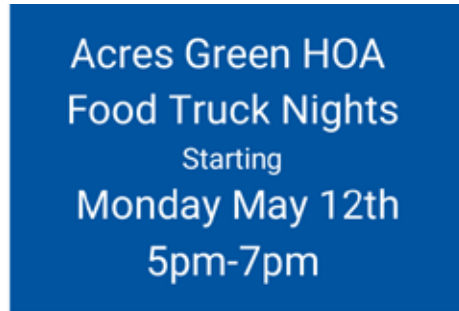
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May ad deadline is April 15th



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	649,500	4	2	2,750	189
Active	280 Jupiter Drive	630,000	625,000	4	2	2,002	22
Active	412 Gemini Court	612,500	612,500	4	2	1,802	9
Active	426 Pluto Court	575,000	575,000	3	2	1,934	1
Active	227 Olympus Circle	514,900	514,900	4	2	1,787	1
Pending	13131 Mercury Drive	589,000	589,000	3	2	2,207	11

SOLD LISTINGS January 16, 2025 – March 14, 2025

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
801 Altair Drive	650,000	650,000	4	3	2,856	0	2/19/25
456 Pluto Court	615,000	615,000	4	2	1,955	22	2/24/25
363 Helena Circle	564,999	579,999	4	2	1,952	24	
13769 Omega Circle	534,500	539,000	3	3	2,288	5	
384 Diane Court	525,000	610,000	4	2	1,764	122	

*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.

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

equity
COLORADO REAL ESTATE

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!