

Your CHERRY PICKINS



**Congratulations to all of the
High School SENIORS!!!**



May 2025

Upcoming Community Events

May 26
Memorial Day

June 5
**Centennial District 2 Summer Social at
Cherry Park, 6-8pm.**

June 6 - 7
Cherry Park Garage Sale

June 11
GID Fence meeting Koelbel Library 6:30

June 15
Father's Day

July 4 - Parade and Party.
Details to come. Thanks
Alyssa Cicero and Susie
McKenzie for taking the lead
on this awesome event.
Parade, food and games. The
event will be on July 4th.

DUMPSTER DAY date to come.
Make sure your dues are paid.



Join the community with
[nextdoor.com](https://www.nextdoor.com)

Visit us online!

www.cherryparkhoa.org

Follow us on facebook and instagram!

facebook.com/CherryPark80111

instagram.com/CherryPark80111

Email your questions or concerns to
cherrypark@cherryparkhoa.org.

The 2025 Dues Drive is in full swing! Please visit cherryparkhoa.org to take advantage of this convenient option for paying your \$50.00 dues. Just click on the logo and you will be directed to a safe and secure site. We have no plans to send paper invoices. In 2024, we had 50% of residents pay. Hoping to crush that in 2025. More money = more events. THANKS to those who have already paid.

Please pay online or mail a check to CPOA at PO Box 3018, Littleton, CO 80161.

FOOD TRUCK	
EVERY THURSDAY 5 - 7 PM CHERRY PARK	
June	12 Los Dos Potrillos & Mile High Kona
	19 CO Coney Company & Hippops
	26 What Would Cheesus Do & Rebel Cookie Dough
July	3 No food truck due to July 4 festivities
	10 Amore Pizza & Hippops
	17 Los Dos Portillos & Mc2 Ice Cream
	24 What Would Cheesus Do & Rebel Cookie Dough
	31 CO Coney Company & Mile High Kona

Centennial's District Two Summer Social at Cherry Park, June 5th – 6pm – 8pm

Come rock out at the District 2 Summer Social! Create your own buttons at the DIY station, groove to the sounds of [Front Range Band](#), and dig into some delicious food (trucks TBA – expect one savory and one sweet!).

**** Live Music ** Button DIY ** Yard
Games ** Food Trucks ****

HOLLY POOL Let the fun begin!

Opening Day
**May 24 - 10am-
6pm**

Regular Hours
Mon-Thr: 11a-5p
Fri: 11am-7pm
Sat/Sun: 10a-6p

Aug 11- Sep 1
Weekends Only:

10am-6pm
Holiday Hours
Memorial Day
**(May 26): 10am-
5pm**
July 4: 10am-5pm
Labor Day
**(Sep 1): 10am-
5pm**

Remember to call
SSPRD to make
sure your account
is updated.
303.347.5999

2025 Ballot Measure to Replace the Common Area Fence

Cherry Park has a GID (General Improvement District) that is responsible for the maintenance, repair, replacement, utilities and upkeep of the common area and fence.

In the short term the GID will work to keep the fence up until it can be replaced, an increasingly expensive job that has the potential to consume the funds currently in the GID account with the City. There is a plan to replace the existing fence, similar to the Homestead neighborhood. The GID would have to get a loan to finance a fence replacement, therefore increasing your property tax. This would require a 2025 ballot measure for this November. The measure would require a 50% plus one vote from the people in Cherry Park.

There will be many informative meetings to discuss the plan, answer any questions so that you are fully informed of the process, options if the ballot measure passes or fails, and to present your input.

Make sure we have your email for Eblasts. Other communications will be through Facebook, Nextdoor, the Cherry Pickins, the CP website.

Email cherrypark@cherryparkhoa.org or feel free to call the CP GID liaison, Johnny Castellano, 303-619-5079, if you have any questions. **The next meeting will be June 11th at Koelbel library, 6:30pm**

Sprinkler Leaks???

If you ever see any issues with the irrigations system in the “common areas”, please call Johnny Castellano right away.
303-619-5079

Xcel Substation Update

Now that their fence project is complete, Xcel will finally be upgrading the landscaping and resodding the area.

Cherry Park Home Values are still high
Curb appeal is a major factor. Let's do our part by hiding trash cans (city ordinance) and taking down the holiday lights.

Your Cherry Park HOA Board

Alyssa Cicero – Secretary 2025
Johnny Castellano – President 2025
Madison Rodriguez – Treasurer 2025/2026
Kathy Spomer – Member-at-Large 2025
Michael Surges – Vice President 2025/2026

If you have any comments, questions or concerns, please send an email to

Cherrypark@cherryparkhoa.org or call Johnny Castellano, 303-619-5079.

All board members volunteer their time to make Cherry Park one of the top-rated neighborhoods in Centennial. Want to get involved? Let us know. Send us an email with any questions, suggestions or concerns.

South Suburban News

Hiring for Summer/Seasonal Positions

Is your teen looking for a summer job? South Suburban is hiring for seasonal positions! Visit careers.ssprd.org to view positions and apply.

Free Chipping & Mulch Event June 7

Need to get rid of large tree limbs? Residents are invited to bring materials for chipping on June 7 from 8 am-12 pm at Willow Spring Service Center (7100 S. Holly St.) Bring a tarp and shovel to take home free mulch!

South Sub Sports Dome Touch-A-Truck June 28

Bring the whole family to explore a variety of big trucks and specialty vehicles up close at this free event.

South Suburban Golf Course Starting June 6

Music on the Patio every Friday 6-9 and Sunday 3-6. Enjoy music from local bands along with weekly food and beverage specials all summer long.

Second Tuesday of each month - Trivia, Tacos and Tito's from 6-8:30 pm! Enjoy food and drink specials and a lively atmosphere while competing for awesome prizes!

Cherry
Park
2025

NEIGHBORHOOD GARAGE SALE

June 6th & 7th - All Day!

Register Online Now!

CherryParkGarageSale.com

Sponsored By:

The Surges Team
Michael & Kathleen Surges, Devon Eret
Your Cherry Park Neighbor & REALTOR

COMPASS



Questions?: (303) 981-7872 | Michael.Surges@Compass.com | SurgesTeam.com



Holly Park Sharks home meets are at Holly Pool. There will be lots of families in the area and many cars parked on Krameria. Be alert.

Home meets will be May 31st, June 14th and June 21st.

Good luck to all of our neighborhood swimmers.

Young Resident Services List

We are updating the list for Child Care, Yard and Pet services. This list is for 18yr old and under.

If your child would like to be added to the list, please send an email,

cherrypark@cherryparkhoa.org.

Include what services and if your child is CPR and or Red Cross Certified. Also give a good contact phone number.

Merideth Barnes/14	Pet Services, Tutoring Math & LA 3-6 th	720-318-1475
Michael Barnes/11	Snow Removal, Lawn Mowing	720-318-1475
Sam Calaway/12	Shoveling, Pet Services, Yardwork	415-425-0500
Lola Colussy/9.5	Dog Walking, Pet Services	303-502-6909
Cole Demmert/12 & Leena Sarchet/12 (both CRP certified)		303.514.5605
Bryce Hart/16	Snow Removal, Lawn Mowing, Odd Jobs	720-315-9710
Lexi Kern/15	Babysitting/CPR	720-788-0488
Ryan McKenzie	Lawn & Yard Care, Pet Sitting/Walking	720-688-9858
Jack Ryckele/17	Babysitting & Pet Sitting	303-472-8748
Lauren Ryckele/14	Babysitting CPR certified & Pet sitting	720-343-9303
Annika Sellars/13 (CPR & Red Cross Certified)	720.895.1365 (landline) / 720.985.5677 (parent)	
AJ Sellars/10 (parent)	Pet Sitting/Walking 720.895.1365 (landline) / 720.985.5677	

IF YOUR
DOG POOPS
AND NO ONE
IS WATCHING,



YOU STILL NEED
TO PICK IT UP.

Recently, a homeowner asked, "if they didn't pay their dues, are they still bound by the covenants?". **The answer is YES.** Although voluntary, we do expect all homeowners to pay annual dues of \$50. **Covenants apply to the entire subdivision, whether dues are paid or not.**

Quick reminder! **Trailers, campers etc cannot be stored in front of a residence for more than three days.**

If storage beyond 72 hours is necessary, trailers must be concealed within an enclosed garage, or the rear of the residence, which is concealed from view by a six-foot-high privacy fence. This doesn't mean covering it with a tarp or extending your current 6-foot fence above 6 feet. See section 10 of the covenants* for complete details.

Recreational Vehicles (RV's) are not allowed to be stored onsite or behind a residence. RV's are not considered a primary source of transportation.

If you are going to make changes to your exterior, including fencing, please fill out an ACC form* **prior to having the work started.** If you have any questions, please feel free to reach out to the board at cherrypark@cherryparkhoa.org



Neighbor To Neighbor

Your Cherry Park Home Value Update From Your Neighborhood Realtor

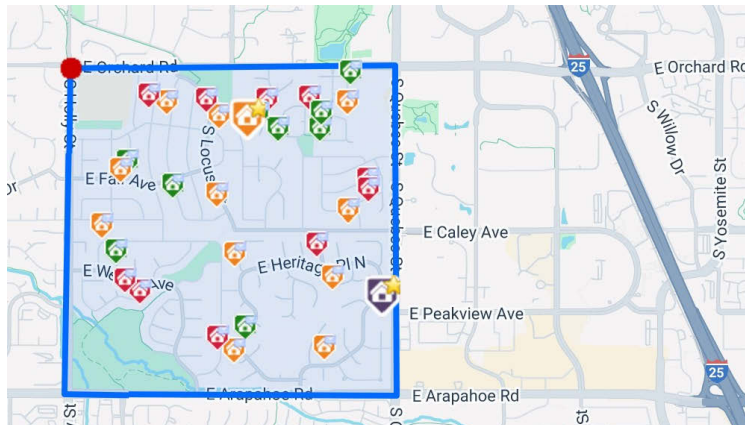
April Market Snapshot:

April brought encouraging news for sellers: closed listings rose 3% year-over-year, and the median sale price held steady at \$604,000 in Denver Metro. For Centennial homes west of I-25 in the Cherry Creek School District, our median sale price in April was \$840,000 with average of 22 days on the market.

Even with an 18% increase in new listings, buyer demand remains fairly strong—pending contracts are up 5%, showing buyers are ready to act. If you're thinking about selling, the market remains active and well-balanced. Now may be the perfect time to list!

Here is the listing activity in our area since March 1, 2025 to May 20, 2025:

10 Active Listings
12 Pending Listings
11 Closed Listings



Most Notably a Sale of a Woodside Model at 5875 E Weaver Circle for \$867,500

*Recolorado Data pulled 5/20/2025

Amy Kern
Cherry Park's Realtor
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HomeSmart
8300 Maplewood Ave #100
Greenwood Village, CO 80111
Office: 303-858-8100
AmyKernRealEstate.com

2024
FIVE STAR
REAL ESTATE AGENT
Amy Kern


HOME SMART
CHERRY CREEK
NOW THE
**LARGEST AGENT
NETWORK SERVING
HOME BUYERS
AND SELLERS
IN COLORADO.**