

OCTOBER 2024: NEIGHBORHOOD NEWS

CHERRY PICKINS'

A Cherry Park HOA Publication



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**DAYLIGHT SAVINGS IS
COMING TO AN END!**



**REMEMBER TO TURN YOUR CLOCKS
BACK AN HOUR ON NOVEMBER 3.
AT LEAST YOU GET AN EXTRA HOUR
OF PARTY TIME OR SLEEP.**

CONNECT WITH US

Cherry Park 80111 

cherrypark@cherryparkhoa.org 

cherryparkhoa.org 

NEXT BOARD MEETING

Date: Thursday, November 7

Time: 6:30 pm

Location: Koelbel Library

A NOTE ABOUT ANNUAL HOA EVENTS

One of the many wonderful benefits to living in Cherry Park are the annual events organized by our amazing resident volunteers. These volunteers truly go the extra mile to make sure that we are a warm and welcoming community. Our events aim to provide a relaxing arena for residents to get to know each other. However, the volunteers can't do this all on their own! For future events, *please* sign up to be a helper or to lead the event so we can continue making Cherry Park a fun place to live!

We've recently had a couple of our residents ask why they need to pay dues to attend certain events. The answer is simple. The vast majority of monies used to pay for our HOA events comes directly from our dues-paying members. Dues paying members (about 48% of our residents), bring life to our community with **only \$50/year**. We would love to see more residents pay dues - granting us more flexibility for how our events are run. Paying dues has its perks.

CHERRY PARK'S ANNUAL TURKEY TROT NEEDS YOU!



The 17th annual Cherry Park Turkey Trot is in need of a volunteer to run the event on Thanksgiving morning.

Johnny Castellano has historically led the event but will be out of town and we want to keep the tradition clucking along.

Please reach out to John if you can help. #303-619-5079.



NEIGHBORHOOD SPOTLIGHT

UPCOMING CHERRY PARK EVENTS

10/19 Dumpster Day - Holly Pool Parking Lot / Dumpster Arrives @ 8am

11/28 Annual Cherry Park Turkey Trot / 8am @ Holly Tennis Center

Happy Thanksgiving Cherry Park!

12/21 Pictures w/ Santa & Holiday Sleigh Ride @ Cherry Park / 3-5:30pm

Please check the [website](#) for updates!

SOUTH SUBURBAN GOLF COURSE EVENTS

- **Trivia, Tacos and Titos!** Every 2nd Tuesday starting October 22.
- **Live Music Every Friday** - 6 - 9pm - Visit their website for the weekly band lineup.
- **NFL Sundays and Monday Night Football**
 - \$5.00 Drafts, Great deals on pitchers
 - 1/2 off Wings & Nachos
 - Regular menu plus Fish & Chips, Meatball Grinders and Philly Cheese-steaks

ANNUAL CHILI COOKOFF WINNERS!

Many thanks to Courtney Lamborne & LeAnne Milliken for leading our annual CP Chili Cook Off & to everyone who participated!

1st Place: Kevin Barnes - Hillbilly Chili

2nd: Betsy Orton - I like you Elote!

And a 3-way tie for 3rd goes to:

Justin Jenkins - Tribute

LeAnne Miliken - Good Ole Chili

Christen Rodenberg -Chipotle Pineapple Chili



APEX TRASH/RECYCLE SERVICE

To date, only 30 of Cherry Park's 321 homes have signed up w/ Apex, whose services offered are:

- Trash only - \$24.50/month, weekly Friday pickups.
- Trash & recycle - \$36.50/month (recycle is bi-weekly).
- All services are billed quarterly.

Exclusive Neighborhood Discounts (Current customers included!):

\$2 off for 50 homes

\$5 off for 50-200 homes

\$12 off for 201 - 321 homes

***Interested? Call 303-841-7144 & ask for Nicole.

Pesta Natural Health Center

LIPOMELT RED LIGHT THERAPY
TRY FOR ONLY \$55
(FOR CHERRY PARK RESIDENTS ONLY!)

Benefits:

Body Contouring & Weight Loss
Diminish Cellulite
Skin Tightening & Wrinkle Reduction
Migraines & Body Pain
Heath & Immune Support

Lose inches in the first session!

Text Shelley Pesta to book:
#303.550.7791

PESTA CHIROPRACTIC

Dr. Michael Pesta, DC

30 Years Palmer Honors

Call or Text #303.489.1349



6881 S. Holly Circle, Ste. 204, Centennial, CO 80112

Kids' Corner

A PLACE FOR KIDS & THEIR REVIEWS!

DO YOU HAVE A BOOK, MOVIE, RESTAURANT, OR ACTIVITY YOU THINK OTHER KIDS IN THE NEIGHBORHOOD WOULD BE INTERESTED IN? IF SO, EMAIL CPKIDSCORNER@GMAIL.COM TO HAVE IT SHARED IN FUTURE PICKINS'!

THIS QUARTER'S TOPIC:
HOW YOU CAN EXPLORE COLORADO
ATTRACTIONS FOR FREE!

ARAPAHOE LIBRARY CARD HOLDERS CAN RESERVE AN EXPLORATION PASS, WHICH GRANTS FREE ADMISSION FOR UP TO 7 PEOPLE TO MANY METRO-DENVER ATTRACTIONS.

PARTICIPATING ATTRACTIONS INCLUDE: BUTTERFLY PAVILION, DENVER BOTANIC GARDENS, DENVER MUSEUM OF NATURE AND SCIENCE, DINOSAUR RIDGE, AND MORE!

FOR ADDITIONAL INFORMATION & THE FULL LIST OF ATTRACTIONS, VISIT:
[HTTPS://ARAPAOHELIBRARIES.ORG/
EXPLORE-COLORADO/#PASS](https://arapahoelibraries.org/explore-colorado/#pass)

TOP TIPS TO WINTERIZE YOUR HOME

Here, we've compiled 6 key tips for getting your house ready for winter, in order of importance.

1. **Secure Outdoor Water Sources:** Drain and store any garden hoses or sprinklers before the first frost to eliminate the chance that they'll freeze and burst. For hose bibs, shut off the water-supply valve inside your house or basement that feeds the line, then open the outdoor spigot to drain trapped water (if you don't, it can freeze and burst a pipe).
2. **Protect Indoor Pipes:** Insulate your pipes that reside under sinks, in attics and crawl spaces, and any on an exterior wall.
3. **Service Your Furnace and Chimney:** Faulty fireplaces, chimneys, and heating equipment can cause house fires; best to have them serviced and inspected annually.
4. **Repair Loose Roofing Shingles:** have the roof inspected and repaired before it snows. A single cubic foot weighs roughly 20 pounds, which is enough pressure to shift loose shingles and allow water or moisture into your home.
5. **Clean and Inspect Gutters:** Keep your gutters clear to ensure melting snow runs off your roof through downspouts.
6. **Look for Ailing Tree Limbs:** Tend to your trees as dead branches snap easily with snow load which becomes a financial burden and a major safety issue.

HALLOWEEN HAPPENINGS

HOOFIN' IT THRU THE HALLOWS 5K - OCT 26

Runners beware, this race is scary fun! Be sure to dress in your Halloween best as there will be a costume contest prior to the race. Bring the entire family, including the dog, out for this 5K.

DROP-IN SPOOKY SKATE - OCT 26

Dress up and drop by the Family Sports Center from 1-2:50 pm or the Sports Complex from 12-2:30 pm for ice skating to kid-friendly tunes, a costume contest for fun prizes and sweet treats!

HOLE-O-WEEN @ COLORADO JOURNEY OCT 1-31

Hole-O-Ween is back this October! Ghosts, fairies, witches, spiders and more are out to ensure your entire group has a frighteningly good time! Hole-O-Ween provides a fun experience for all visitors, featuring Halloween-themed holes and spooky kid-friendly decorations.

TERROR IN THE CORN - SEPT 27 - NOV 2

Visit Anderson Farms in Erie for a fright you won't forget! Rated one of the nation's top haunted attractions in the country where you will journey through a 10-acre, mile-long corn field ending in the abandoned town of Raven's Gulch. For more info & tickets, visit their website at <https://terrorinthecorn.com>.

MAGIC OF THE JACK O'LANTERNS SEPT 20 - NOV 2

Visit Hudson Gardens & experience a glowing trail of more than 7,000 magnificent, hand-carved pumpkins. A magical light show illuminates a nautical seascape, pirate ship, dinosaurs, dragons and and so much more!

CHERRY PARK VALUE UPDATE

NEIGHBOR TO NEIGHBOR

From Your Neighbor & Cherry Park Realtor, Amy Kern



As we entered the fourth quarter this year, the Denver housing market began to get pretty quiet. Our numbers for the month of September showed that the average closed sales price was down 2% lower than prices at this time last year. The inventory for the month of September was up 10% more than what we saw in September of 2023. Homes median days on market have increased as well. The mortgage companies adjusted interest rates lower in late August in anticipation of the Fed rate cut in September. Many buyers are waiting in hopes of seeing lower rates in the coming months.

Buyers want homes in move-in ready condition, so sellers should address maintenance or expensive and time-sensitive items to get top-dollar.

This fall has been a beautiful season in Cherry Park. I want to extend my warmest wishes for your upcoming holiday season of thanksgiving and express my gratitude for such an amazing neighborhood to live within. May you and your loved ones create lasting memories and cherish many meaningful moments at home together the remainder of this year.

Below you can see the numbers of the third quarter of this year compared to last year in our immediate surrounding neighborhoods.

If you would like a personalized home equity report, please reach out to me. It will be more accurate than my homebot emails and anything you might find online. You can call or text me at 303-476-8462.



Amy Kern
5-Year Winner



Amy Kern
Realtor
14 years a resident of Cherry Park
Cell: 303-476-8462

HomeSmart
8300 Maplewood Ave #100
Greenwood Village, CO 80111
Office: 303-858-8100
AmyKernRealEstate.com

October Snapshot

CHERRY PARK, HERITAGE PLACE AND PALOS VERDES

THIRD QUARTER OF 2024



9

NEW HOMES CAME TO
MARKET



4

MORE THAN THE
PREVIOUS YEAR



7

HOMES SOLD IN THE
3RD QUARTER



8

SOLD IN THE THIRD
QUARTER LAST YEAR



35

AVERAGE DAYS ON
MARKET



15

WAS THE AVERAGE
DAYS ON MARKET FOR THIRD
QUARTER LAST YEAR



\$868,029

AVERAGE CLOSED
PRICE



\$835,494

WAS THE AVERAGE
CLOSED PRICE OF
THIRD QUARTER LAST
YEAR