

CHERRY PICKINS'



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CALL FOR VOLUNTEERS!

Cherry Park's Architectural Covenant Committee (ACC) needs YOU! This committee will be compiling our covenants and bylaws from both El Vista and Cherry Park. We would love members that have a legal and/or construction industry background. This committee reports directly to the CP HOA Board with their findings & recommendations. Estimated time commitment, 8-10 hours per year, two year term.

If interested, contact Alyssa Cicero at 303.522.3305.

CONNECT WITH US

Cherry Park 80111 
CherryParkSocial 
cherrypark@cherryparkhoa.org 
cherryparkhoa.org/ 

NEXT BOARD MEETING

Date: Tuesday, April 16 / **Time:** 5:30-7:00 pm

Location: Koelbel Library, Holly & Orchard

***Discussion will focus on common area fencing**

HOA VS. GENERAL IMPROVEMENT DISTRICT (GID)

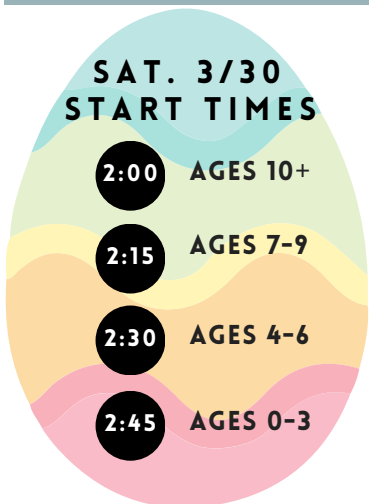
CP HOA: \$50 Annual Dues, Covenant Control, Board Meetings, Events and Social Activities, and Neighborhood Communications: The Cherry Pickins' Newsletter, Email Blasts, Website, Social Media, Temporary Signage & Neighborhood Fliers.

General Improvement District GID (Fund): Small % of your property taxes goes into a fund designated for our neighborhood's common areas, including installation & maintenance for the following: landscaping, tree trimming & removal, irrigation, entry signage, electrical, common fence maintenance, & water line leaks. The fund was established 40 years ago at the same tax rate you pay today & is managed by the City of Centennial. Each home pays approximately ~\$150-\$175 per year into the fund. The current balance of the GID fund, held by the City of Centennial, is ~\$170K.

John Castellano is a volunteer GID representative who serves as a liaison between the CP HOA and the City of Centennial. Every fall, the GID rep meets with the city & establishes a budget for the upcoming year, which includes fund allocation for the work necessary as listed above (landscaping, tree trimming, irrigation, etc.). All work conducted on the CP common areas requires an insured, licensed contractor with documents filed with the city. Neither the CP HOA nor the CP GID representative have contractors on retainer.

Common area GID fences: Residents with a common area fence need to take preventative maintenance for their portion of the fence use, which includes maintaining the fence to ensure its integrity and limit the need for costly repairs. Given our fences are roughly 40 years old, we realize all repairs will be a temporary fixes. The GID and your CP HOA are currently working together on replacing the common area fencing with a new Trex fence. A new fence cost will be distributed amongst all CP homeowners. We all benefit and your HOA and GID rep are diligently working on obtaining the best pricing we can for quality workmanship. **Please come to the next HOA meeting for more info.**

LETS HUNT SOME EGGS, CHERRY PARK!



Join us at the "New" Cherry Park for an Easter Celebration! In addition to meeting the Easter Bunny, we'll have the ever-popular face-painting, games with prizes, and a Jelly Bean guess, plus:

- Low Sensory area for a less chaotic hunt
- An obstacle course for all ages
- Art/fidget play table
- Raffle drawings for inflatable yard decorations

Bring a treat to share, blankets or chairs, and don't forget your Easter Baskets to collect some eggs!

Questions? Cathy Randel 970-405-4544

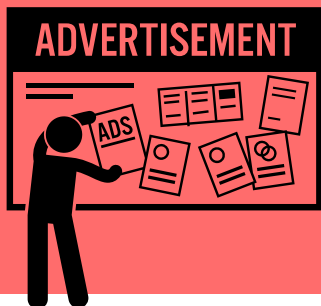
Don't forget to pay your \$50 HOA dues! We are \$4450 away from our goal. Pay via the website at cherryparkhoa.org or drop a check off to our HOA Treasurer, John Castellano, at 6270 E. Euclid Place.

CEREAL BOX CHALLENGE: DONATIONS START MAY 1

Join Cherry Park, Heritage Place, and Heritage Elementary School for Cereal Box Dominoes. Food will be donated to Jewish Family Service (JFS) Food Bank! JFS is a nonprofit human services organization that serves anyone in need, regardless of their circumstances or religious beliefs. **Our Mission:** Collect **2,000** cereal boxes (or non-perishable foods in similar sized boxes) for a GIANT Domino Challenge at a Cherry Park food truck night in June! Date TBD. Please drop off non-expired donations at Heritage Elementary School or Morgan's House, located at: 6584 S Kearney Circle. **Donations start MAY 1!** Questions? Contact Morgan Alonzo #251.747.3485

Place your advertisement here!
Cherry Park has 322 homes that would love to hear from you.

Contact us for current rates!
cherrypark@cherryparkhoa.org



Dear White Lightning

Dear White Lightning: I've been rather lazy this winter, "Put on a few!", as they say. This spring I want to get motivated to regularly exercise, nothing too intense but with lots of movement and in a group. Please help, any insight into the matter would be great. Thanks!

- Moe Tivated

Dear Moe: Exercise, I Love It! It's fun, increases physical and mental health, and clothes companies are making awesomely bright and colorful athletic outfits that feel good to wear (exercise is important, but looking good doing it is too). Seriously though, exercise has been proven to prevent cognitive and physical decline and actually can help delay death. Sign me up! My idea for you, Pickleball! Upon hearing about this product between Tennis and Ping Pong, I thought I wouldn't like it. I do not like pickles. Recently I was invited by friends to play and... I loved it! Pickleball is engaging, active and competitive, while still being fun. Socially, we were joking around and chatting while burning calories. Despite having a stupid name, Pickleball made for a great afternoon and we were able to easily get a court down at the Holly Tennis Center. Also, celebrities are starting to play and what is better than being in the first wave of something the cool kids are doing?

- White Lightning

Email your Questions to dearwhitelighting@gmail.com

CHERRY PICKINS': QUARTER TWO NEIGHBORHOOD SPOTLIGHT

UPCOMING CHERRY PARK EVENTS

- Easter Egg Hunt - Sat 3/30
- Dumpster Day - 4/13 9am-1pm/Holly Pool
- Cinco de Mayo - Sun 5/5
- Pickelball @ Cherry Park - TBD
- Pool Party - Tentatively Sat 6/8
- Thursday Night Food Trucks - 6/13 kickoff!
- Yoga in the Park - TBD

HERITAGE ELEMENTARY REGISTRATION

Pre-K & Kindergarten Registration for the '24-'25 school year in the Cherry Creek School District is open! Pre-K students must be 4 by October 1, 2024 to attend Pre-K and 5 by October 1, 2024 to attend Kindergarten.

Registration for 1st-12th grade opens March 1st. Visit <https://www.cherrycreekschools.org/Page/13994> for more information. Questions about Heritage Elementary? Contact Christine Andersen at candersen@cherrycreekschools.org or 720-554-3501.

SPRING CLEANING: FRESHEN UP YOUR CURB APPEAL

Enhance the front door. Ramp up the curb appeal by painting it a rich hue, updating door hardware, or adding a new front door mat or knocker. For a seasonal touch, hang a spring wreath!

Add plantings. Remember, curb appeal starts at the curb – so add an extra layer of foliage and color to create a sense of depth, making your front yard appear larger. (Wait till mid-late May for planting outdoors!)

Make house numbers visible. Large house numbers in a clear font are the easiest to read from a distance. Place them where they are not obstructed by trees or porch railings and them beneath a porch lamp or landscape light so they will be illuminated in the evening.

Group items on the porch. Cluster three pots or lanterns of various sizes on your front porch or stairs, and fill them with blooming spring flowers.

Prep your grass and mulch the flower beds. If you have a lawn, early spring is a good time to reseed or add sod if it looks like it's coming back patchy. Mulch flower beds with a natural mulch to help the soil retain moisture and give the beds a finished look.

Check out this article on Houzz for more of their Spring cleaning curb appeal ideas: <https://www.houzz.com/magazine/spring-curb-appeal-checklist-stsetivw-vs~45751156>

Pesta Natural Health Center

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- Diminish Cellulite
- Skin Tightening & Wrinkle Reduction
- Migraines & Body Pain
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Lose inches in the first session!

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

CHERRY PARK VALUE UPDATE

NEIGHBOR TO NEIGHBOR

From Your Neighbor & Cherry Park Realtor, Amy Kern



How's the housing market doing? It's a simple question, but the answer is far from easy. Denver is a very stable market, having secured its position as the hottest housing market in the nation by US News and World Report. However, the challenge of affordable housing still persists. Over the last decade, the average Denver metro home sale increased from \$306,000 to \$678,000. The market surge has certainly redefined what is considered to be a luxury home. Listings priced at \$1 million or higher are categorized in the luxury market and are now playing a large role in keeping homes sale prices steady. Data from MLS ReColorado reveals a 44% year-over-year increase in listings priced at \$1 million plus. Unfortunately, properties priced at \$500,000 or less only grew by 8%. This can pose some unique challenges for homes that are almost in that luxury bracket from \$750K-\$1M. It is important to strike the right balance between attracting buyers and maximizing returns in a home listing strategy. Cherry Park recently saw its first home listed for over a million, which received 35 showings and 6 offers within its first weekend on market. Now under contract, we expect this home sale on East Euclid Place to set a record high sale for our neighborhood. The first quarter's data shows that homes in 80111 (similar to both our lot and home sizes) are on average closing at a cost of \$292-312 per square foot finished.

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
Realtor
14 years a resident of Cherry Park
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