



A family friendly community

Greenleaf

Officers, Directors and Representatives

President.....Karen Padrevita 303-799-6458
Vice Pres.....Matt Fierro 303-790-4882
Treasurer.....Sandy Inglis 303-790-8137
Recorder.....Jean Henke 303-649-1497

Publisher/Advertising.....Jean Henke,
Forget-Me-Not Publishing, 13143 Hadar Dr.,
Littleton, CO. 80124,
3roses@ix.netcom.com.....303-649-1497

Guest Editor for this issue Officers & Direc-
tors

Adopt-A-Trail/Clean-Up

Director.....Ron Brink 303-649-1497

Architectural Control Committee (ACC)

.....Ron Brink 303-649-1497

Membership

Director..... Lenora Starr 303-378-4081
LWhiteStarr@comcast.net

Senior Activities DirectorKathy Koch
232 Dianna Dr., Littleton, CO 80124

Social Activities

Community Garage Sales— June 2015

4th of July Children's parade organizer

.....Karen Padrevita 303-799-6458

South Suburban Representative

Director.....Pat Perlinger 303-799-8626

Welcome Committee

Director.....Jim Stern 303-662-0906

**E-mail officers through the
Official Website:**

Acresgreen.org

**Social media site:
acresgreen.Nextdoor.com**

To establish a neighborhood watch on
your block contact the Douglas County Sher-
iff's department at 303-660-7505.

AGHOA Meeting:

Date: Thurs. Dec. 18, 2014

Time: 7:00 p.m.

Place: South Metro Fire Station.

See agenda on page 5

What would you do with an extra \$500?



Karen Padrevita

Rent a couple of dumpsters during springtime and share them with your neighbors? Complete a landscaping project supporting one of our wonderful parks in the neighborhood?

These are just a couple of things that your Association could consider if there were additional membership funds available.

Being a voluntary association, membership is vital to help make things happen in our community. Things such as the delivery of this very newsletter that you are reading, paying for the lights that shine on both of our entrance signs, and maintaining the beautiful front garden on Acres Green Drive are provided through membership dues.

What's even more, to contribute to the community doesn't cost

much (no greater than \$25 per year) and you don't have to even be a homeowner to contribute (voting rights are the only exclusion).

Paying membership dues is easy too. We've set a PayPal Account so you can pay online using a card number, or you can complete the form within and mail a check to the address mentioned. Either way, your contribution is a great support to our community.

Please join us at our next homeowners' association meeting on Thursday, December 18th. There will be a brief meeting beginning at 7:00 pm at the fire station and then we will move over to the Lone Tree Brewing Company to celebrate our great neighbors, community and the holidays. The brewing company is at 8200 Park Meadow Drive (across from Furniture Row).

Happy Holidays!

Greenleaf 20 years ago

Jean Henke

In this issue of the Greenleaf, Daryl Sweet was president of the AGHOA, Cecilia Pederson was Vice President and in charge of membership. Marilee Ricks recorded the minutes of the meetings. At that time Ron Brink was running for President, Karen Brunetti for Vice President and Jean Henke for Recorder. The election was scheduled for the Dec. meeting.

The following topics were discussed in the Dec. 1994 Greenleaf:
A presentation of the "PruCare" building at the corner of

(Continued on page 2)

Community Calendar Events and Activities

Dates	Event	Location	Times	More Information
1st & 3rd Tues.	GCC MOPS (Mothers of Pre-schoolers)	Greenwood Community Church, 5600 E. Belleview Ave., Greenwood Village	9:15—11:30 a.m.	For more info: www.greenwoodcc.com/Ministries/Women.aspx or Jill Bowman at: jill.bowman@hotmail.com
Sat. Jan. 3	Big Band Ballroom Dances— Live Big Band hits Featuring: Windjammers Jazz Orchestra. Dance lesson included	Lone Tree Rec. Center (Jan 2)	6:30—9:30 p.m.	Tickets online or at the door. Fee \$8 District Rate www.sspr.org Lone Tree: 303-708-3513
Fri. Dec. 5, Feb. 6	Big Band Ballroom Dance— music provided by Windjammers 8 piece Octet, Dance lesson included	Buck Rec. Center (Dec. 5, Feb. 6)	7—10 p.m.	Tickets online or at the door. Fee \$8 District Rate www.sspr.org Buck: 303-730-4612
Tuesdays and Wednesdays	Line Dancing with Maggie	Tues. Lone Tree Rec. Ctr. Wed. Buck Rec. Ctr.	Beginners 1:30—2:25p.m. Intermediate 2:30—3:25 p.m.	For more information 303-708-3500 (Lone Tree) 303-797-8787 (Buck)
Sat. Dec. 6	Pancake Breakfast with Santa	Buck Rec. Ctr.	Seatings at 8:30 and 9:30 a.m.	Seating is limited reservations required. For more info call 303-347-5999
Nov. 21—Dec. 31	Holiday Pass sale	Buck, Goodson and Lone Tree Rec. Ctrs.	Normal business hours	For more info—303-347-5999
Dec. 12, 13, 14	FREE holiday Ice shows	South Suburban Ice Arena and Family Sports Center	Times vary by date and location	For more info, see pg 4 or call 303-798-7881 for the ice arena or 303-708-9500 for family sports
Dec. 12, 13, 14	Skate with Santa	South Suburban Ice Arena and Family Sports Center	Times vary by date and location	For more info, see pg 4 or call 303-798-7881 for the ice arena or 303-708-9500 for family sports
Thurs. Dec. 18	Acres Green Home Owners' Association meeting	South Metro Fire Station (34), Maximus Dr.	7 p.m.—9 p.m.	Karen Padrevita, 303-799-6458
Wed. Dec. 31	New Year's Eve extravaganza for youth	Family Sports Center	8—11 p.m.	For more info. See pg 4 or call Christina at 303-754-1052 or e-mail at christina@sspr.org
Wed. Dec. 31	A Lone Tree New Year's Eve 2014 (hors d'oeuvres, dancing, desserts, champagne and more)	Lone Tree Golf Club & Hotel (Rooms available for overnight stay and breakfast as well.)	8 p.m.—1 a.m.	Reservations required. For more info see pg 4, call for reservations 303-790-0202
Wed. Jan 15	Deadline for ads and articles for the Feb. Greenleaf	n/a	5 p.m.	Contact Jean Henke at 303-649-1497 or 3roses@ix.netcom.com

(Continued from page 1) 20 years ago

Acres Green and Park Meadows Drive, which is currently still a medical facility but associated with University Hospital;

Building issues in the community including variances, permits and concerns of residents regarding homes in need of repair and maintenance;

nance;

A proposal to adopt the trail and underpass from Maximus to C-470

Judging for the Holiday home decorating contest;

The contract for the sale of the two lots on the east side of Acres Green along Olympus Cr;

There were also interviews re-

garding the Shimko and Beilby families, residents in the community;

The Arts and Craft Fair at the elementary school was a success;

And the Elementary School was offering a cookbook for sale.

More info on the Greenleaf 20 yrs. ago in coming issues.

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*Rate is a variable rate and may adjust up to 2% annually following the Prime Index Rate. Maximum APR is 18%. Loan secured by dwelling. Interest payment is based on the actual balance you owe and term remaining on the line-of-credit. Share account required. Minimum closing costs are \$337 based on a \$5,000 limit. Proof of annual enrollment may be required. **Annual Percentage Rate. Balance Transfer offer valid through 12/31/14. Contact the CU for more details.¹ See Extra Awards program for more details.² Classic card rate tier at 16.99% may be assessed \$15 annual fee. With approved credit. See metrumcu.org for additional card details.



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South Suburban Parks and Rec. News

Information provided by Lynne Wachter, Communications Department, South Suburban Parks and Recreation

Holiday Pass Sale, November 21 -December 31, at Douglas H. Buck Community Recreation Center, 2004 W. Powers Ave. Littleton, Goodson Recreation Center, 6315 S. University Blvd., Centennial and Lone Tree Recreation Center, 10249 Ridgeway Circle, Lone Tree.

10% off admission passes and punch cards, personal training (includes Pilates reformer) by certified experienced trainers, massages at Goodson and facials at Buck. Passes provide access to drop-in fitness classes, weight room, state-of-the-art cardiovascular equipment, running track, indoor cycling, & leisure pool and gym. For more information, call 303-347-5999.

FREE Holiday Ice Shows at 2 locations

Bring a canned or packaged food item for our annual food drive benefitting Food Bank of the Rockies. For more information, call 303-798-7881.

· **South Suburban Ice Arena**, 6580 S Vine St., Centennial on Fri., Dec. 12, 6 pm & Sat., Dec. 13, 3:15 pm. For more information, call 303-798-7881.

· **Family Sports Center**, 6901 S Peoria St., Centennial on Sun., Dec. 14, 3:15 pm. For more information, call 303-708-9500.

Skate with Santa at 2 locations

· **South Suburban Ice Arena**, 6580 S Vine St., Centennial on Fri., Dec. 12, 7-7:45 pm & Sat., Dec. 13, 2:15-3 pm. For more information,

call 303-798-7881.

· **Family Sports Center**, 6901 S Peoria St., Centennial on Sat., Dec. 13, 1-1:45 pm, Sun, Dec. 14, 2:15-3 pm. For more information, call 303-303-708-9500. Public Skating fees apply.

Parents Night Out, Fri., Dec. 19, 6-9 pm, Goodson Recreation Center Gymnastics facility, 6315 S. University, Centennial.

Kids 5-12 years enjoy a night out in a safe environment and are entertained in our state-of-the-art gymnastics facility. For more information, contact Ashleighk@sspr.org. Please feed children before arriving at the gymnastics facility or send a snack. No food or beverages supplied. For more information, contact AshleighK@sspr.org.

New Year's Eve Extravaganza for Youth, Wed., Dec. 31, 8-11 pm, Family Sports Center, 6901 S Peoria St, Centennial.

Ages 8-13 celebrate the start of 2015 by enjoying laser tag, eXer-Game Zone, inflatables, bumper cars, ice skating, toasting sparkling cider while watching the ball drop in New York's Time's Square at 10 pm Mountain Time. Light snacks provided. Fee: \$15 online, \$20, class #4890012. For more information, contact Christina at 303-754-1052 or christinai@sspr.org.

Pancake Breakfast with Santa, Sat., Dec. 6, Seating at 8:30 and 9:30 am, Douglas H. Buck Com-

munity Recreation Center, 2004 W. Powers Ave., Littleton.

Bring the whole family to this event, ages 3 months-Senior. Pancake breakfast and photos with Santa. Seating is limited, registration required. For more information, call 303-347-5999.

Annual Holiday/Customer Appreciation Sale, Thu., Dec. 11, 5 – 8 pm Lone Tree Golf Club & Hotel Clubhouse, 9808 Sunningdale Blvd., Lone Tree.

This is your opportunity to receive great prices on all your golfing needs and apparel. There will be specials on food and drinks in the grill. Enjoy a Holiday evening with your friends and fellow golfers. For more information, please call 303-790-0202.

A Lone Tree New Year's Eve 2014, Wed., Dec. 31, 2014, 8:00 PM to 1:00 AM, Lone Tree Golf Club & Hotel, 9808 Sunningdale Blvd., Lone Tree.

Dance the night away and ring in 2015, \$160 per couple, plus tax. Enjoy heavy hors d'oeuvres and an amazing dessert display, party favors, music and dancing, midnight champagne toast, two drink coupons per person and cash bar for \$160.00 per couple, plus tax and service. Reservations required. And stay overnight on New Year's Eve which includes a New Year's Day hot breakfast and late check-out:

· **Standard Room** - \$129.00 per

South Suburban (Continued on page 9)

Are you having sewer or water main problems?

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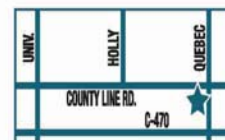
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Welcome Committee
—New to the community or know of someone who is, please contact **Jim Stern** at 303-662-0906, through Nextdoor or the AHGOA website. We'll get a welcome package out so you can welcome a new neighbor. We want to thank Jim for stepping up to work on this worthwhile committee.

Be the first to receive the Greenleaf. Send your e-mail address to us at: 3roses@ix.netcom.com
Note: you are responsible for allowing access to your e-mail address.

Aircraft Noise Line - To register complaints about loud or low flying aircraft at <http://www.centennialairport.com/> Complaints or call 303-790-4709.

Guest Editor Officers & Directors

AGHOA Meeting Dec. 18, 2014

The AGHOA meets the Third Thursday of the following months: Feb., April, June, Oct. and Dec.

Agenda

- ◆ Trash pickup (possible preferred provider)

- ◆ Building around us
- ◆ Committee status (Treasurer, membership, social, south suburban, seniors, welcome, AGE advisory, ACC)
- ◆ Annual social at Lone Tree Brewery following meeting.



There's a new sheriff in town

By Pat Perlinger

Election Results

Tony Spurlock was elected our new Sheriff on November 4th. Tony succeeds Dave Weaver, our recent Sheriff, who is now our County Commissioner. Spurlock has a long history with the Douglas County Office, and recently served as Undersheriff for Weaver. Sheriff Spurlock has appointed Chief Holly Nicholson-Kluth as his new Undersheriff....and a great choice she is.

Both Spurlock and Nicholson-Kluth have many years of service in Douglas county. We are fortunate indeed to have these fine people and their staff protecting us. I am pleased to know most of the command staff at the Sheriff's office and can tell you they are first rate law enforcement officers.

All have extensive credentials. Many of them have been through the FBI Academy, in fact, Undersheriff Nicholson-Kluth is attending the Academy as this is written.

It has long been the practice in the Sheriff's Office to rotate Command Officers through the various departments. They spend time running the jail, heading up Patrol, working on Investigations, dealing with traffic control, running Communications, heading up SWAT Teams and taking care of Administrative duties etc. etc.

There is dazzling array of training and cross training that results in well-rounded professional leaders and Deputies capable of dealing with any issue that may arise.

Please go to the Douglas County Colorado Sheriff's website to explore the significant information available there.

A visit to the website will give you a better appreciation of the complexities of law enforcement in our county. We are privileged to have one of the finest Sheriff's Departments in the country.

Public Safety Advisory Committee.

In 1995 Sheriff Steve Zotos appointed me and a number of others to his 'Criminal Justice Advisory Committee'. We were led by Sheriff Zotos and Captain Mike Acree. (Captain Acree later was elected Sheriff.) We were the 'Citizens' committee involved during the campaign to raise money and to promote a tax measure to support the Sheriff's Department.

After the building of the new Justice Center and Jail in 1998, the CJAC went dormant for several years. In about 2007 Sheriff Weaver convened the Public Safety Advisory Committee (PSAC) and the group has been active ever since.

PSAC is a group of interested citizens who, per our by-laws, "represent the best interest of the citizens of Douglas County with respect to community needs for public safety, law enforcement, and judicial services."

The group has regular meetings and is involved in a variety of issues, including local communications with the public. A number of

the articles you've seen published about local issues are written by Bill Sparkman, a friend of mine and a fellow PSAC member.

If you are interested in joining this group or attending a meeting just give me a call at 303-799-8626.

Volunteers

Of great importance are the volunteers to the Sheriff's Office. This is an amazing group of several hundred Douglas County citizens who give a phenomenal amount of time to the Department.

There is not enough room here to adequately describe the many tasks they perform on a daily basis allowing our Sheriff and his staff more time in direct law enforcement and public safety.

Don Bammes is a great example of the dedication of the volunteers. Don averages 80 hours of volunteer work per month! He is part of a truly amazing group. If you're interested in becoming informed about this group contact the Sheriff's Office at 303-660-7505.

Because we feel safe, we take our law enforcement community for granted.....stop doing that. Deputies and Commanders put themselves on the line and their lives at risk daily for our safety. The next time you meet one of them....tell them thanks.

Have a wonderful Christmas and Holiday Season.

Membership

I enjoy reading about all the good things happening with our social website, Nextdoor. People are becoming more involved in our neighborhood. After being a member of the Nextdoor social site for two years and a member of the AGHOA for almost twenty, I am constantly amazed by how many subjects come up in both venues. It is interesting to see the usefulness of the social site for immediate needs, like looking for lost pets and getting recommendations for goods and services.

It is great to see how quickly and easily things can happen, like planning neighborhood get-togethers and starting a new playgroup. People have gotten rid of many items they no longer want, and other people have been happy to get them. A wealth of information on numerous subjects has been shared.

There have also been conversations about traffic, helping neighbors in need, and concern over unkempt houses. Especially these last subjects have arisen time and again at our AGHOA meetings. It would indeed be wonderful if some of the great ideas and enthusiasm I have seen on Nextdoor could be brought to our AGHOA meetings, perhaps ideas for social events and improvements to our park areas.

Those are only some of the many things in which your AGHOA is involved. On Nextdoor, I see many people with ideas in need of a place to work on them and information on how to go about it. With 385 members in Nextdoor (as of this writing), it is sad that the AGHOA membership is usually only around 10% of the homes, and even fewer come to the five meetings, per year.

I am not asking you to do less on Nextdoor, just for you to bring some of that excitement and energy to another area as well. Your AGHOA is neighbors helping neighbors, come to our meetings to share your ideas and get involved in person along with your involvement at your computer. The AGHOA meetings also give you the opportunity to put faces to the names you see in print.

The December AGHOA is a great place to start, it usually involves minimal business and lots of social activity. Annual membership dues are only \$25 for a family, less for an individual or senior. With your money and enthusiasm, we can all work together to make Acres Green an even better place to call home.

Lenora Starr

2015 AGHOA Membership dues

Be a problem solver, not a problem identifier—join the AGHOA today!

A family membership is less than 50 cents a week, an individual membership is less than 30 cents a week.



2015 Acres Green Home Owners' Association Membership Form

Mail to: AGHOA, c/o Sandy Inglis, 13183 Canopus Dr., Littleton, CO 80124.

Make checks payable to: Acres Green Home Owners' Association (AGHOA).

Or pay through Paypal, see information on page 6

To remain current as a member in the AGHOA you must pay dues annually. Home Owners Only! Join Today!

Dues for 2015: Family \$25, Individual \$15, Senior (family) \$5.

When volunteering for a committee deduct \$10 from dues. Indicate: Family __, Individual __, or Senior __

I volunteer to serve the community in the following way _____.

Name _____ Spouse (significant other) _____

Street Address _____

Phone Number _____ E-mail Address: _____



AGHOA Meeting Highlights

Jean Henke AGHOA Recorder &
Publisher of the Greenleaf

The first order of business was to hear from representatives from South Suburban, Dave Lorenze and Sue Rosser, regarding the upcoming election and the proposed property tax increase on the ballot this fall.

The property tax increase, which passed, will be used for general operations, including: to protect and enhance trails, including the High Line Canal Trail, South Platte River Trail; improve neighborhood parks and playgrounds; repair and upgrade existing recreation facilities; install energy-saving mechanical systems, including using solar in aging recreation facilities; replace inefficient irrigation systems in parks to save water.

Next, Kim Ransom, a long time Acres Green resident, who was in attendance and running for state representative district 44 was introduced. Kim won the election.

Matt talked about the possibility of having a primary trash company in the community. Matt had been talking with a representative from ProDisposal. Unfortunately, the person Matt was dealing with is no longer with the company, so he is having to start over. But the company is still interested in working with us.

One comment from a resident was that the proposed cost is more than she is currently paying. Matt said that in his conversations with the company they indicated that they would grandfather in those clients.

Another question was how would we know if we have enough

participation to move to the next tier? Matt said that they said they would review the participation on a monthly basis.

We currently have four companies servicing the community. They are: ProDisposal, Waste Mgmt., Eagle (which is now Waste Connection) and the Garbage Man. Some residents have all four coming down their street each week. Some have the trucks coming down the street when they have no clients on the street.

We hope to have more information at the Dec. meeting.

Regarding building around us, the first thing discussed was the new Goodwill Center. Next the new walk way across C470, which we will be so happy when the work is completed.

Jean mentioned that the newsletter was being delivered by a new person who lives in the community.

Jean introduced Lenora as the new Membership Director. Related to membership, Jim mentioned that he has a list of names of contacts that need to be put into the database.

Social committee was next on the agenda. Matt indicated that he hopes to have some information on trash companies. So we will have a shortened meeting at the Fire Station and then adjourn to the Lone Tree Brewery for our annual social.

Pat gave us an update on C470, including the auxiliary lanes between most exit and entrance ramps (between I-25 and Santa Fe) that will be added, and the proposed toll lanes (two westbound from I-25 to

Colorado Blvd, and one eastbound between Platte Canyon and I-25. Rates will likely vary for on and off peak times. Anticipated completion 2017. Check CDOT's website for more information.

Jim mentioned that he has the large map of the neighborhood that is ready to be laminated. Jean said she would take the map and get that done.

Sandy provided the treasurer's report, which included costs of \$299.94 and memberships of \$23.97 for the period from June to Oct. There were some other membership checks that had not been processed at the time of this meeting.

A.G. SAC council, currently we have no one associated with the HOA represented at the monthly SAC meetings. In addition to having teachers and parents of students, the SAC committee is supposed to have a representative from the community who does not have children in the school. Lenora agreed to check into the meetings.

Memberships—Jean mentioned that we are compiling a list of Members for the 2015 membership year, and will provide the spreadsheet to Lenora this weekend.

We adjourned at 8:04. Please join us for the Dec. AGHOA meeting followed by a social at the Lone Tree Brewery on Dec. 18th.



Wanted—Greenleaf newsletter deliverer

We are looking for someone to deliver the Greenleaf newsletter 5 times a year. Must be 18 years old or older. This is a paid position.

Duties include:

- Folding newsletter with front page facing outward and stuffing it into door hanger bags (bags are provided);
- Deliver newsletters to all 1053 homes except those that are vacant. Newsletters are to be hung on front doors or placed on the front porch at the front door. Newsletters are not to be thrown on driveways or placed in mailboxes.
- Delivery must be completed the weekend prior to the AGHOA meetings.

For more information, contact Jean Henke at 303-649-1497 or through e-mail at 3roses@ix.netcom.com

Volunteer for Service on Douglas County Boards, Committees and Commissions

From the Audit Committee to the Weed Advisory Council, 14 positions are now open on ten different Douglas County Boards, Committees and Commissions.

To learn about qualifications and other information specific to each board, committee or commission and for an online application, visit www.douglas.co.us/commissioners/advisory-boards-committees-and-commissions-vacancies/

Application deadline is December 20, 2014.

Paying Your Annual AGHOA Dues Through PayPal.

Annual AGHOA dues for 2015 can be paid now. We begin collecting annual dues starting in Oct. for the coming calendar year. So if you have not paid your dues to this point you can get a few extra months by paying them now.

To use PayPal follow these instructions. From the AGHOA website (www.acresgreen.org), choose

Computer problems? Viruses? Malware?
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 Tech Support, Upgrades

Receive 10% discount by mentioning this ad.





(Continued from page 4) South Suburban room, plus tax, max. two (2) guests
 • **Lone Tree Suite** - \$199.00 per room, plus tax, max. two (2) guests

For more information and advanced reservations, call 303-790-0202.

Advertising in the Greenleaf Newsletter

The Greenleaf newsletter is delivered to 1053 homes in the Acres Green community five times a year (Feb., April, June, Oct. and Dec).

The cost to advertise is \$25 per issue for a business card size ad. This is less than 11 cents per address. Other sizes are available.

Contact Jean Henke at 303-649-1497 or through e-mail at 3roses@ix.netcom.com

which level of membership you will be paying for (\$25.00-Family, \$15.00-Individual and \$5.00-Senior) and simply click on the PayPal link.

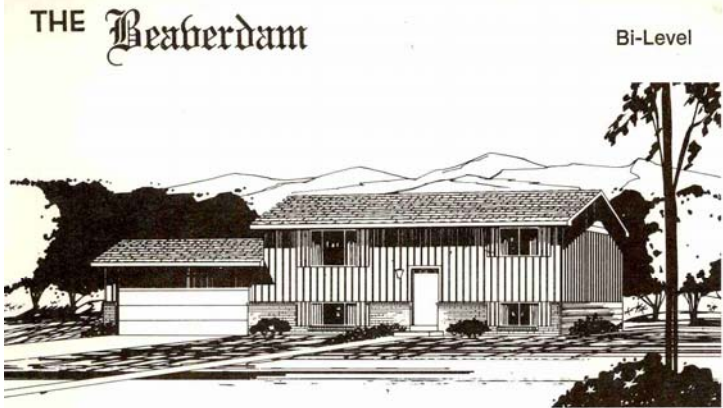
If you don't have a PayPal account, click "Don't have a PayPal Account?". Enter in your debit or credit card information, name and address. You will receive a receipt via email and the funds will be taken from the card account you provided.

See the membership form on Page 7 for other payment options. Thank you.

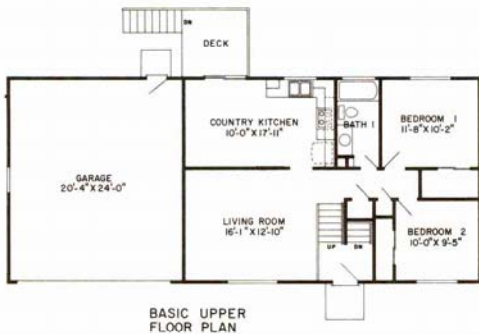
Original Acres Green Sale Brochure

The Beaverdam below is part of the Country Heir Series. In Feb. 1975 the price for this home was \$30,700. The price included a special energy pkg., wall to wall carpet, electric range, range hood and disposer, 2 car garage and a full open lower level. Cost to complete the lower level was \$3,745.

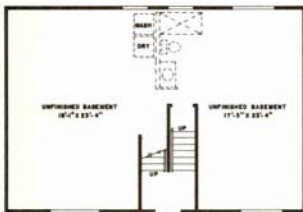
Thanks to Jane Barth for graciously providing these pictures. See more pics in coming issues.



Drawings are an Artist's Conception and are not intended to show specific architectural detail.



BASIC UPPER FLOOR PLAN



BASIC LOWER FLOOR PLAN



FINISHED LOWER FLOOR PLAN

CLASSIFIED ADS

Cost for a two line ad \$5.00, each additional line is \$2.00. Seniors 60 and over can place service ads FREE for the first 2 lines. We reserve the right to refuse advertising space in this publication.

Snow Shoveling, Lawn Care and Baby or Pet sitting - Attention YOUTH UNDER 18 — advertise your snow shoveling, lawn care or baby or pet sitting services here FREE. Youth ads for Baby/pet sitting, Snow Shoveling and Lawn Care ads can run for up to five issues only (one year) or through the season (i.e., **Lawn Care — April, June only, Snow removal — Oct., Dec. & Feb.**). To place or extend ads call Jean at 303-649-1497.

BABYSITTING, HOUSE OR PET SITTING— Call Ashley 720-215-8941

BABYSITTING, PET & HOUSE SITTING— Red Cross Certified - Call Sadie 720-666-1326

BABYSITTING—Red Cross trained Call Rachel 303-649-1751

BABYSITTING—Call Brittany at 303-799-8113

BABYSITTING—4H, CPR and First Aid trained Call Courtney 303-792-2512

MOTHER'S HELPER—will play with your children while you do laundry, pay bills, clean, etc. Let me help you. Olivia 303-362-0841

SIMPLY MUSICAL STUDIOS IS OFFERING PIANO LESSONS IN ACRES GREEN—Call Emily Woodbury at 970-458-5583 and see us at www.facebook.com/simplymusicalstudios

SNOW SHOVELING—Call Erik 303-925-1465

WATERING, PET SITTING—Call Zac at 303-916-3946

Advertisers: The next issue of the Greenleaf comes out in Feb. The **Deadline** to advertise in that issue is **Jan 15**.

When hiring anyone advertising in this publication, residents are urged to do their own research. Complaints regarding improper behavior will result in immediate removal of an ad.

Ads placed in this newsletter do not necessarily reflect the opinions of the editor or the AGHOA.

Letters to the editor should be no more than 250 words and include the writer's name, address and telephone number. Opinions expressed in letters to the editor are those of the writer and not necessarily those of the publisher, editor or the HOA board. Letters containing misinformation, libelous statements or unsigned letters will not be printed.

Letters to the editor should be addressed to: Jean Henke, 303-649-1497, 3roses@ix.netcom.com

Advertising Policy: This newsletter is published privately for the residents and homeowners of Acres Green, by Forget-Me-Not Publishing. The Association does not fund this publication, but does pay for its delivery, which notifies residents of HOA meetings required by the Bylaws.

Advertisements pay expenses related to publishing this newsletter. The publisher reserves the right to refuse advertising to any person or company. Publisher does not recommend or sanction any advertisement. Advertisers are expected to treat clients and the community ethically. Complaints from residents are given serious consideration.

A complete copy of the policy statement for advertising can be received by sending a SASE to: Jean Henke, 13143 Hadar Dr., Littleton, CO 80124.



Ron Brink

Protect yourself when building or remodeling

Since this is the slow season and most folks are settling in for the long cold winter, there hasn't been much activity in Acres Green, as far as building additions etc. So, anticipating the coming spring and summer, here are some things to consider before you begin.

Find a reputable contractor. Contact Douglas County Building department to make sure that the contractor you want to work with is registered with the county.

BBB Better Business Bureau. Even if the contractor is registered with Douglas County – contact the BBB and see what kind of a rating they have for the contractor (F is BAD). The BBB also

lists references.

Use the web. I found that you can get a lot of information from the web. A site that I like to use is TeamDaveLogan.com but you can do your own research.

Ask for references. If the contractor has been around he/she should be able to provide you with multiple references.

Call the references. Call these folks and ask how the project went, did they do what was agreed upon. If possible, see if you can stop by and see the actual work.

Permits. If you find a contractor to do the work, make sure that all the correct permits are

pulled. You can confirm with Douglas County what permits are needed.

Site plans. If you plan to do an addition, make sure that the addition stays within property lines/property setbacks. You can have your property surveyed showing all property lines and setbacks so you know where you can build.

Money. Don't, don't, don't give the contractor all the money upfront. You might be asked to put a down payment i.e. 25 % when they start the work, then 50% in the middle and the final 25% when the project is completed. Work with your contractor but don't ever put 100% down upfront.

Contract. BEFORE you move forward with your project sit down with the contractor and sign a contract for the work. Be specific including payments, time frames and what work is to be done.

ACC. Remember, if your work requires a permit from Douglas County, they will not issue the permit until the permit request includes a letter from the Acres Green ACC.

If you have any other questions, please feel free to contact me or Douglas County before you start.

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Nextdoor Acres Green

We are pleased that over 386 people out of the 1053 homes in the community have signed up and are sharing information in our neighborhood.

If you are interested in checking out this **FREE** private social networking site for Acres Green residents, visit: nextdoor.com/join/WQBSKR.





Cherry Creek Properties

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Resale & New Home Sales, First Time & Experienced Buyers
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Foreclosure Properties, Investment Properties, Rent-to-Own
Rural Properties and Mountain Properties

Acres Green vs Lone Tree

AG active 1
 LT active 5

AG Avg. Sales Price \$271,000
 LT Avg. Sales Price \$404,000

AG Avg. Days on Market 11
 LT Avg. Days on Market 28

When you're curious, you find lots of interesting things to do.
 Walt Disney

10 Reasons to use a Realtor when Selling your home (part 2).



- 6. **Liabilities**—Disclosures and Defects are an inherent part of a home. Non-disclosures can leave you liable. Knowing 'WHAT' to disclose is crucial!
- 7. **Savings**—'Saving the Commission' part of a transaction, may save money in the short term, but a simple lawsuit can cost much more than the initial savings. Having a Realtor can help you avoid those pitfalls.
- 8. **Advertising**—A Realtor has a broader range of advertising capabilities than an agent. Realtors have thousands of websites where your listing can appear. When trying to sell your home on your own, you narrow yourself down to as many sites as you can physically add your own listing.
- 9. **Websites and or Apps**—As 'YOUR' Realtor, I offer an e-Property website and an App for your phone to search listings and of course, see your own listing. Including loads of pictures and links to other area information. Buyer's want that that kind of information and it is a huge benefit to you.
- 10. **Safety**—Who is in my house? When a Realtor brings you a Buyer, we know who they are and are responsible for them inside your home. When you allow strangers inside your home, with no way to protect yourself, you are opening yourself up to disaster. Robbery and physical harm being the 2 highest most important reasons to consider.

Cherry Creek Properties, LLC.

5655 South Yosemite Street #109
Greenwood Village, 80111

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303-919-9644 Cell
303-790-2209 Fax
lamMona@comcast.net

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