



A family friendly community

# Greenleaf

## Officers, Directors and Representatives

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**Treasurer**.....Sandy Inglis 303-790-8137  
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LWhiteStarr@comcast.net

**Senior Activities Director** .....Kathy Koch  
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**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 Sheriff's department at 303-660-7505.

**AGHOA Meeting:**  
**Date: Thurs. Oct. 16, 2014**  
**Time: 7:00 p.m.**  
**Place: South Metro Fire Station.**

See agenda on page 5

## Support in your Community



Karen Padrevita

It happens every day even if you are not aware of it. Neighbors helping neighbors. It could be a simple referral, or keeping a watchful eye, it happens everyday.

Some efforts are more successful than others are; but it all has to start somewhere, and that usually is from someone who has a vision and takes the first step.

Thank you to those of you that took the first step to rally the

community to help with neighbor fences. Although it wasn't successful, it doesn't mean that it can't be and that it shouldn't be explored again.

Neighbors like you are the ones that help make Acres Green a wonderful place; you cared enough to try!

The AGHOA invites you to join the community meetings and discuss your ideas. There you will find a wonderful group of neighbors willing to support you and the community.

## Greenleaf 20 years ago

Jean Henke

Since this is the 20th year that I have been publishing the Greenleaf for the community, I thought it might be a good time to look back at some of the things printed in the newsletter 20 years ago, this month.

In Oct. of 1994, Daryl Sweet was President of the AGHOA. Cecilia Pederson was wearing multiple hats acting as Vice Pres., Treas., and membership. Aaron Eisen was director of the ACC.

Daryl wrote on a topic near and dear to many of us; the need for more volunteers including those needed to fill vacant positions.

In Nov. of 1994 an issue proposed to be on the ballot whether or not to be included in the RTD district. Prior to this Acres Green and Lone Tree were outside the RTD district. The commissioners voted to postpone placing this on the ballot until 1996. *(The vote did happen at a later time and we are now in that district. As a result of that vote, sales tax*

*(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: <a href="http://www.greenwoodcc.com/Ministries/Women.aspx">www.greenwoodcc.com/Ministries/Women.aspx</a> or Jill Bowman at: <a href="mailto:jill.bowman@hotmail.com">jill.bowman@hotmail.com</a>
Sat. Nov. 8, Jan. 3	<b>Big Band Ballroom Dances</b> —Live Big Band hits Featuring: Windjammers Jazz Orchestra. Dance lesson included	<b>Lone Tree Rec. Center</b> (Nov. 7, Jan 2)	6:30—9:30 p.m.	Tickets online or at the door. Fee \$8 District Rate <a href="http://www.sspr.org">www.sspr.org</a> Lone Tree: 303-708-3513
Fri. Oct 3, Dec. 5, Feb. 6	<b>Big Band Ballroom Dance</b> —music provided by Windjammers 8 piece Octet, Dance lesson included	<b>Buck Rec. Center</b> (Oct. 3, Dec. 5, Feb. 6)	7—10 p.m.	Tickets online or at the door. Fee \$8 District Rate <a href="http://www.sspr.org">www.sspr.org</a> Buck: 303-730-4612
Thurs. Oct. 16	<b>Acres Green Home Owners' Association meeting</b>	South Metro Fire Station (34), Maximus Dr.	7 p.m.—9 p.m.	Karen Padrevita, 303-799-6458
Fri. Oct. 17	<b>Spooktacular</b>	Goodson Rec. Ctr	5:30—8 p.m.	Prepay \$4 prior to Oct. 15, \$6 at the door. More info on pg. 4
Fri. & Sat. Oct. 24 & 25	<b>Haunted Hay Rides</b>	Stockton's Plum Creek Stables 7479 W. Titan Rd.	6—9 p.m.	For more info contact <a href="mailto:Philipw@sspr.org">Philipw@sspr.org</a>
Sat. Oct. 25	<b>Haunted Trail: The Woods of La Llorona</b>	Carson Nature Center, 3000 W. Carson Dr.	6:45—9:30 p.m.	For more info contact <a href="mailto:Victorias@sspr.org">Victorias@sspr.org</a>
Sat. Oct. 25	<b>Monster Mash Halloween Bash</b>	Family Sports Center, 6901 S. Peoria St.	1—4 p.m.	For more information call 303-708-9500
Sat. Oct. 25	<b>Hoofin' It Through The Hollows run</b>	deKoevend Park Shelter C, 6301 S. University Blvd.	5:45 p.m.	Register early for a discount at <a href="http://www.RunningGuru.com/Event/HoofinIt">www.RunningGuru.com/Event/HoofinIt</a>
Wed. Nov. 12	<b>Deadline for ads and articles for the Dec. Greenleaf</b>	n/a	5 p.m.	Contact Jean Henke at 303-649-1497 or <a href="mailto:3roses@ix.netcom.com">3roses@ix.netcom.com</a>

(Continued from page 1) 20 years ago

on things such as autos and other items delivered to the home increased by .8%).

Community activities included: a Most Improved Lawn, Halloween Home Decoration and Holiday Home Decoration contests. The Annual Neighborhood Garage Sale also started this year.

This issue of the newsletter included topics in the minutes from the AGHOA's last meeting:

- The sale of the last two lots on the east side of the community;
- A proposal was made to develop the south side of the Bluffs (*the AGHOA responded negatively to the*

*proposal*);

- A proposal was made for what is now the medical center at the corner of A.G. Dr. and Park Meadows Dr. (*the AGHOA voted to make some suggestions for improvements to the site and ultimately approved it*).

Daryl's article mentioned that some homeowners have had trouble with the county building authority because they did not have their building plans approved prior to starting building. Information was included regarding building and zoning codes.

Talks began between A.G. & Lone Tree residents and South Sub-

urban regarding the north/south connection between Acres Green and Lone Tree and the possible establishment of a trail, which now runs between the communities down to Sweetwater Park.

South Suburban was planning improvements to Lonesome Pine, Maximus Trail and Altair Park, the trail around the school and the soccer field at the school with bond money.

We also ran interviews of neighbors in the community. I plan to run additional articles regarding the newsletter 20 years ago in future issues.

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# South Suburban Parks and Rec. News

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

## **Spooktacular, Friday, October 17, 5:30-8 pm, Goodson Recreation Center, 6315 S. University Blvd.**

A safe "trick or treat" Family event experience for children up to 11 years. Come enjoy arts & crafts, face painting, the Haunted House, Little Spook House, Cookie Walk, Arts & Crafts, Spooktoddler, Trick or Treat Street, Carnival Games and more! Register online ([www.sspr.org](http://www.sspr.org))

Prepay \$4 prior to 7 pm Wed., Oct 15. Beginning Oct 16 and at the door tickets will be \$6. Free up to 1 year of age. For more information, call 303-483-7062.

## **Haunted Hay Rides, Fri.–Sat., Oct 24-25, 6-9 pm, Stockton's Plum Creek Stables, 7479 W Titan Rd.**

Storytellers narrate an amusing tale of scary family Halloween fun on the half-hour ride. Enjoy food concessions and a petting zoo before or after your ride! Check-in 30 minutes prior to your ride time. The cost is \$12 for 9 and older, \$10 for ages 2 - 8. children 2 and under Free. Daylight start times are suggested for little ones who might be a bit more scared after dark. Rain, Shine or Snow; please dress for the weather! This is a 4H Club fund raiser. For more information, contact [Philipw@sspr.org](mailto:Philipw@sspr.org).

## **Haunted Trail: The Woods of La Llorona, Sat. Oct. 25, 6:45-9:30 pm, Carson Nature Center, 3000 W Carson Drive**

Legend says La Llorona haunts rivers calling for her lost children. Do you have the courage to walk her woods by moonlight?

Refreshments and a warm fire wait for you at the end, if you make it! Also includes storytelling and a hayride to the haunted forest. Book a time for your family (ages 9-Seniors) or group in advance (recommended) or drop in on the hour. Costs for in district res, \$11. For more information, contact [victorias@sspr.org](mailto:victorias@sspr.org).

## **Monster Mash Halloween Bash, Saturday, October 25, 1-4 pm, Family Sports Center, 6901 S Peoria St.**

Come enjoy a Zombie hunt, spooky laser tag challenge, the eXerGame Zone, inflatables, bumper cars and the climbing wall. From 1:30-2:30 pm, enjoy a Halloween skate and costume contest. Skate rental included. No masks due to safety concerns. Cost \$10 for in district res. Ages 6 to Senior. For information, call 303-708-9500.

## **Hoofin' It Through the Holidays Run, Saturday, October 25, 5:45 pm, deKoevend Park Shelter C, 6301 S. University Blvd.**

Take a spooky sprint at dusk along the Highline Canal. Enjoy music, goodies and prizes for best costume! All ages and abilities are welcome. Costume contest at 5:30 pm before start of race. For information, call 303-798-7515. Part of the South Suburban 2014 Race Series. Register early for discount online at [www.RunningGuru.com/Event/HoofinIt](http://www.RunningGuru.com/Event/HoofinIt).

## **Ballroom Dance schedule**

Cost \$8 for in district res.

- ⇒ **Lone Tree Rec. Center**  
Dances are scheduled for Saturday Nov. 8 and Jan. 3 at the Lone Tree Rec Ctr., from 6:30—9:30. The Windjammers orchestra will provide live music. Jim and Amy Schoendaller will teach during the first break.
- ⇒ **Buck Rec. Center schedule change.** Beginning Friday Oct. 3 then on Dec. 5, and Feb. 6 Ballroom dancing at the Buck Ctr. will be from 7 to 10 p.m. The Windjammers Octet will provide music for Ballroom Dancing. There will also be a dance lesson at the first break. This schedule takes the place of the Saturday evening dances at Buck.

Are you having sewer or water main problems?

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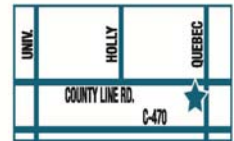
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**Welcome Committee**  
—New to the community or know of someone who is, please contact **Jim Stern** at 303-662-0906, through Nextdoor or the AHGOA website. We'll get a welcome package out so you can welcome a new neighbor. We want to thank Jim for 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](mailto: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 Oct. 16, 2014

The AGHOA meets the Third Thursday of the following months: Dec. 18. To be scheduled: Feb., April, June and Oct. 2015  
◆ Trash pickup (possible preferred provider)

- ◆ Building around us
- ◆ Committee status (Treasurer, membership, social, south suburban, seniors, welcome, AGE advisory, ACC)
- ◆ Other business



# Politics, Gardening, Art and Thanks

By Pat Perlinger

## LOCAL POLITICAL NEWS

Kim Ransom, long-time neighbor in Acres Green, has decided to run for Colorado House District 44. Kim has long been associated with voting and political processes on the local, county and state levels in Colorado.

She raised her family of four here, and served as a legislative aide in the Colorado House of Representatives. To learn more about Kim, go to: [www.kimransom.org](http://www.kimransom.org).

## ON THE GARDENING FRONT,

Neighbor Jim Ivey and I collaborated this year on a pumpkin patch located on some vacant space behind another neighbor's house. I stuck small pumpkin plants in three two foot square boxes, added new soil from Home Depot, and Jim added water.

Grow they did. The vines became massive over the summer and the little pumpkins became BIG pumpkins...much larger than I expected. Most of them are bright orange now, and I'm hoping the rest will turn color before frost. Jim and

I and other neighbors have had a great time watching them grow.

## CHIHULY EXHIBITS AT DENVER BOTANIC GARDENS

You must see this!! Dale Chihuly is a world renowned artist from Seattle who works in glass. He has had exhibits in over 200 museums around the world, and at one point hung his creations on the bridges in Venice, Italy. He and his team blow multi-colored glass bowls over three feet across. They concoct reeds and curly horns, huge chandeliers and bowls within bowls.

In the show at Botanic Gardens there are huge glass balls floating in ponds and in boats. A saffron colored tower surrounded by orange reeds is lit at night, and a 12ft.X12 ft.X12ft. arrangement of curled glass tubes startles your eyes.

I spent several hours last week with my son and his family at the Gardens. I will certainly be going back before the exhibit closes in November. I have seen Chihuly's 25 foot chandeliers at the Joslin Museum in Omaha, and his stunningly beautiful huge glass

bowls at the Colorado Springs Museum as well as a small private showing in Golden.

There are also a few pieces on display at the downtown USB Bank in Denver. I've been a fan of Chihuly's for over 20 years.

Look Chihuly up online and watch a video of how his masterpieces are made. It is totally fascinating.

Go see the exhibit, the creativity and beauty are unique.

## THANKS

I want to thank Jean H. and anyone else who worked on the front gardens this year. They are getting better all the time.

Thanks to Jim Ivey for clearing the weeds along the west side of Acres Green Drive. He did a good job all summer.....plus helped with the pumpkin patch. The Ivey's are good neighbors.

Happy Halloween  
Pat

### **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](http://www.acresgreen.org)), choose

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.



# Building Permit Nightmare

Ron Brink

Over the last few months I have had calls to the AG Architectural Control Committee with various questions.

Recently a neighbor ran into a catch-22 situation. He followed all the steps – contacted his neighbors letting them know what he was going to do, plans were drawn up, received ACC approval, hired a licensed contractor to do the work and finally submitted it all to Douglas County for a building permit.

All should have been good – right? Wrong. After the foundation inspection was completed (passed with flying colors), the framing, siding and roof were completed. The normal step is to call for a framing inspection, which he did. They told him a site survey was needed first.

This is where the story goes bad. A survey of his property was done and he found his new addition was inside the property line setbacks! The first question I had was why didn't Douglas County require the survey upfront BEFORE construction started. The second question, the contractor should have the information as well before starting any work.

To ask for the survey after the fact may now result in thousands of dollars to correct the issue. He will be asking Douglas County for a variance, and from my perspective, they should grant it as he was issued a valid permit by Douglas County in the first place.

The story continues and as of this writing, the issue has not been decided. Word to the wise, as in the old adage; "Measure twice cut once" or in this case ask several times if this is all that is needed before sinking a lot of money into a project.

The other question I have been getting from several homeowners; what filing is my home in? The simple and best answer is to look on the Deed of Trust you received when you purchased your home. You can also contact the Douglas County Clerk and Recorder's office; they can look it up since the copy of the Deed of Trust is with the county as well.

Keep the calls and questions coming.

## 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 last AGHOA meeting was held June 19, at the South Metro Fire Station on Maximus Dr.

The first order of business was the Treasurer's report. Available funds as of June 19 were \$1,753.58. Membership dues sent in from April through June totaled \$333.95, while costs including newsletter delivery, absentee landlord mailing and Xcel Energy totaled \$604.19. This was a decrease in available funds of \$207.24.

We do have a couple of CDs, but they earn little interest. Ron asked if we could earn more money in another investment opportunity.

It was announced that we have a vacancy in the Membership Director position. Lenora Starr has volunteered for that position. We are hopeful that we can increase membership participation.

Membership totals: Nextdoor totals are increasing it would be nice to be able to increase membership in the AGHOA through Nextdoor.

The next order of business was a discussion of whether or not the Greenleaf should change the publication schedule from 5 issues to 4. After discussion, it was decided to

keep things as they are as long as there are advertisers to pay for the printing costs.

Jean updated everyone on the 4th of July Children's parade, which was scheduled at 9:45 on the 4th. The Lone Tree Independence day celebration did require wrist bands. Postcards were sent out to everyone in Acres Green.

South Suburban—Pat and Ron mentioned that final meetings for the Gold Bond survey did take place and we expect a report in the future.

Welcome committee—Jim reported we have 16 new listings. Jim is putting together welcome packages for them. Jim also mentioned that he is acquiring a list of people who have been active in the community.

AGE advisory, Karen was going to check to see if they still wanted our participation.

ACC, Ron mentioned that he had one person contact him regarding an extension on his house.

Matt and Pat have been investigating the possibility of having one primary Garbage Disposal company in the community. ProDisposal has one price proposal if they have a

greater percentage of the neighborhood. Waste Management has indicated they would also like to make a proposal.

According to Matt's research with ProDisposal, they currently have 42% of Acres Green as customers. If Acres Green would sign up with ProDisposal as our "Preferred Provider," that rate for trash only should be \$20.25 or with recycling \$23 per month. If they had 50% of the community the cost would go down to \$19.25 for trash and \$22 with recycling. The top tier would be 65% with a cost of \$16.25 for trash or \$19 with recycling.

Further discussion is planned for the Oct. AGHOA meeting.

There was information available on two foreclosures in the community and a zoning change.

Pat gave us some plat maps provided by Sue Rosser of South Suburban. Jim is going to have one laminated for us.

Pat encouraged everyone to attend Dale Chihuly's show at the Botanic Gardens through Nov.

We adjourned about 8:30 p.m.

**Wanted  
Someone to  
deliver the Newsletter**

We are looking for someone who is interested in filling that position.

The newsletter is delivered to all 1053 homes in the community during Feb., April, June, Oct. and Dec. Timeliness is essential. Please contact Jean Henke at 303-649-1497 or 3roses@ix.netcom.com if you are interested. This is a paid position.

## Thanks to our Advertisers

In addition to getting the word out to our community regarding products and services, those who advertise in this newsletter pay for the printing. Without them this newsletter would likely be out of publication.

We are pleased to serve this

community through this newsletter and thrilled that several of the residents here in the community continue to support the newsletter through their advertising dollars.

The Greenleaf is delivered to all homes in the community five times a year.



# Urgent Alerts for Acres Green Residents

Provided by Matt Fierro

The AGHOA conducted a test of the Urgent Alert system through the [nextdoor.com](http://nextdoor.com) website this past May. Those who signed up received both a text message and email notification on the alert. This exercise is part of our ongoing effort to provide Acres Green families with timely and accurate information during emergency situations such as natural disasters, missing persons, shootings, shelter-in-place, evacuations, fires etc.

*Acres Green residents are responsible for ensuring their contact information is correct on the [nextdoor.com](http://nextdoor.com) website. Only phone numbers that are registered and email addresses that are selected under the "Urgent Alerts" row will receive the Alerts.*

*We highly recommend that you visit the [nextdoor.com help/FAQ](http://nextdoor.com/help/FAQ) Page where you'll find tips on how to update your contact information.*

[https://help.nextdoor.com/customer/portal/topics/364758-managing-your-account?b\\_id=98](https://help.nextdoor.com/customer/portal/topics/364758-managing-your-account?b_id=98)

**Steps to ensure you receive the Urgent Alert message;**

**Step One: if you haven't already, sign up for [nextdoor.com](https://nextdoor.com/join/udwnha/) @ <https://nextdoor.com/join/udwnha/>**

*This is a place to share community events, recommendations, crime/safety concerns and so much more.*

**Step two: Register your mobile device on [nextdoor.com](https://nextdoor.com) for urgent alerts –**

<https://help.nextdoor.com/customer/portal/articles/805294-registering-your-mobile-device-for-urgent-alerts>

**You can reply to urgent alerts either via the web or using a Nextdoor mobile app, but not by replying to the SMS (text message) you receive on your phone.**

**Note: Standard text message fees may apply. Check with your wireless carrier for more information.**

In addition to receiving text messages, please be sure to select the Urgent Alerts box is checked in the "Immediate Updates" column to receive emails.

## SMALL ENGINE REPAIR & SERVICE



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Acres Green Resident

## Meet your new Membership Director

Several months ago at the June AGHOA meeting, Jean mentioned that the position of Membership Director was available. As I looked around the room I realized that I was the only one present who was not an officer, director or representative in the AGHOA.

I volunteered to be the new Membership Director and thought it would be nice if you, the community, knew a bit more about me. I moved into Acres Green in December of 1994 with my husband David and daughter Mira age 4 and son Eric age 1. After finding no playgroup, I contacted Jean who put me in touch with Sandy Inglis and we started one together.

My children attended Douglas County public schools starting with preschool. I spent seventeen years as a volunteer with the school district, first in the classroom then in the libraries at CMS and HRHS.

I have been a member of the AGHOA since 1995 and served as the liaison between them and the AGES PTO. I also worked with Bonfils Blood Center to hold quarterly blood drives, first in Acres Green, then together with Lone Tree until the HR Community Blood Center opened its doors. My kids are now grown and flown, Mira is at the Waldorf School in Anchorage, Alaska and Eric joined the Navy last fall and is now in Dahlgren, Virginia.

For the last year, I have been a weekly volunteer at our local public library in Lone Tree. I enjoy gardening, cooking, sewing, reading, playing in the community band, and the company of our two shelter dogs.

I am looking forward to being more involved in our wonderful HOA and meeting many old and new friends.

Lenora Starr

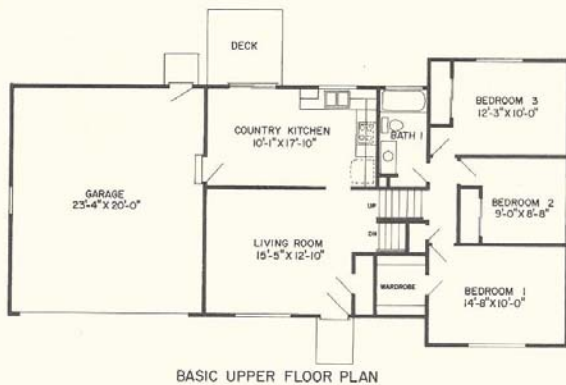
## Original Acres Green Sale Brochure

*The Fawnhaven below is part of the Country Heir Series. In Feb. 1975 the price for this home was \$33,500. 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 \$3,780.*

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



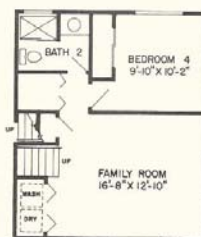
Drawings are an Artist's Conception and are not intended to show specific architectural detail.



BASIC 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 303-768-9709

**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

**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 **Dec**. The **Deadline** to advertise in that issue is **Nov. 12**.

*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.





# Matching Gifts Program from Metrum CU

Metrum Credit Union Matching Funds Program encourages and fosters neighborhood improvements through direct cash grants to local neighborhood associations. The maximum amount per neighborhood is \$500.


To have access to the Matching Funds program, the following requirements must be completed by the neighborhood association.

-  The project must benefit a common ground, facility or program within the boundaries of the applying eligible association.
-  Unless otherwise pre-approved by MCCU, the matching funds will be aid to the association through reimbursement payment. Expense receipts will

be required.

-  Projects and reimbursements must be completed by December 31 of the same calendar year of the requested approval.
-  MCCU has the right to reject requests if they do not appear to benefit the community or comply with the purpose outlined above.
-  Funds are available on a first come first serve basis. When the annual allocated amount has been depleted, no additional requests will be approved until the following calendar year.
-  MCCU will have no input on the project and will not be held liable for any part of the project or program. Also, MCCU holds no ownership in the work completed or equipment or supplies

purchased.

-  Any association receiving matching funds shall agree to indemnify and hold MCCU harmless from any liability or claim arising out of the project.

The last time we did a project and applied for funds from Metrum, was when we put the red mulch down on the front garden to keep the weeds down.


If you have an idea for a project that could benefit the community and meets the above requirements, we would like to hear about it at the next AGHOA meeting Thursday Oct. 16, at the South Metro Fire Station on Maximus Dr. The meeting begins at 7 p.m.

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## Nextdoor Acres Green

We are pleased that over 359 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](http://nextdoor.com/join/WQBSKR).




## Eagle Tree Service

**303-799-8899**

**Chris Knapp**  
Arborist

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- ⇒ Minor Landscaping & Consulting
- ⇒ Disease & Pest Examination
- ⇒ **Seasoned Firewood**
- ⇒ Licensed and Insured

**Acres Green Resident**



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Foreclosure Properties, Investment Properties, Rent-to-Own

Rural Properties and Mountain Properties

**Acres Green vs Lone Tree**  
AG since July # of Homes Sold 14  
LT since July # of Homes Sold 12  
AG since July Avg. Sales Price \$270,000  
LT since July Avg. Sales Price \$428,000  
AG since July Avg. Days on Market 11  
AG since July Avg. Days on Market 28

Nothing is impossible; the word  
itself says "I'm possible!"  
Audrey Hepburn



**10 Reasons to use a Realtor when Selling your home (part 1).**

1. What is a Realtor? An Agent who belongs to the 'National Association of Realtors' and has far more tools and information available for your benefit than an Agent/non-Realtor.
2. The liability factor diminishes greatly when you use a Realtor Professional. Many 'For Sale by Owners', are sued by their Buyers over legal issues that could easily be prevented with professional knowledge and expertise of a Realtor.
3. Buyer's are pre-qualified and fully identified before they can view or purchase a home. Thereby curtailing lost time and discouragement to you with unqualified Buyer's.
4. Pricing your home at fair market value. Only a Realtor can do this for you. A Realtor knows how to properly price your home for sale. Bear in mind an Appraiser gets their data from 'Realtors'.
5. Understanding the Documents is not as easy as it looks. Not checking a box or filling in a blank has default consequences. There is no way for an unlicensed person to know what that may be. Even Real Estate Attorneys are not required to keep up their education like a 'Realtor' is required to do.

**Cherry Creek Properties, LLC.**

5655 South Yosemite Street #109  
Greenwood Village, 80111

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303-919-9644 Cell

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