



# The Kipling Villager

Newsletter of the Kipling Villas Homeowners' Association

Dedicated to Improving Our Community

Vol. 01 No. 12

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## Letter from the President

Hello Everyone, 2010 is rapidly coming to an end. This is the time of the year that I look back on the events that took place. My family has been healthy and happy. I have enjoyed many beautiful days in the mountains fishing and hiking. Overall it has been a great year.

The Kipling Villas Homeowners Association has had a great year as well. The first community garage sale was a great success. We had good participation by our residents. They reported to me that the sales were brisk and the numbers of buyers good. The clean up day was its usual hit. We had many people take advantage of their memberships and got rid of many unwanted items and trash. We loaded the two large dumpsters by late morning. I think the good weather around the clean up day contributed to the number of participants.

We also replaced the meeting signs this year and added the new banners. The new signs are much more attractive and are easier to handle. The banners for the garage sale and clean up day are also a welcome addition. They are large and easy to read. They advertise the events well.

Additionally, we have changed the newsletter. We are no longer publishing it ourselves. With the sponsorship of Spencer Helwig, we are now able to distribute the community news at no cost to us. The costs are picked up by the advertisers. This makes our efforts easier and very efficient.

We are considering more projects for the future. I would encourage you to stay informed and contact me or any of the board members with suggestions and ideas. Happy holidays to all of you and your families.

— Jerry Shin



## Kipling Villas "Parade of Homes"

Have you done a remodel or other home improvement project to your home in Kipling Villas? Then we would love to see it! Let's share our creativity with each other and get inspired. We will be featuring your photos and projects on the website this spring. This will be a great way to get ideas for painting, updating and improving our homes. Kitchens, bathrooms, living rooms, garages, laundry rooms, exteriors or any other area you think residents would enjoy seeing will be featured. Please contact the editor at [kvnewsletter@gmail.com](mailto:kvnewsletter@gmail.com) for questions or to share your story! (Addresses and names will not be published on the website.)

## Have You Seen the Website?

Visit the official website of Kipling Villas HOA at [www.kvha.net](http://www.kvha.net). You can always find every back issue of the Kipling Villager with full color photos. Plus, check out our newest feature: A collection of the original floor plans and renderings from when our neighborhood was being constructed in the 1970's. This can be a great tool to print out and use if you are planning a remodel or even re-arranging furniture.

## Christmas Caroling in Kipling Villas

Please join in the fun on December 20 or December 24! A caroling group will meet in the south end of the Lilley Gulch parking lot at 6:30 p.m. Caroling is open to any resident or non-resident of Kipling Villas – the more the merrier! This will be a fun way to meet your neighbors and spread holiday cheer through our community.



We will serve hot cocoa before and after. You are encouraged to wear Santa hats and any festive gear you like. Please visit [www.kvha.net](http://www.kvha.net) and print out the caroling lyrics beforehand, and bring a travel mug if you'd like to take your cocoa along with you.

Please email [kvnewsletter@gmail.com](mailto:kvnewsletter@gmail.com) if you would like a lyric sheet emailed to you directly or have any questions. See you then!

## Construction Update

You've probably noticed construction near Wadsworth and Bowles and may know that there is a pedestrian bridge being constructed there. Here is an update on progress from Jefferson County:

Jefferson County's contractor, American Civil Construction, started work on the additional southbound traffic lane on the west side of Wadsworth Blvd between the easterly entrance to the Southwest Plaza and Bowles Ave last month.

Pedestrians must use sidewalk on the East side of Wadsworth Blvd. (Cross Avenue to Bowles Avenue), as the west side sidewalk closure will continue through out the winter.

Bridge caissons for the future bridge were constructed in November and construction behind concrete barriers will continue throughout the holidays.

June 1, 2011 is the tentative date for completion of the pedestrian bridge.

**Neighborhood Nature Notes**

With winter and cold temperatures fast approaching, our neighborhood birds appreciate the seed we put out for them in our backyard feeders. But with Christmas coming, you can both do something festive and provide some extra food for our feathered friends by creating and hanging a bird seed wreath on a tree, lamp post, or gate in your front yard. These wreaths can cost as much as thirty dollars online or in a store, but by creating your own from a few simple supplies, you will spend only a couple of dollars to make the same wreath. And they make wonderful gifts for family and friends!

**MATERIALS:**

- Bundt pan (greased) or 4 individual sized bundt pans
- 4 (¼ oz.) packages of unflavored gelatin
- 2 quarts of your favorite bird seed  
(Birds like a seed mix which includes sunflower, millet, corn, and peanut hearts best.)
- Dried apple slices, raisins, currants, cranberries, wheat seed heads, dried ears of corn, etc. for decoration.
- Colorful ribbon or raffia
- Wire (at least two feet) to hang your wreath

**INSTRUCTIONS:**

1. Bring 1 ½ c. of water to a boil.
2. Empty the 4 packages of gelatin into 8 T. cold water in a large bowl. Let the gelatin sit for a minute.
3. Add the boiling water and stir for 2 to 3 minutes or until the gelatin has dissolved.
4. Stir 8 cups of bird seed into the gelatin, mixing thoroughly.
5. Let the mixture set for a few minutes, then stir again. Repeat this process a few times allowing the seed to absorb the liquid.
6. Spoon the mixture into a greased bundt pan and put in the refrigerator for at least three hours.
7. Remove the wreath from the mold by inverting the pan and tapping along the bottom. The pan may need to warm to room temperature before the wreath will come out.
8. Allow the wreath to dry overnight or longer on a cooling rack to let the air circulate.
9. Tie a ribbon or raffia around it and decorate with dried fruit and seed heads.

*Note: Do not hang when the temperature outside stays above 50 degrees for long periods of time.*

— Janet Shin

**Quarterly Homeowners Meeting Summary**

Our last HOA meeting was held November 9. Meetings are always open to all residents of Kipling Villas. The following is a summary of what was discussed:

Construction update at Wadsworth and Bowles, Treasurer’s Report – Balance is \$5,442.41, Newsletter, Signage, New Signs at Pedestrian Crosswalk, Better Illumination for Main Entrance Signs, 2011 Garage Sale Dates, Recent Dog Attack in KV, HOA Insurance, Christmas Caroling, Website Additions of Floorplans.

Please visit [kvha.net](http://kvha.net) for complete and detailed notes for all meetings.

**Kipling Villas Homeowners’ Association  
Officers and Directors**

**OFFICERS:**

President: Jerry Shin .....303-979-4879  
 Vice President: Ken Schauer .....303-973-2412  
 Treasurer: Tony Esolen .....303-973-7670  
 Secretary: Janet Clark .....303-697-2068

**DIRECTORS:**

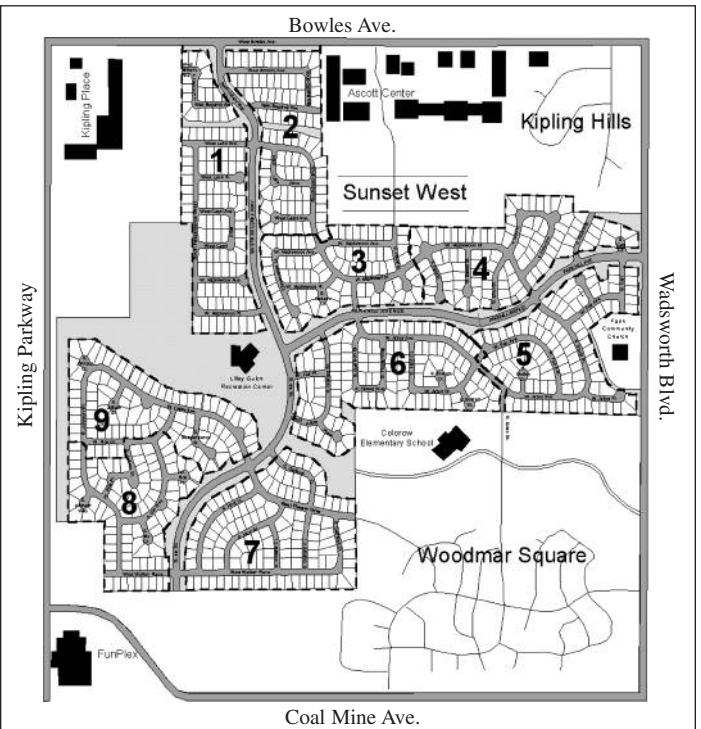
District 1: Spencer Helwig .....303-948-3040  
 District 2: Eric Sapir .....303-973-0291  
 District 3: Desiree Eke .....303-948-9586  
 District 4: Melissa Messina .....303-437-8278  
 District 5: Ken Schauer .....303-973-2412  
 Tony Esolen .....303-973-7670  
 District 6: Spencer Helwig .....303-948-3040  
 District 7: Jerry Shin .....303-979-4879  
 Janet Clark .....303-697-2068  
 District 8: Mark Donohue .....303-979-8150  
 District 9: Dale Anderson .....303-972-0020  
 Newsletter Editor: Janet Clark .....303-697-2068  
 Advertising: Colorado Lasertype .....303-979-7499  
 Webmaster: Ken Schauer .....303-973-2412

The *Kipling Villager* is published monthly by the Kipling Villas Homeowners’ Association, a non-profit association. The newsletter is delivered by hand to all the residents of Kipling Villas.

The deadline for articles and advertisements is the 15th of the month for the next month’s issue except for the January issue which is December 6th. **All articles must be approved by the editor for publication, or as space permits. Please email [kvnewsletter@gmail.com](mailto:kvnewsletter@gmail.com) to submit an article for the newsletter.**

To place an advertisement in the newsletter, call **Colorado Lasertype at 303-979-7499.**  
 Email: [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com)  
 Website: [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com)

*Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.*



**2011 Garage Sale Weekend!**

The dates have been set for the 2011 Community-wide garage sales: April 29 – May 1. Please check next month’s issue for more details!

**Local Business Spotlight**

CinnaFusions Bakery & Café offers breakfast and lunch. They specialize in Cinnamon rolls with over 16 varieties and flavors offered daily. You can stop in and grab a latte or a sandwich made on homemade bread. Cookies, brownies, pie and breads are available daily. Owner Robyn Merkel, is also offering custom cakes. For something different, try a Runza or a Fusion roll with Savory fillings for lunch. The dining area is cozy and welcoming, and this little shop is a great addition to our community.

*CinnaFusions Bakery & Café*  
5924 South Kipling St., 303-948-8373

— Janet Clark

**Seven Layers of Heaven Bars**

Try this decadent recipe for the holidays – they won’t last long!

- 1 stick butter, melted
- 1 ½ cups graham cracker crumbs
- 1 can sweetened condensed milk (14 oz)
- 1 cup walnuts
- 1 cup chocolate chips
- 1 cup butterscotch chips
- 1 1/3 cup coconut

Preheat oven to 350 degrees. Spray 9x13 pan with cooking spray. Combine butter and graham cracker crumbs and press evenly into bottom of pan. Pour condensed milk and spread evenly over crumb layer. Evenly sprinkle nuts, chips and coconut on top. Bake in oven approximately 25 minutes or until coconut is toasted.

**Important Jefferson County Numbers**

Animal Control .....	303-271-5070
Assessor .....	303-271-8666
Clerk & Recorder .....	303-271-8171
Commissioners .....	303-271-8525
County Attorney .....	303-271-8900
Courts .....	303-271-6215
District Attorney .....	303-271-6800
Elections .....	303-271-8111
Foothills Water Watch .....	303-409-2300
Health & Environment .....	303-239-7075
Highways & Transportation .....	303-271-8495
Human Services .....	303-271-1388
Information .....	303-279-6511
Mediation Services .....	303-271-5060
Motor Vehicle .....	303-271-8100
<b>Sheriff’s Department .....</b>	<b>303-277-0211</b>
Traffic Hotline .....	303-271-5677
Jeffco Home Page: <a href="http://jeffco.k12.co.us/community/index">http://jeffco.k12.co.us/community/index</a>	

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*Annual  
Holiday  
Pottery Sale*

**FRI, DEC 3: 9 a.m.-7 p.m.**  
**SAT, DEC 4: 8 a.m.-5 p.m.**

Ridge Recreation Center  
(Lower Level)  
6613 S. Ward St., Littleton

**Foothills**  
Park & Recreation District

**Details: 303-409-2612  
or [www.ifoohills.org](http://www.ifoohills.org)**

### Top Tips for a Safe Holiday Season

Here are a few safety tips to remember as we enter the holiday season: a time when the days get shorter, the malls get busier, and the sweaters get... interesting.

#### Shopping

Don't leave purchases in plain view in your vehicle. If you're making multiple stops on your shopping trip, place all of your purchases in your vehicle's locked trunk or otherwise out of sight. The parking lots are teeming with people, one of whom might have a different idea about who should get those new gifts.

Be vigilant, especially after dark. As you come and go from stores and malls during the holiday season, be aware of your surroundings. Don't get so absorbed in your phone conversation that you fail to recognize what's going on around you. If you're carrying a purse, hold it close to your body. If you're walking through parking lots at night and feel unsafe, ask store security for an escort, or walk out with other shoppers.

#### Gift Giving

If you're mailing gift cards or checks to loved ones, take your mail to the post office and walk it inside the building to see it off. Placing outgoing mail in your own mailbox or even stand-alone US Mail boxes opens up the possibility of the mail being stolen and monetary gifts being pilfered. Never mail cash.

Solicitation for donations to charity rises around holiday time. Whether you're contacted in person, by phone, by e-mail or via Facebook, be sure to do your homework first. Websites like [charitynavigator.org](http://charitynavigator.org) can reveal whether the charity exists, and how responsibly it spends its donations. Never provide bank account numbers or Social Security numbers to a solicitor.

#### On the Road

As you hit the holiday party circuit, make a plan that prevents you from driving buzzed or drunk. If you plan to drink: have a designated driver, call a cab, or ask to crash on your host's couch. A DUI arrest will cost a driver over \$8,000 in fines, attorney's fees and insurance rate hikes. Any cab ride will cost you far less. It's not worth risking your money, your life, or the lives of others.

#### Back to School... with New Stuff

Talk to the young ones in your family about securing their new belongings when they go back to school. Unfortunately, iPods and other coveted gadgets disappear fairly regularly at schools when they are not locked away. Unlocked lockers or backpacks piled up on the floor are not sufficient storage spaces for valuables.

We don't want a thief to get away with your favorite holiday gift. School resource officers are working to educate, investigate and patrol at our schools. Please report any thefts to your school resource officer immediately so that he or she can investigate these crimes.

#### Peace of Mind

The holidays can be a stressful time of year. If you or someone you know needs emotional or financial help, there are many local organizations dedicated to providing these services at holiday time, or anytime. Visit [www.jeffcosheriff.com](http://www.jeffcosheriff.com) for a list of local programs that can give you the help you need; and don't be afraid to ask.

On behalf of all the men and women of the Jefferson County Sheriff's Office, we wish you a happy and safe holiday season.

— Sheriff Ted Mink



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Get ready for the holidays. **Parents night out.** Dec 3, 10, 17. Spaced limited. Call **Julie's Daycare** for details 303-961-1731.

**\$300 OFF exterior or interior PAINTING!** 10% disc. for paying cash up front. Deck staining. Rob, OB Painting 303-986-8198

**Pet sitting in my home or yours.** Dogs, cats, birds, pocket pets. Safe yard, lots of TLC. Nursing care for animals on meds. Peggy Beam, Cert. Vet. Tech. **303-521-6690**

**Highlands Pride Painting- 303-738-9203**

**House cleaning -** Wk, bi-wk, move in/out, office. Call Whitney at **303-358-5087** or [lorencleaningservices@gmail.com](mailto:lorencleaningservices@gmail.com).

**Companion care.** Cooking, light house-keeping, errands, & doctor appmnts. CPR & first aid certified. Salina, 303-437-2936.

**Small Paint Jobs Only 720-331-7032**

**Aminals Pet Sitting Service-** Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy at **303-335-6237**.

**Mike the Plumber -** Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

**Crystal Window & Blind Cleaning!** Chandeliers & mirrors. Refs, 20 yrs exp. Feel good with clean windows. Call NOW-avoid the rush! **Bill & Jerry 303-922-4655**

**Fall air duct cleaning and chimney cleaning for your home. 720-299-7782.**

**Happy Holidays from American Sprinkler!** [asprinkler.com](http://asprinkler.com) or **720-312-3616**.

**Fall is great** for clean-ups, pruning, mulching and planting blubs! Call **Property People 303-997-7392.**

**KENOSHA GLASS** Window repair, table tops, mirrors, shower doors. **303-972-7880**

**Tree trimming & removal- Columbine Tree Svc. 303-979-5330. 33+ yrs exp.**

**Sewing Machines Repaired.** 30 yrs + exp. Free est. Free p/u & del. All work guaranteed. Call **Scott 303-972-4687.**

**Driveway Caulking - Small Concrete Repairs.** Avoid Costly Replacement. Ideal Restoration/Sean **720-422-4236.**

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**QUEEN PILLOWTOP MATT/BOX SET.** Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE** pillowtop set. Retail \$699, asking \$385. **303-742-4860.**

**Partylite Candles & Accessories.** *Make your home smell great for the holidays!* Contact **Jan.** [www.partylite.biz/janderby](http://www.partylite.biz/janderby) or **303-979-3880.**

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**Free Nutcracker Performance, December 4**

Foothills Park & Recreation District's Ballet Program will be performing excerpts from Tchaikovsky's Nutcracker Suite on Saturday, December 4 beginning at 4:30 p.m. in the Ridge Recreation Center gymnasium (6613 S. Ward St.); seating begins at 4 p.m. The performance is free to the public. Participants and audience members are encouraged to donate a new toy that will be provided to the Jefferson County Sheriff's Toy Drive. For information, call **303-409-2612.**

**Teen Services**

To add your teen's name, please call **Colorado Lasertype** at **303-979-7499** and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting \* Red Cross Cert. for CPR **(L)** Lawn care **(S)** Snow removal **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Kayla F. 13 B 303-475-4049

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**2010 Membership KVHA**

**Only \$25 per year, all residents (owners & renters) welcome.**

All memberships to the Kipling Villas Homeowners Association are valid for one year from May 1, 2010 to May 1, 2011. Please invest in your neighborhood. Send in your \$25 dues and please attend the quarterly meetings. You can make a difference!

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail (for newsletter & updates): \_\_\_\_\_

Would you also like to receive the quarterly newsletter via email? (circle one) YES NO

*Please make checks payable to:*  
**KVHA • P.O. Box 620714 • Littleton, CO 80162**

## Spencer's Current Properties for Sale



9903 W Caley Ave - \$249,900  
Kipling Villas  
Fantastic Home Backing to Greenbelt



4437 S Vivian St - \$217,900  
Morrison, CO  
Solid Two Story



8822 W. Arbor Ave - \$219,900  
Kipling Villas  
Short Sale Special

## Recent Kipling Villas Sales

<u>Address</u>	<u>Style</u>	<u>Beds</u>	<u>Baths</u>	<u>Square Feet</u>	<u>Sold Price</u>	<u>Garage Spaces</u>	<u>Sold Date</u>
9586 W Maplewood Ave	Two Story	4	3	1846	170,000	2	21-Oct-2010
6425 S Iris Ct	Bi-Level	3	2	1570	180,000	2	16-Jul-2010
6135 S Field St	Tri-Level	3	3	1658	180,000	2	16-Jun-2010
6236 S Dover St	Tri-Level	3	2	1426	188,200	1	15-Oct-2010
9580 W Burgundy Ave	Ranch	4	2	1008	189,000	2	27-May-2010
6133 S Cody Way	Ranch	5	2	1008	199,900	1	7-Oct-2010
6146 S Flower St	Tri-Level	4	4	1658	200,000	2	24-Jun-2010
9600 W Burgundy Ave	Tri-Level	3	3	1426	202,000	2	30-Jun-2010
6412 S Johnson St	Tri-Level	3	2	1426	203,000	2	19-Aug-2010
6312 S Johnson St	Tri-Level	4	3	1658	205,000	2	13-Aug-2010
9853 W Polk Pl	Bi-Level	3	2	1570	214,900	1	1-Jun-2010
6034 S Dudley Way	Ranch	4	2	1020	224,000	2	23-Aug-2010
6225 S Dudley Ct	Two Story	6	4	1828	225,000	2	29-Oct-2010
6143 S Everett St	Two Story	4	3	1941	230,000	2	6-Oct-2010
6390 S Jellison St	Ranch	4	3	1346	239,900	2	12-Nov-2010

Information obtained from the Denver MLS as of November 18, 2010

## Spencer Helwig

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