



# The Kipling Villager

Newsletter of the Kipling Villas Homeowners' Association

Dedicated to Improving Our Community

Vol. 03 No. 02

February 2012

[kvha.net](http://kvha.net) • Circulation: 910

## Another Great Night of Caroling!

This season's Christmas Caroling party was a huge hit with residents. The weather was snowy and chilly, but that didn't stop over 30 residents from joining together for a fun evening of singing and hot cocoa. This year, we visited homes in District 2 and 3, and were warmly greeted at nearly every door. It was a very fun and festive night. We hope you remember to join us for Cocoa and Carols in 2012!



Group photo of this year's caroling bunch



Our merry bunch singing in front of a resident's home

## 2012 HOA Meetings

Tues., Feb. 7th • Tues., May 3rd

Tues., Aug. 3rd • Tues., Nov. 8th

All meetings are held at Lilley Gulch Recreation Center.

All residents are welcome & encouraged to attend!

*"Twenty years from now you will be more disappointed by the things you didn't do than by the ones you did."*

— Mark Twain

## President's Letter and Updates on Foothills Land Sales at Coal Mine & Wadsworth

Hi Everyone and Happy Ground Hog Day,

If you feel like me, I am ready for spring. Hopefully, the groundhog will not see his shadow. This means that we will have an early spring. If he does see his shadow, there will be six more weeks of winter. Since we have so much sunshine here in Colorado, I hope we have a rare cloudy day on February 2nd.

After the large snow storm before Christmas, I received a call from one of our residents. She was wondering if I knew of any young people who could help her by shoveling her driveway. She said she was elderly and her husband could no longer do hard work. I didn't know of anyone to help her, but I offered to come over and do it for her. She declined my offer and said she could do it in small stages. I just wanted to remind you to help your neighbors when they need it. If you have children that are willing to do odd jobs for people in the neighborhood, please take advantage of the free advertising in the Villager. A little kindness goes a long way.

On January 10, 2012, the first public meeting took place at Lilly Gulch in regards to the development of the northeast and northwest corners of Wadsworth and Coal Mine. These properties are being sold by Foothills Recreation District to Drake Real Estate. Foothills has determined these properties to be the most marketable of their vacant lands. They are two of the six properties that are under contract. They would like to use the proceeds to offset their rising operating costs. Drake is proposing retail development for both properties. This meeting was to listen to suggestions on the design. The process to approve a plan is a long time off. The properties must undergo two separate zoning steps. First the properties must be determined to be eligible to change their Open Space designation and then the zoning must be changed to allow for retail development. This must happen before any planning by the developer.

*continued on page 2*

**Updates on Land Sale,** *continued from front page*

There were approximately 40 people at the meeting. Most were property owners that adjoin the two lots. They had many concerns. Most of them were opposed to the sale and are looking for ways to stop the development. Some of their concerns were: lighting and visual pollution, access from the neighborhoods, the excess of existing retail space, traffic, the type of retail that could be placed at the sites, extermination and/or relocation of the prairie dogs. Many objected to the actions taken by Foothills. They objected to the idea that Foothills is using the sale to cover their operating costs. They claimed that the properties were to remain open space forever by the home builder. Premium prices were paid for these prime sites.

There will be more meetings and hearings about this proposal. If you would like more information on the land sale and Foothill's budget problems, go to their website, [www.ifoohills.org](http://www.ifoohills.org). Have a great day!  
 — **Jerry Shin**

**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  
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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.

News Articles

The deadline for news articles is the 15th of the month before the next month's issue, except for the Jan. issue which is Dec. 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.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th. To place an ad, call **Colorado Lasertype, 303-979-7499**. Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com). To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

*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.*



**Free Ice Cream Sundaes!!**  
 (with meal Purchase & this Coupon)  
[www.johnnymacscafe.com](http://www.johnnymacscafe.com)  
 720-981-4070

Great Burgers, Salads,  
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(Bowles & Kipling  
 Across from Elvis Theater)

**Your Kipling Villas Neighborhood Restaurant!**

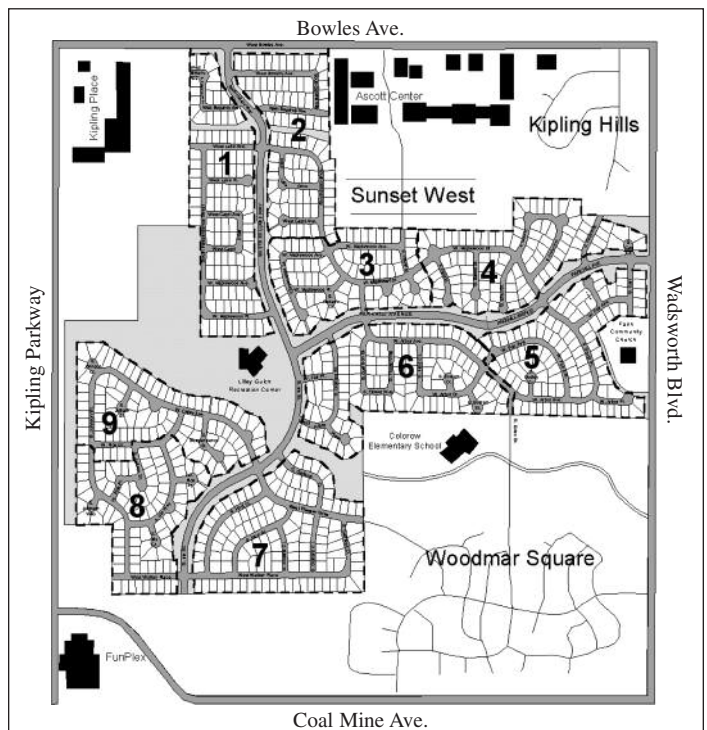
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**. . . A RELAXING MASSAGE**

**303-409-2100**  
**[www.ifoohills.org](http://www.ifoohills.org)**

**CLASSIFIEDS**

Classified ads are \$2.95/line for 2012. Contact **Colorado Lasertype** at 303-979-7499 or [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com) to place an ad. To view our display ad prices, visit our website at [www.coloradolasertype.com](http://www.coloradolasertype.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th.

**Pet Sitting for dogs.** Overnights allowed. **Can run errands - Mom's helper.** Price neg. KV Res. Laurie 303-653-2340.

Lawn Care, Aeration, Fertilization, Yard Clean-up. Call Rob 303-908-9063.

**Expert Furnace Repair and Install.** Free est. Mention ad for discount 720-299-7782.

**AJ Floral - Valentine Special \$25 Ladybug.** Call for floral/gift specials. 303-263-6537

**American Sprinkler and Landscape.** [asprinkler.com](http://asprinkler.com) or 720-312-3616.

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

**Ultimate House Cleaning.** Reliable, flexible & insured. Use your products or mine. Clean once/month \$85.00. 303-978-1028.

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

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

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

Licensed CHILDCARE & PRESCHOOL. Mon-Fri from 7:30am-5:30pm. Lots of love, learning, and fun! 303-263-5681.

**OB PAINTING.** Interior/Exterior. Get it done now! Free Est. Rob: 303-986-8198

**Drywall and Basement Finishing Services. 26 years experience. Gary 303-829-6363**

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

**PARTYLITE CANDLES & Accessories.** Contact **Jan** at 303-979-3880 or [www.partylite.biz/janderby](http://www.partylite.biz/janderby)

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

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

**Laughing Butterflies Home Childcare.** 6 weeks to 4 yrs old. **First Week Free!** State Lic./CPR cert. 303-815-2862.

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

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.

**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**

**Driveway Caulking - Concrete Repairs.** Avoid costly replacement. Call Sean 720-422-4236. [www.ideal-restoration.com](http://www.ideal-restoration.com)

**A+ Home Improvement Services.** Pro-painting (ext. & int.), gutter & trim replacement & stucco. No job too small - we do it all! Basement & bath remodels, drywall repairs/texturing, decks, fencing, carpentry, doors, plumbing, electrical, tiles, carpeting & hrdwd flooring. BBB Member. Call A+ for fast, professional service every time. **Steve, 303-979-7858.** Major credit cards accepted. Refs., fully ins. & bonded. [www.A-Plus-Home-Improvement.com](http://www.A-Plus-Home-Improvement.com)

**Two Tips For A Faster Home Sale**

Selling a house in today's real estate market can be a challenge. Fortunately, two simple steps can bring a profitable sale within reach:

- Paint. Give your walls a coat of fresh paint. Pick a neutral color, and get an experienced professional painter. Faded old paint, or a sloppy touch-up coat, will turn potential buyers off.
- Remove the clutter. Don't let your house look crowded. Take pictures off your walls, stow unneeded appliances away, get rid of half the clothes in your closets, and so forth. You want buyers to see space, not stuff.

**Keeping our Sidewalks and Residential Streets Safe & Clear**

If you are experiencing ice back-up or drainage issues in the roadway right-of-way, you may consider calling Jefferson County Road & Bridge Department. The phone number for the District 2 office is 303-271-5219, and there is also an online form available on the Jefferson County website.

**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>	

**Teen Services**

To add your teen's name, please email **Colorado Lasertype** at [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com) 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.

Jared B.	12	L/S	720-981-1321
Kayla F.	13	B	303-475-4049
Melanie R.	11	P	303-904-7593
Heather R.	14	B	303-904-7593
Savannah T.	13	B/P	303-221-4901

# Recent Home Sales in Kipling Villas

<u>Address</u>	<u>Style</u>	<u>Beds</u>	<u>Baths</u>	<u>Square Feet</u>	<u>Price</u>	<u>Garage Spaces</u>	<u>Sale Date</u>
6082 S Dudley Way	Tri-Level	3	1	989	115,000	2	September 28
6239 S Garrison St	Two Story	4	3	1,941	179,000	2	November 21
6317 S Johnson St	4-Level	3	3	1,658	185,000	2	September 26
6362 S Johnson St	Two Story	3	2	1,225	186,500	2	August 31
9637 W Brittany Ave	Tri-Level	3	2	989	191,300	2	November 23
9704 W Polk Pl	Bi-Level	4	2	1,570	203,000	2	December 30
8738 W Maplewood Dr	Story & 1/2	5	3	1,441	215,000	2	August 3
6436 S Garrison Ct	Two Story	4	3	1,941	215,000	2	December 30
9282 W Arbor Pl	Two Story	4	3	1,941	224,000	2	November 4
6311 S Jellison St	4-Level	5	3	1,426	225,000	1	October 12
8773 W Arbor Ave	Two Story	4	3	1,941	228,000	2	September 28
8997 W Maplewood Dr	Tri-Level	3	3	1,658	233,500	2	September 8
9793 W Caley Ave	4-Level	3	3	1,658	234,000	2	October 21
6134 S Field St	Two-Story	4	4	1,941	239,000	2	July 25
9673 W Caley Ave	4-Level	3	3	1,658	242,000	2	September 29

Identified agent may not have participated in a particular sale. Source Denver MLS January 16, 2012

- Average days on market for the above sales was 64
- Currently there are only 3 houses available for sale in Kipling Villas
- Currently there are 9 properties that are under contract

Inventory of available homes is at an all time low across the Denver Metro as well as Kipling Villas. Based on fifteen sales in the last six months and only three active properties for sale, there is approximately just five weeks of inventory. Combine low inventory with interest rates below 4% for well qualified buyers and it would appear we may be on the edge of a seller's market. If you are considering selling your house, please call me today. I offer free market analysis.

## Spencer Helwig Call me to sell yours!

"Kipling Villas Real Estate Expert"

**RE/MAX** Professionals

8500 W. Bowles Ave, Suite 100  
Littleton, CO 80123

Direct: 303-932-3357

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