



# The Kipling Villager

Newsletter of the Kipling Villas Homeowner's Association

March/April 1996

*Dedicated to Improving Our Community*

## HELP!!!

The KVHA desperately needs your help. As a result of changing home prices and interest rates, many of our members and staff have moved. At present, neighborhood participation is so low we are in jeopardy of dissolving the Homeowner's Association.

KVHA is a non-profit organization that depends on volunteers from the neighborhood to operate.

Volunteering to help KVHA requires only that you attend quarterly meetings, help decide how membership dues should be used, help hand out the Newsletter, and help with special events like the annual Spring Clean-up.

Without a Homeowner's Association there is no one to speak on behalf of the interests of the 890 homes of the Kipling Villas. These interests and concerns carry greater significance before the County Commissioners and Foothills when addressed on behalf of the entire community.

Without the Association there is no Newsletter to inform the neighborhood of events which directly affect the quality of our lives.

On May 7th we will be electing new officers to serve one-year terms. If you value your neighborhood and want to help keep it clean and safe then please plan to attend this meeting.

## COHOPE MINUTES



Council of Homeowner  
Organizations for a Planned  
Environment

sioner, Mrs. Betty Miller. When asked why the Chanson Plaza development was approved when it did not completely adhere to the original development plan (ODP), Miller said they had no choice but to approve the plan since the commissioners felt it did in fact meet the ODP. The commissioners consulted attorneys who said turning down the proposed plan, after it met the ODP would constitute "takings," and would then mean Jefferson County would have to buy the land. Miller said she believes the majority of the citizens of Jefferson County would oppose spending some \$9 million dollars in such a way.

The question of time limits on rezoning was addressed next. Miller said she had talked with the county attorneys last year about it and they advised it would have to be handled on a state level, since zoning is tied so closely with the value of land. Representative Vicki Agler, who was present at the meeting, spoke up and said that it could be done at the county level, but in the case of South Jeffco, it would have little effect since there are only 4 parcels of land that

The guest speaker for the February COHOPE meeting was a Jefferson County Commissioner.

have not all ready been zoned either residential or commercial. In the case of rezoning land, the time limits would become a double edged sword... working the same for commercial land that was down-zoned to residential or agriculture, as residential or agriculture rezoned for commercial.

Concern was raised by several in attendance about the proposed hotel/apartment/multi-family complex known as Dakota Valley, being planned for the intersection of C-470 and Hwy. 285. Miller did not deny that the county commissioners had told a representative of the landowners to approach the city of Lakewood for annexation of the land, since the county could not adequately service the area. COHOPE president Vivian Duvall stated the county should not be suggesting to developers that Lakewood could annex commercial areas of South Jeffco, when that very tax base being giving away to Lakewood will be needed for us if incorporation is ever to be in our future. Many in attendance agreed.

A representative from Columbine Knolls II asked for COHOPE's support and help for the upcoming hearing to decide whether the county should take action on the petition from members of that neighborhood requesting down-zoning to allow recreational vehicles in the neighborhood, when the ODP clearly states they must be concealed from

(See COHOPE on P. 3)

### KVHA MEETING MINUTES



The regular monthly meeting of Kipling Villas Homeowners' Association (KVHA) was held Tuesday, March 5, at the Lilley Gulch Recreation Center, beginning at 7:45 p.m.

#### Corporate Actions Taken

The treasurer reported that, as of February 29, 1996, the KVHA treasury contained \$2,935.93. Accounts payable totalled \$912.87 (Bank fee \$17.00, Printing of Newsletter for January & February \$209.87, Foothills Matching Funds for east entrance plantings \$686.00). Accounts receivable \$56.40 (advertising revenue).

Participation in the monthly meetings has been declining during the past year due in large part to the fact that the same group of people have been giving of their time for the past few years to keep the Homeowner's Association alive and many of them have recently moved out of the Villas. It was therefore decided to hold quarterly meetings instead of monthly meetings. They will be held in February, May, August, and November of each year.

Ken Schauer announced he can no longer produce The Kipling Villager. He is exploring several options to keep it going but if none of these work out the newsletter will be discontinued.

The election of new officers will be held at the May 7th meeting. The term of office will run from May to May.

All KVHA memberships have expired. It was decided that the new membership drive will coincide with the Spring Clean-up and will run from May to May. Residents are encouraged to bring their \$15 membership dues with them to the dumpsters (see details on page 3).

#### Foothills

Jeanne DeVita from the Foothills Park & Recreation District reported that Storch Developers gave Foothills a check for \$852.50 to cover the cost of replacing the landscaping they destroyed at the Iris Street Closure several years ago. This settlement was reached after many hours of negotiation and hard work on Jeanne's part. A neighborhood Eagle Scout has volunteered to assist with the re-landscaping of this park. This work should begin this spring.

Foothills has budgeted approximately \$15,000 from their annual budget to clean-up the tree damage in the Kipling Villas from last year's heavy snow storm. To date they have removed approximately 100 trees and have about 25-30 left to remove. They have spent approximately \$10,000 of this money for removal. They have established a set of criteria to determine which trees were damaged beyond recovery and must be cut down and which can be saved. They will try to replace removed trees as their budget and our matching funds allow. They will not be planting new Russian Olive trees.

Foothills will replace, at no cost to the KVHA, those trees at the east entrance to the Kipling Villas, which have died since last year. They will also continue to mow the grass behind the sound fence along Bowles. This year they will finish the planned landscaping at the north entrance to the Kipling Villas, complete the landscaping in the open area

(see MINUTES on p. 3)

### KVHA Officers and Directors 1995-1996

#### Officers:

President	Open
Vice Pres	Open
Secretary	Jo Ellen Nealy
Treasurer	Sue Farel

#### Directors and Co-Directors:

##### District 1

Sue Farel	973-9441
Sal Rivera	

##### District 2

Jo Ellen Nealy	932-2565
Marilyn Rickert	

##### District 3

Patricia Fladerman	973-6241
Mitch Fladerman	

##### District 4

Open  
Open

##### District 5

Ken Schauer	973-2412
Open	

##### District 6

Deeya McClurkin	972-1963
Open	

##### District 7

Open  
Open

##### District 8

Stu Walker	978-1074
Open	

##### District 9

Open  
Open

#### At-Large Directors:

Nancy Stokvis	979-4664
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#### Kipling Villager:

##### Editor

Ken Schauer	973-2412
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#### Next Homeowner's Meeting

May 7, 1996

7:30 pm

Lilley Gulch Recreation  
Center

**FREE EXAM**FREE CHIROPRACTIC EXAM AND EVALUATION  
ON PRESENTATION OF THIS AD**303-978-9338**Dr. Kathryn L Bohks, D.C.  
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Littleton, CO 80123

Your alternative to drugs &amp; surgery.

(COHOPE from p. 1)

view. The covenants say the same thing, only using different words, but the majority of homeowners feel if the down-zoning is granted, the RV owners will then ignore the covenants, since the homeowners association is voluntary and they would have a difficult time raising the funds to fight a legal battle to enforce covenants. Those present at the meeting voted to support the present homeowners association's position.

Members were also reminded of the Jefferson County commissioners next town meeting, set for March 28th, 7 PM at Columbine High School.

(MINUTES from p. 1)

near the west entrance, complete the landscaping at the end of the cul de sac at S. Cody Ct., then fill in areas where damaged trees were removed along the greenbelts.

Ken Schauer phoned Bob Easton to check on the Status of the Casey land next to Colorow. Mr. Easton indicated that the request to purchase the land was submitted to Open Space. They will be reviewing the application shortly. Mr. Easton will keep the KVHA notified of any actions Open Space plans to take.

**Jefferson County Numbers**

Information	270-6511
Animal Control	271-6616
County Commissioners	271-8525
Motor Vehicles	271-8100
Highways	271-8461
Planning & Zoning	271-8700
Sheriff (non-emergency)	277-0211

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SPRING CLEAN-UP 96!**

April 27, 1996.

Lilley Gulch Rec. Center Parking Lot.  
Look for the signs.

Join your neighbors and help clean up the Kipling Villas. The Homeowner's Association will rent one dumpster for this event. To dump your collected trash just bring your yearly Homeowner's dues of \$15 with your first delivery. Every load after that will be just \$5 per load. If you have already paid your Homeowner's dues for 1996 (all memberships have expired) your first dump is free, and every dump after that is just \$5 per load.

The Kipling Villas Homeowner's Association is a non-profit organization, funded by the annual association membership dues and by the advertising revenue. The Kipling Villager is published monthly as a service to the community and is distributed by volunteers to all homes in the Kipling Villas neighborhood. The deadline for all news and advertisement is the first Tuesday of each month. *No endorsement of any product, service, or opinion is implied or stated by its inclusion in the Kipling Villager.*

### KIPLING VILLAS BABYSITTERS

<u>Aric Osieczanek</u>	<b>904-1942</b>
14, Experienced, Certified.	
<u>Angie Carlblom</u>	<b>973-7711</b>
14, Experienced	
<u>Miranda Despain</u>	<b>978-1916</b>
14, Experienced	
<u>Katie Ray</u>	<b>979-1724</b>
13½, Experienced, References.	
<u>Heather Criswell</u>	<b>972-2980</b>
13½, Experienced, References.	
<u>Brittany Toller</u>	<b>973-9626</b>
13, Certified, References.	
<u>Jennifer Despain</u>	<b>978-1916</b>
13, Experienced	
<u>Tad Osieczanek</u>	<b>904-1942</b>
12½, Experienced, Certified.	
<u>Matt Ray</u>	<b>979-1724</b>
12½, Experienced, References.	
<u>Kyle Middleton</u>	<b>973-9624</b>
12 ½	
<u>Heather Hartmen</u>	<b>972-1515</b>
11.	

### CLASSIFIED ADVERTISING

**Maloney Painting & Decorating, Inc.:** Interior and Exterior Painting. Dry Wall Repairs. **FREE ESTIMATES.** Call Mike 979-2136. Pager 230-6763.

**Painting by Ryan's Brush:** **FREE COLOR CONSULTATION AND ESTIMATES.** Best Work. Call Dave 797-6871. Leave Message.

**Avon:** To buy or sell call Becky Perkins 971-0834.

**BOXCAR Movin', Inc.:** Local moving company. Licensed, Insured, and Bonded with competitive rates. Call Keith Vargo or Dennis Schuyler -- Kipling Villas Residents --- at 904-1936.

**Lawn Care:** Aerating, power raking, fertilizing, mowing and edging. Call for **FREE ESTIMATE.** 797-2159.

**Stefan's Painting:** Drywall, Decks, Carpentry, Tile, Remodeling. **FREE ESTIMATES.** Call Steve 973-1388.

## HOW MUCH IS YOUR HOME WORTH???

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- \*\*\* **Estimated net profit to you**
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Since 1993, Deeya McClurkin has been one of the **TOP 5** agents for the #1 Century 21!!!  
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**OFFICE: 922-2121**  
**VOICE MAIL:**  
**266-0391**

### ADVERTISING RATES

Classified Ads-----	\$2perLine
1/8 page (business card)-----	\$15.00/Month
1/4 page-----	\$25.00/Month
1/3 page-----	\$35.00/Month
1/2 page-----	\$40.00/Month
Full page-----	\$80.00/Month
Flyer (printed insert)-----	\$40.00/Month