



The Kipling Villager

Newsletter of the Kipling Villas Homeowners' Association

Dedicated to Improving Our Community

Vol. 02 No. 05

May 2011

kvha.net • Circulation: 910

Hi Kipling Villas,

Today is a beautiful day, bright sun and warm temperatures. Unfortunately it has been too windy for me. I was talking to someone at work and confessed that I would prefer a calm day with the temperature at 55 degrees over a 70 degree day with the gusty winds. I really do hate the winds. It seems that this spring has been more gusty than most. We have certainly had more wild fires than I can recently remember. The lack of moisture paired with the drying warm winds has made the eastern half of the state a tinder box. I hope we can break this dry spell soon.

By the time you receive this newsletter, the community garage sale should have passed. I hope it continues to grow. Last year's event was a good one. The clean up day scheduled for Saturday, May 21st is a great opportunity for us to finish the spring cleaning. Remember it is open to all paying members of the Kipling Villas Homeowners Association. You can pay your dues by mail and use the handy mailers that should have come to your mail box or you can use the forms in this newsletter. Also remember that **we cannot accept paint, tires, electronic equipment or hazardous materials of any kind.**

We are in the final stages of planning the replacement of the lighting on the entrance signs. This will make our signs more visible and pleasing without wasting energy. Be on the lookout for this improvement this summer. You and your family should plan on taking part in the 4th of July celebration in Kipling Villas. The parade and festivities should be fun. Finally, I would like to appeal to anyone who might enjoy some gardening while improving the appearance of our community. I would like to find some volunteers that would be willing to adopt a greenbelt bed for this growing season. A little weeding and trimming of the bushes and trees would freshen up our newly mulched greenbelt beds. I have some people interested now. If you would like to take part in this project let me know.

Have a wonderful day and take some time to smell the roses.

— Jerry Shin

There's No Place Like Home

The Kipling Villas Homeowners Association is always looking for ways to improve our neighborhood. Several months ago we added a new feature to our website (kvha.net) that furthers this cause.

Within the Kipling Villas neighborhood, there are perhaps a dozen different home models (built by Melody Homes). To date, we have found the original 1970's advertisements for seven of them and have posted them on kvha.net. Simply click on the home cartoon on the main page of our website and you will be taken to a graphic list of these models. Clicking on any of these pictures will take you to the 1970's advertisement for that model. (To see an aerial photo from that time-period, go back to kvha.net and click on the button titled "Maps & Images.")

Within the next year we would like to collect pictures from you showing how you have improved the interior, exterior, or landscaping of your home. These photos will then be posted on our website next to the corresponding home model. Our hope is that by sharing your picture, others will be inspired to follow suit.

Also, if you happen to have the original advertisement for your home or perhaps a complete folder of all the homes that were available, please share it with us. We would love to add them to our collection. If you have any questions or actually have some of these vintage floor plans, contact **Ken Schauer at kjschauer@gmail.com.**



4th of July Parade

Kipling Villas Homeowners Association will be holding a Bike Parade for our residents on July 2, 2011! All residents are encouraged to participate in this fun event. We have made arrangements for West Metro Fire Station 12 to be present and lead our parade route. We will also have a Deputy from Jefferson County Sheriff in our parade!

The parade will start at 11:00 a.m., and we'll meet in the north parking lot at Lilley Gulch. Prizes will be awarded for participants. Kids, please plan on decorating your bikes, trikes, scooters, wagons and strollers patriotically. Parents can participate too.

Even if you won't be in the parade, plan on being a spectator! For complete details and the parade route, check the June issue of the Kipling Villager.

* *Motorized vehicles or scooters will not be permitted in the parade. WMFD will be on-duty during the parade.*



Upcoming Kipling Villas Events

May 3: KV Homeowners Association Meeting

May 21: Community Clean-Up Day

July 2: 4th of July Parade

Next HOA Meetings

Tues., May 3rd (Elections)

Tues., August 2nd

Tues., November 8th All meetings are held at Lilley Gulch Recreation Center and begin at

7:30 p.m.

All residents are welcome & encouraged to attend!

Getting the Best Deal on a New Vehicle

The purchase of a new vehicle is often based on emotions rather than on objective decision-making. To ensure that you get the best deal, here are a few simple steps you can follow.

First, you must determine your need for a new vehicle. Would a used vehicle fit your need? Advertising is often intended to entice customers into buying a new car. With the appealing ads, customers often get dreamy visions of owning a new vehicle. Before entering a car dealership, make sure you're acting on need rather than want.

After you've determined that you need a new vehicle, research the vehicle's cost and determine what price you're able to pay. It's important to know the dealer's invoice cost of the vehicle before speaking with the dealer. Information on vehicle pricing can be readily found in many printed pricing guides and web sites including, www.consumerreports.org and www.kelleybluebook.com.

Now, you're ready to speak with the dealer. While negotiating the purchase price, it is important to keep your focus on the dealer's invoice cost and how much you're willing to pay. Dealers talk about the Manufacturer's Suggested Retail Price (MSRP), or sticker price; however, to avoid overpaying, know the dealer's invoice cost for the vehicle and negotiate up from there, allowing a fair profit for the dealer. Avoid beginning to bargain at the sticker price and negotiating down.

Only after you and the dealer have settled on a purchase price is it time to begin shopping around for the best financing deal – should you finance or pay cash; should you go for the rebate, special dealer financing or finance the purchase through a bank; should you use a home equity loan for financing? When it's time for you to make a vehicle purchase, a variety of loan payment calculators are available on statefarm.com to help you make educated financial decisions.

State Farm Agent Sean Morton is located at the King Soopers Shopping Center at Coal Mine and Pierce. Sean will be contributing articles to the newsletter throughout 2011, and questions and comments can be directed to him at sean@mortonagency.net or 303-979-4211.

Compare Financing Options

	Dealer Financing	Bank Financing
Annual Percentage Rate	3.9%	7.0%
Purchase Price	\$16,000	\$16,000
Down Payment	-\$1,600	-\$1,600
	\$14,400	\$14,400
Dealer Rebate	\$0.00	-\$1,000
Amount Financed Monthly	\$14,400	\$13,400
Payments (48 months)	\$324.49	\$320.88

The above comparison assumes monthly payments on a 48-month term, \$16,000 vehicle loan with a down payment of \$1,600. One loan is 3.9% APR with no manufacturer's rebate, and the other loan is 7% with manufacturer's rebate of \$1,000. Rates may not reflect current interest rates. Example is for illustration purposes only.

Kipling Villas Homeowners' Association Officers and Directors

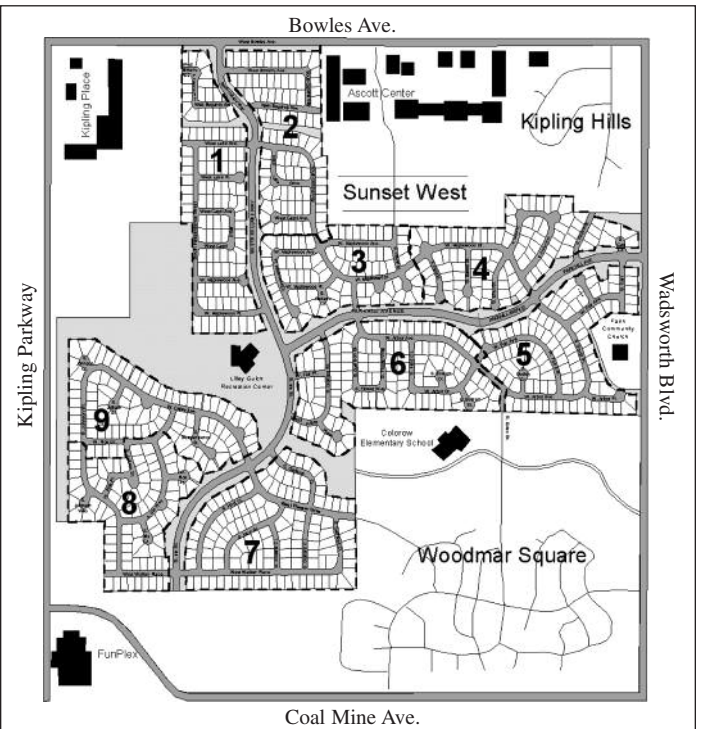
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Treasurer:	Tony Esolen303-973-7670
Secretary:	Janet Clark303-697-2068
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District 9:	Dale Andersen303-972-0020
Newsletter Editor:	Janet Clark303-697-2068
Advertising:	Colorado Lasertype303-979-7499
Webmaster:	Ken Schauer303-973-2412

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 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
 Website: 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.



“When you are a mother, you are never really alone in your thoughts. A mother always has to think twice, once for herself and once for her child.”
 —Sophia Loren

KVHA Elections

The May 2 meeting of the KVHA will include annual elections for the Board & Directors. Please plan on attending this important meeting and be involved in making Kipling Villas a great place to live!

Garage Sale Wrap-Up

Thank you to all who participated in the 2nd annual Community Wide Garage Sale Weekend. As of press time, we had over 20 households confirmed.

If you already had your sale or are planning one later this summer, please remember to remove your signage in the days following your sale.

Foothills Outdoor Pools Open May 28

Come splish, splash and celebrate summer at Foothills Park & Recreation District's pool opening days. A special admission rate of only \$2 per person will be available at the outdoor pools on opening days! Pools opening on Saturday, May 28 are Weaver Hollow Pool (12750 W. Stanford Ave.) and Deer Creek Pool (8637 S. Garrison St.). Opening the following weekend on Saturday, June 4 will be 6th Avenue West Pool (400 Holman Way) and Columbine West Pool (7046 S. Webster St.).

Foothills offers a wide range of open swim hours as well as classes for all ages and abilities. A great way to save money during the summer months is to purchase a Summer Fun Pass – pass sales begin May 1 at all Foothills facilities. For more information on classes and passes, visit www.ifoohills.org or call 303-409-2100.

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
Sheriff's Department.	303-277-0211
Traffic Hotline	303-271-5677
Jeffco Home Page: http://jeffco.k12.co.us/community/index	



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JUNE

- **THU, JUN 2 (7-8:30 p.m.)** Andy Hackbarth – Upbeat Folk/Flamenco Guitarist
- **FRI, JUN 10 (9:30 – 10:15 a.m.)** John Coelho – Hawaiian Way Entertainment
- **THU, JUN 16 (7-8:30 p.m)** Pairadeux – Rock Duo/Cover Band
- **THU, JUN 23 (7-8:30 p.m)** Moses Jones Band – R&B/Motown/High Energy

JULY

- **FRI, JUL 1 (5 – 10 p.m.)** Red, White & YOU! Patriotic Celebration Chase N the Dream Band
- **THU, JUL 14 (7-8:30 p.m)** The Champions – 80's Cover Band
- **SAT, JUL 16 (6 – 9 p.m)** Denver Municipal Band Wind Festival – "Cannon Concert"
- **THU, JUL 21 (7-8:30 p.m)** Kort McCumber & The High Road – Americana/Roots Rock/Blues
- **SAT, JUL 23 (6 – 8 p.m)** Littleton Drum Studio's Local Talent Showcase
- **FRI, JUL 29 (9:30 – 10:15 a.m)** Istari – World Percussion

AUGUST

- **THU, AUG 4 (7 – 8:30 p.m.)** Foothills Staff – Open Mic Night
- **THU, AUG 11 (7 – 8:30 p.m.)** Boulder Acoustic Society – Americana/Blues/Indie Rock
- **FRI, AUG 12 (9:30 – 10:15 a.m.)** Wayne Francis – Ventriloquist

www.ifoohills.org

2011 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

Teen Services

To add your teen's name, please email Colorado Lasertype at 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.

Kayla F. 13 B 303-475-4049

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Colorado Lasertype 303-979-7499
www.ColoradoLasertype.com

Avoid Arguments Over Sharing Chores

Cook dinner, shop for groceries, do the laundry, run errands – and then do it all over again. A parent's to-do list can seem endless. Even if you share household chores with a spouse, you can feel resentful and overwhelmed if it seems like you're doing more than 50 percent. Try these strategies for developing a more equal division of labor:

- Reassess your responsibilities once a year. Careers change, families get larger, spouses get promotions, and life in general changes. Don't expect that the labor division that worked last year will still work this year. Reevaluate your individual goals and your home situation to come up with a plan that works for everyone.
- Don't underestimate each other's capabilities. Never assume that your partner – or you – can't learn to schedule the kids' dental appointments or take the car in for a tune-up. Be open to the whole range of chores so you don't get bored, or start feeling fenced in by stereotypical thinking.
- Make your family a priority over your job. Both of you likely want a role in raising your family. That means you'll both have to examine your schedules and make some compromises in order to make the arrangement work.

Buckle Up Back There!

Drivers and their front-seat passengers have gotten the message: 84 percent buckle up their seat belts while traveling, according to the National Highway Traffic Safety Administration. But the advice hasn't filtered through to those in back yet – only 74 percent of them fasten their belts on the road, apparently thinking they're safer from injury while riding in the back seat. They should think again.

Transportation officials caution that unbuckled passengers in the rear can suffer significant injuries in an accident by ramming into the front seat or even being thrown over it into the car's dashboard or windshield.



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- Pet Services
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- Product Sales
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Call us to ask how to get added to one of the categories above!

303-979-7499

Visit our website for advertising information, ad rates, a map of the HOA newsletters we publish and details about our graphic design services.

www.ColoradoLasertype.com

CLASSIFIEDS

Classified ads are \$2.95/line for 2011. Contact **Colorado Lasertype** at 303-979-7499 or getinfo@coloradolasertype.com to place an ad. To view our display ad prices, visit our website at 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.

Rocky Mountain Power Washing: From Kipling Villas. Power washing houses, decks, fences, & driveways. Call Chris 303-210-4333 or Shawn 307-631-5865 for estimate.

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

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

Got QuickBooks Pain? 720-383-4782

Spring Allergy Season Clean up. \$100 discount. Air duct cleaning. **720-299-7782.**

Concrete: New/replace drvwy, patio sdwlk. Free est **Kirk 303-669-5859**

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

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Keep A Healthy Balance In Your Busy Life

Work is an important part of your life, but it shouldn't be your whole life. For your family's sake, and your own, strike a healthy balance between your career and your personal needs. Here are some tips:

- Learn to shut work off. These days you can work practically anywhere, anytime. It can be a trap, so set a firm time of day to stop work and start concentrating on your family and other activities.
- Focus on the here and now. When you're working, give it your full attention. And when you stop, don't let worries about work and details about your job occupy your thoughts. This may take some practice, but teach yourself to be in the present at all times.
- Find a good non-work activity. If you've got nothing to do after work, you'll have a hard time disengaging when you try to stop. Find a hobby to immerse yourself in, or just make an effort to devote your full attention to your family's needs. (Even then, make an effort to give yourself some personal time so you don't burn out on responsibility.)
- Don't let your job define your identity. When you describe who you are to people, let your job be only one aspect of your self-portrait. That way, a setback in any one area won't be as damaging to your self-image, and you'll be less tempted to ignore other possibilities open to you.

Keep Children Safe In The Car

Safety is your number 1 concern when driving, and it's even more important – if that's possible – when you're traveling with children. The proper car seat is crucial. Here's how to choose one that protects your most precious cargo:

- **Check the safety label.** Make sure it meets or exceeds federal safety requirements for carrying children.
- **Be wary of used seats.** A previously owned seat that's more than six years old may not be safe. Look for missing parts, cracks, or other signs of wear and tear. Call the manufacturer to ask about durability and recalls.
- **Get the seat that fits your child.** Infant seats are designed for children from birth to about 20-35 pounds. Some can be converted to hold a child up to about 40 pounds. Otherwise, you'll need a front-facing safety seat capable of holding children until they reach 40 pounds, and after that a booster seat can be used until they hit about 80 pounds. Keep careful track of how big your child is.
- **Learn the safety belt test.** When your child is about 13 years old, he or she may be ready to ride with just a seat belt. Do the child's knees bend at the edge of a regular car seat? Does the belt ride low on his or her hips? Does the shoulder belt lie on the child's collar or shoulder? Does the child sit comfortably with seat belt and shoulder strap correctly fastened? If any of the answers to these questions are no, keep the child in a safety seat until he or she has grown sufficiently.

Two Great Kipling Villas Homes Just Listed by Spencer!



8773 W Arbor Avenue - \$242,000

Gorgeous Richmond Two Story. 4 Beds Up! Hardwood Floors. Remodeled Baths, Newer Windows, Central A/C, New Concrete Drive, New Concrete Front & Back Porches. 1,941 Finished SF + 819 SF Unfinished in Basement



6362 S. Johnson Street - \$199,900

Immaculate 3 Bed, 2 Full Bath Home with Main Floor Bed Nice Corner Lot, Big Two Car Garage, 1,225 Finished SF Full Basement - 798 Unfinished SF Front and Back Sprinklers

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>Seller Type</u>	<u>Model Name</u>
6166 S Dover St	4-Level	3	3	1658	152,000	Bank	Prelude
8673 W Arbor Ave	4-Level	3	2	1426	160,050	HUD	The Melody I
9565 W Maplewood Ave	4-Level	3	3	1658	168,000	Bank	Prelude
9586 W Maplewood Ave	Two Story	4	3	1846	170,000	Individual	Richmond I
9356 W Maplewood Pl	4-Level	3	2	1426	166,355	Individual	The Melody I
9344 W Capri Ave	Bi-Level	4	2	1830	174,751	Bank	Alpine
6463 S Holland Ct	4-Level	4	3	1658	204,000	Individual	Prelude
6225 S Dudley Ct	Two Story	6	4	1828	223,000	Bank	Antigua I
9903 W Caley Ave	4-Level	4	3	1658	235,000	Individual	Prelude
6368 S Garland Ct	Two Story	6	4	1941	231,880	Bank	Richmond III
6390 S Jellison St	Ranch	4	3	1346	235,900	Individual	???

Spencer Helwig

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