



The Kipling Villager

Newsletter of the Kipling Villas Homeowners' Association

May/June 1996

Dedicated to Improving Our Community

SPRING CLEANUP 96

The annual migration of Kipling Villas residents to the Lilley Gulch Recreation Center has again marked the return of spring. On Saturday, April 27, around two dozen neighbors gathered in front of the recreation center to help clean the green-belts and another 36 took advantage of the two dumpsters located at the Iris Street closure.

This year's Spring Cleanup was again a success. Approximately a fifteen bags of trash were collected from the green-belts and both 30-yard dumpsters were filled to the top. Many who brought trash to the dumpsters commented that this was a great way to join the Homeowners' Association and were surprised to learn that less than 10% of the residents of the Kipling Villas voluntarily pay their \$15 per year membership dues when most surrounding neighborhoods have mandatory \$25-\$50 monthly homeowners' fees. They were also amazed to learn that if every one of the 890 homes within the Kipling Villas paid their \$15 per year membership dues the neighborhood

would have \$13,350 available for improvements, maintenance, and Foothills matching funds!

A special thanks goes to Stu Walker (District 8 director) for making all the arrangements with Eagle Roll-Off for these dumpsters and to he and Sue Ferrel (Treasurer) for volunteering their entire day to coordinate the collection of trash and debris at these dumpsters. Their hard work and dedication to the community is greatly appreciated.

We would also like to thank all who helped pick up trash along the green-belts. Their sole motivation comes from the personal satisfaction of knowing they are making a positive contribution to the betterment of our community. The contribution of all these people for the day plays an important role in making our neighborhood clean for one day but it will never substitute for the daily neighborhood housekeeping required by all of us to keep it clean.

NO DEAL ON CASEY LAND

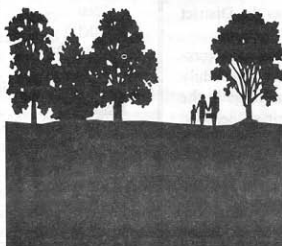
Several weeks ago Ken Schauer met with Bob Easton, Exec. Dir. of Foothills, to discuss the status of the request to purchase the Cliff Casey land east of Colorow, to find out if the Lilley Gulch drainage adjacent to the Cliff Casey land could be cleaned up, and to ask when Foothills plans to begin our matching-funds landscaping along the greenbelt.

Mr. Easton indicated that no deal could be reached between Mr. Casey and Open Space. For the third time in the past five years Mr. Casey has refused to lower his price and sell. Fill free to contact Mr. Casey to let him know what you think of this. His address is:

Cliff Casey
321 W. Dillon
Castle Rock, CO 80104
Phone: 688-6734

The responsibility to clean-up the trash and debris along the Lilley Gulch Drainage lies with Urban Drainage, according to Mr. Easton. He will contact them to let them know it needs to be cleaned up.

Finally, regarding the landscaping along the Greenbelt, Mr. Easton indicated that they have begun some of the landscaping at the intersection of Parkhill and Holland. He will check with Jeanne DeVita to see when she plans to do the rest of the landscaping.



KVHA MEETING MINUTES**Election of Officers and Directors**

The annual general meeting of members of Kipling Villas Homeowners' Association (KVHA) was held Tuesday, May 7, 1996 at Lilley Gulch Recreation Center, commencing at approximately

7:45 p.m. After confirmation of voter registration, nominations were accepted for the election of district directors for 1996-1997. The following individuals have been duly elected by the general membership to serve as directors in the coming year or until the election and qualification of their successors:

District 1	Sue Farrell	District 6	Deeya McClurkin
District 2	Cindy Ohlmann	District 7	Jane Braithwaite
District 3	Suzette Graeber	District 8	Stu Walker
District 4	Ken Schauer	District 9	Nancy Stokvis
District 5	Tom Hewlett*		

* Tom Hewlett notified Ken Schauer on 5/16/96 that he is moving to Phoenix, AZ this summer. Ken Schauer will therefore serve as the District 5 director. Any residents interested in serving as the District 4 director can contact Ken Schauer or any of the other directors.

Nominations were then accepted for the election of two directors-at-large for 1996-1997. The following individuals have been duly elected by the general membership to serve as directors-at-large in the coming year or until the election and qualification of their successors:

(1) Gabriel Arenas and (2) Mary Arenas

The newly elected board of directors then elected officers for 1996-1997. The following individuals have been duly elected by the board of directors to serve as officers of KVHA in the coming year or until the election and qualification of their successors:

President	Ken Schauer	Secretary	Mary Arenas
Vice President	Nancy Stokvis	Treasurer	Sue Farrell

Doug Braithwaite has been appointed by the board of directors to serve in the position of editor for *The Kipling Villager* newsletter in the coming year. By vote of the board of directors, the position of Advertising Coordinator has been eliminated.

Treasurer's Report

It was reported that, as of April 30, 1996, the KVHA treasury contained \$2852.50. Accounts payable totaled \$659.21 (spring clean-up, trash bags and trash roll-off); accounts receivable totaled \$580 (\$540 membership dues; \$40 spring clean-up).

There being no further business, the meeting was adjourned at approximately 9:30pm.

**KVHA
Officers and Directors
1996-1997**

Officers:

President	Ken Schauer
Vice Pres	Nancy Stokvis
Secretary	Mary Arenas
Treasurer	Sue Farel

Directors:

<u>District 1</u>	
Sue Farel	973-9441
Sal Rivera	

<u>District 2</u>	
Cindy Ohlmann	

<u>District 3</u>	
Suzette Graeber	973-7288

<u>District 4</u>	
Open	

<u>District 5</u>	
Ken Schauer	973-2412

<u>District 6</u>	
Deeya McClurkin	972-1963

<u>District 7</u>	
Jane Braithwaite	978-0115
Doug Braithwaite	

<u>District 8</u>	
Stu Walker	978-1074

<u>District 9</u>	
Nancy Stokvis	979-4664

At-Large Directors:

Gabriel Arenas	973-6531
Mary Arenas	

Kipling Villager:

<u>Editor</u>	
Doug Braithwaite	978-0115

Next Homeowner's Meeting

August 6, 1996

7:30 pm

**Lilley Gulch Recreation
Center**

KVHA LIVES ON!

On Tuesday, May 7, the Kipling Villas Homeowners' Association held its annual election of directors and officers. I was very pleased with the number of new members who attended this meeting and pleased that all of them volunteered to help keep the association alive and healthy.

We've stated it many times before in the Kipling Villager, but its worth stating again, that the health of our neighborhood is directly related to the willingness of its residents to get involved. This neighborhood belongs to all of us and to it all of us are responsible. I know many of you are already well aware of this because we had a real good turn-out for the annual spring clean up. Many paid their annual membership dues at that time but we still need the rest of you to pay your dues too.

The Homeowners' Association serves primarily as the organization that looks out for the interests of the neighborhood at large. We communicate with you on a "nearly" monthly basis with the Kipling Villager to let you know what we are up to. In every issue we list the names and phone numbers of the Officers and Directors. Feel free to give any of them a call to share your thoughts and ideas or to volunteer for any project. We will gladly accept all the help we can get.

In this age of telecommunication I would like to offer, in addition to my telephone number, my e-mail address; its kschaue@gnn.com. Let me know what is important to you, I welcome your input. Please give me your e-mail address too if you have one. This will allow the Homeowners' Association to better communicate with you. If you don't have e-mail yet but you do have a modem on your computer you can get free e-mail through Mile High Online. Call 692-9409 to receive the free software via "snail-mail" or call 759-9410 from any communications software to download the free software.

As a final note this is the last issue of the Villager that will be produced by us. We have contracted with Colorado Lasertype to do the production and printing of the newsletter and coordinate all the advertising within it. Doug Braithwaite has volunteered to be the editor of the Villager and will serve as the point-of-contact between the Kipling Villas and Colorado Lasertype.

Ken Schauer
President, Kipling Villas Homeowners' Association

**KIPLING VILLAS
BABYSITTERS**

<u>Aric Osieczanek</u>	904-1942
14, Experienced, Certified.	
<u>Angie Carlblom</u>	973-7711
14, Experienced	
<u>Miranda Despain</u>	978-1916
14, Experienced	
<u>Katie Ray</u>	979-1724
13½, Experienced, References.	
<u>Heather Criswell</u>	972-2980
13½, Experienced, References.	
<u>Brittany Toller</u>	973-9626
13, Certified, References.	
<u>Jennifer Despain</u>	978-1916
13, Experienced	
<u>Tad Osieczanek</u>	904-1942
12½, Experienced, Certified.	
<u>Matt Ray</u>	979-1724
12½, Experienced, References.	
<u>Kyle Middleton</u>	973-9624
12 ½.	
<u>Charlotte Ruhga</u>	933-3809
12, Certified, References	
<u>Heather Hartmen</u>	972-1515
11.	

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The Mark of a Professional Realtor

The Kipling Villas Homeowner's Association is a non-profit organization, funded by the annual association membership dues. 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.*

☞ **DON'T FORGET!** ☞

May 31 19 96

PAY TO THE ORDER OF **Kipling Villas Homeowner's Assoc. \$ 15.00**
Fifteen and 00/100 ----- DOLLARS

FOR **Yearly Dues** _____ *H. V. Resident*

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. Call Steve 973-1388. FREE ESTIMATES.

Swimming Lessons by Lynne Palenik, 37 years Red Cross experience. Starting June 3 thru summer. Mom & Tot, 6 months - 3 yrs, 3 & 4 yr. olds without mom. All ages, all levels. Private enclosed pool. Warm water, individual attention. Coal Mine & Wadsworth. Call 730-2706.

1996 MEMBERSHIP

KIPLING VILLAS HOMEOWNER'S ASSOCIATION

Only \$15 per year!

Thank you for caring about your Neighborhood. Your support will make our community cleaner, safer, and a better place to raise our children. We would appreciate your continued support throughout the year by attending the quarterly association meetings, volunteering for special projects & activities, or by sharing your thoughts on how we can continue *Improving Our Community*.

NAME _____

ADDRESS _____

PHONE NUMBER _____

Please make checks payable to:

KVHA
 P.O. Box 620714
 Littleton, CO 80162