



The Kipling Villager

The Newsletter of the Kipling Villas Homeowner's Association

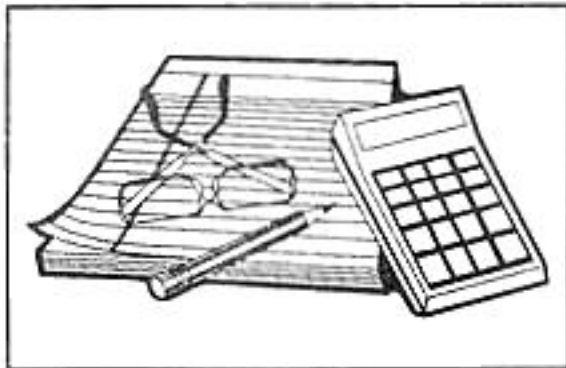
November 1994

Dedicated to Improving Our Community

THE SURVEY RESULTS ARE IN!

The KVHA would like to thank all of you who participated in this survey. We were very pleased with the response we received to it. We will begin with a brief analysis of the results of the survey then follow with a summary of the responses to each question and a listing of the comments received. (See p. 8 and 9)

In questions #1 and #2 we were looking for the types of things you consider important in a neighborhood then compared that list to the things that you said you find in the Kipling Villas



neighborhood. Of the top five attributes you are looking for in a neighborhood (question #1) three ranked (in question #2) as among the top five attributes you find in the Kipling Villas neighborhood (proximity to schools, family environment, and sense of security). The other two attributes, appearance and quietness, ranked #6 and #8 respectively in question #2.

In question #4 we ask if, in your opinion, you felt these same attributes listed in question #1 and #2 had become better, worse, or stayed the same since you first moved into the Kipling Villas neighborhood. The majority of the responses indicated that their proximity to shopping had become better while their sense of security and the appearance of the neighborhood had become worse. The remaining attributes were believed to have stayed the same.

When this information is broken out according to the length of residency in the neighborhood (question #3) the results take on a slightly different appearance. Regardless of how long you have lived in the neighborhood, there was a nearly unanimous consensus on the top five attributes found in the Kipling Villas neighborhood (question #2) with the exception of "a sense of security" which ranked #6 among those residents who

(See Survey on p. 5)

THE GIVING OF THANKS

The annual custom of celebrating a day of thanksgiving is ancient and universal.



The Greeks honored Demeter, goddess of agriculture; the Romans paid tribute to Ceres, the goddess of corn; and the Hebrews celebrated their Feast of Tabernacles (an eight-day celebration) for an abundant harvest.

Our modern day of Thanksgiving is customarily associated with the Pilgrims first day of thanksgiving in 1621. On December 11, 1620, 102 Pilgrims, sailing aboard the Mayflower, landed near what is now Plymouth, Massachusetts. By the fall of 1621 they had lost forty-six lives due to a severe winter, scurvy, and pneumonia. But that fall they had something to be thankful for. They were alive and had just harvested a bountiful crop. The newly elected governor of their small town of Plymouth Plantation, William Bradford, which had seven private homes

(See Thanks on p. 5)

Kipling Villas Homeowners Association Officers and Directors for 1994-1995

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President: John Orr 972-8263

Vice President: Sharon Houser 973-9055

Secretary: Jo Ellen Nealy

Treasurer: Marilyn McKinney 979-3030

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Sal Rivera

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Open

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Andy TenBrink Pat Reagh

Marilyn Rickert Marlene DeWall

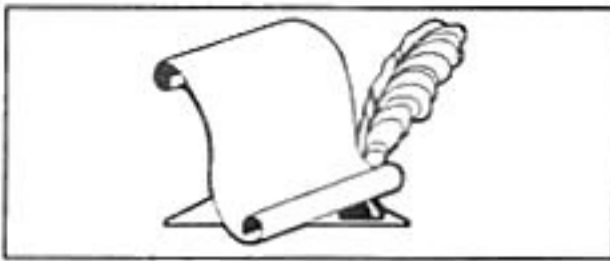


Deeya McClurkin

Your Kipling Villa Neighbor
Voice Message Center- 266-0391
Residence- 972-1963

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KVHA MEETING MINUTES

The regular monthly meeting of Kipling Villas Homeowners' Association (KVHA) was held Tuesday, November 1, 1994, at Lilley Gulch Recreation Center, beginning at 7:40 p.m.

Corporate Actions Taken

- The minutes from the October, 1994 meeting were ratified and approved.
- The Treasurer reported that, as of October 30, 1994, the KVHA treasury contained \$5,342.88. Accounts payable totalled \$360.23 (printing costs for the July/August (combined months) and September, 1994 editions of The Kipling Villager); accounts receivable totalled \$360.00 (\$180.00 from advertising revenue; \$180.00 from membership dues).
- Patricia Fladerman has been duly elected by the membership to fill the position of District 3 Director to serve in the coming year or until the election and qualification of her successor.

The following positions remain vacate as of this date:

District 3: Co-Director
 District 4: Co-Director
 District 5: Co-Director
 District 6: Co-Director
 District 7: Co-Director

KVHA heartily welcomes any resident who would be willing to

volunteer his/her time.

1995 Membership Drive

District directors and co-directors will be out in force going door-to-door on Saturday, November 5, 1994, and again on Saturday, November 12, 1994, to sign up residents and collect membership dues. As an added incentive for households to join KVHA for calendar year 1995, we are pleased to announce we have secured 216 one-time coupons to Funplex, good for any one of the following: (a) three hours

rollerskating with skates; (b) one game bowling with shoes; (c) Kid's Korner and 3 Rides; (d) one game mini-golf; or (e) one game Laserquest. Please make note, however, that these coupons expire December 15, 1994, so please be ready to join when someone comes to your door.

Neighborhood Watch

In conjunction with the 1995 membership drive, directors and co-directors will be distributing information regarding enlistment in the Operation I.D./Neighborhood

(See Minutes on p. 4)

BRANCHING OUT

Through the Matching Funds Program at Foothills Park and Recreation District, the Kipling Villas community has made a number of improvements to the greenbelt areas.

These improvements have been planned on the principles of Xeroscape for the wise use of limited water resources. We have used many different types of plant materials that have low water requirements while providing lots of color in spring, summer, and fall.

For winter interest there are varying textures and shapes. Two of the plants we used are Cotoneaster Acutifolius (Peking Cotoneaster) and Rhus Triloba (Three-leaf Sumac). Peking Cotoneaster can reach 6'-8' and has shiny green leaves in spring and summer and excellent yellow-orange-red color in the fall. The tiny pink flowers are not spectacular but they leave black berries throughout the winter. Three leaf Sumac grows 3'-6' in height and is a native shrub. Before the leaves appear in the spring it displays yellow clusters of flowers. In the fall its foliage turns red and for the winter it retains showy red fruit.

If you have a landscape problem or question, please send it on a postcard to:

Forester/Horticulturist
 Foothills Parks and Recreation District
 2200 S. Old Kipling St.
 Lakewood, CO 80227

(Minutes)

Watch program. Completed registration forms can be sent to the Jefferson County Sheriff's Department, 200 Jefferson County Parkway, Golden, Colorado 80401-2697, Attention: Crime Prevention.

Foothills/Master Plan Update

Jeanne DeVita from Foothills gave her presentation regarding the work accomplished under the matching funds program consistent with the goals enumerated in KVHA's June 1993 master plan submission to Foothills. At this time, the work commenced at the intersection of Parkhill and Holland has not yet been completed. However, trash cans have been installed across the street from the Rec Center at a cost of \$600.00, which was paid

for with funds out of Foothills' operating account. All trees that were up-rooted during the recent easement work on Iris have been replaced. The closure has been regraded with 20 out of 124 bushes left to be replaced. Wildflowers will be planted after the bushes have been replanted. The bindweed problem at "Tract X" (roughly described as that certain area on the west side of Iris Street bounded on the north by West Walker Place) is under control. Foothills would like to treat the bindweed now with Round-Up because the buffalo grass is dormant and Round-Up is less likely to kill the grass. Foothills will also be contacting those homeowners whose properties are adjacent to the greenbelts

concerning its policy regarding tree branches left on the greenbelts.

Community Focus Survey Results

Although most Kipling Villa residents ranked a "sense of security" to be the most important attribute when moving into a neighborhood, the "proximity to schools" was the most highly ranked attribute in Kipling Villas. Suggestions for improving the neighborhood included (a) more pride of ownership; (b) maintenance of the greenbelts; and (c) a neighborhood watch program. Complete survey results appear in the November newsletter.

There being no further business the meeting it was adjourned at approximately 9:10 p.m.

CRY HEART LYRICS

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Keith R. Hawley

Freelance Writer and Photographer

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(Survey)

have lived in the neighborhood for more than 10 years. It was also this same group of residents, and only this group, who felt that their sense of security had become worse (question #4) while their proximity to shopping had become better since they first move into the neighborhood. All of the other categories felt that these things had stayed the same.

Also, those residents who have lived in the neighborhood for five or more years believed that the appearance of the neighborhood and the quietness of the neighborhood had become worse since they first moved in while their proximity to recreational activities had become better. Those who have lived in the neighborhood for less than five years thought that

these things had stayed the same.

So, our neighbors who have lived here the longest are telling us, and for the most part so are all of the respondents to the survey, that our neighborhood has become less secure, less attractive, and noisier. So what should we do about this? In question #5 we asked for your suggestions. The top five responses to this question indicate that all of us, as residents in this neighbor, need to take responsibility to turn this tide around. Together we need to find ways to better help our neighbors monitor and ensure the security of our homes, to better respect the rights of our neighbors, to encourage more "pride of ownership", and that together we need to take responsibility to cleanup our surroundings.

(Thanks)

and four communal buildings, proclaimed a day of thanksgiving. He invited Chief Massasoit of the local Wampanoag tribe and ninety of his braves to their celebration.

To prepare for these festivities, Governor Bradford sent four men "fowling". The ducks and geese they brought back, generically referred to as "turkies" in those days, were added to the feast of lobster, clams, bass, corn, green vegetables, venison, watercress, leeks, bitter wild plumbs, dried berries, and boiled pumpkin. The task of preparing this feast fell on only four women and two teenage girls because thirteen women had died the previous winter.

In 1777, George Washington declare a national day of Thanksgiving but it was never widely celebrated. Many Americans at that time felt that the hardships endured by a mere handful of early settlers was unworthy of commemoration on a national scale. Even President Thomas Jefferson went so far as to actively condemn a national recognition of Thanksgiving.

It was not until a magazine editor named Sara Josepha Hale engaged the nation in a one-woman crusade that a national Thanksgiving celebration became accepted. She began her editorials arguing for the observance of a national Thanksgiving holiday in 1827 but it was not until 1863 when President Abraham Lincoln set aside the last Thursday in November as Thanksgiving Day.

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Communities

**ASSOCIATION MEETING
DECEMBER 6, 1994 AT 7:30PM
LILLEY GULCH
RECREATION CENTER**



Council of Homeowner Organizations
for a Planned Environment

At the November meeting of COHOPE, members learned more about the proposed golf course south of Ken Caryl Ranch, some basic principals of urban planning and a report of Halloween gang activity in Columbine hills.

The gang activity was on Halloween night and consisted of four white males, all on probation, harassing groups of neighborhood children while trick-or-treating. The children acted quickly in reporting the youths, even getting a license plate number and the four were apprehended a short time later. Jefferson County Sheriff's department told the Columbine Hills' COHOPE representative that the four were gang members, but it was not known at the time what gang. Residents were told to report any incidents of "tagging" or spray painting of signs or fences immediately. Another member of COHOPE said that authorities found a dead cat hung from mailbox posts near Coalmine and Pierce.

Frank Gray, planning director for the city of Lakewood, addressed the meeting on the subject of urban planning. Many of COHOPE's concerns in the past have been the large amount of development that has taken place in South Jeffco in the past couple of years. Based on building permits over the past 25 years, however, the number of permits is actually down by 20%. This statement brought the response

from one COHOPE member, that budding should be down. There isn't that much left to build on! So what will help shape the South Jeffco of the next 5, 10 and even 20 years? Mr. Gray sees three things happening: 1) Incorporation; 2) Annexation by an existing city; or 3) Installing a county tax that would support the needs of the very urbanized county we have at hand. Mr. Gray explained that counties were set up as subdivisions of the State to provide and service State and Federal programs to a largely uninhabited area. Unincorporated Jefferson County is no longer rural, and that is a problem that will not go away. Cities receive 75% of their revenue from sales taxes, counties do not. And what about the South Jeffco Community Use Plan? It should be ready for publishing after the first of the year. It has not changed much from the original plan, but it has restated the importance of leaving commercial activity centers intact and resist the urge to rezone these areas to residential. It may not happen tomorrow, but rest assured, change for South Jeffco is needed, and in our future.

The future of the proposed golf course along C470 between the Kipling and Ken Caryl exits will have already been decided by the time you read this. Voters living in the Ken Caryl Ranch Metropolitan District had to approve a tax increase and mill levy on November 8th for the plan to go forward. Mr. Francis Burgans spoke to the members of COHOPE about the golf course, and this member feels the strong support behind the plan will carry it through, if the voters say yes to the increase. Of the projected cost

of nearly 8 million to complete the course and clubhouse, over 3 million will be donated. The rest raised from the increased tax and mill levy to Ken Caryl Residents and by selling bonds. What does this mean to you, the average Kipling Village resident? No too much. The course will be public and you will be able to play on it. Ken Caryl residents and homeowners on the course will have the first shot at tee times, then it will be members of the Colorado Golf Association, then open to the public to reserve a tee time. And just in case you're thinking of moving into Ken Caryl to get to the top of the list, the increase in taxes, amounting to about \$33 per year for the owner of a \$180,000 home, will last three years. Then revenue from the course itself will be able to handle the debt structure.

The KVHA would like to thank Fun-Plex for providing 216 "Fun Awards" for all new and renewing members of the homeowners association.



**COMMUNITY
...TO BE OR NOT TO BE**

There seems to be an increasing interest among people these days in creating safer and more attractive places to live. But what does it mean to say that the neighborhood is safe or unsafe or that its appearance is good or bad. What does it mean to take "pride of ownership". What constitutes a "good neighborhood".

We are a diverse group of people with diverse interests and beliefs and each morning we all go our own separate ways. But the one thing that we do all have in common is that we all start from the same place at the beginning of the day and we all return to the

same place at the end of the day. We all have the Kipling Villas in common. A community works best when it has as a minimum some basic shared values, norms, and attitudes which serve as points of reference for each of its members. It works best when it has common goals to work towards and when all of the members feel they have a meaningful stake in the outcome of these goals.

While at most times it may not seem so, but what we do with our lives does affect our neighbors and their response to us does in turn affect us. Our mutual interactions define the quality of our lives. We have the power to make this interdependence mutually

beneficial or mutually unpleasant.

A community is really nothing more than a gathering together of those individuals who care enough about their neighborhood to put those cares into action. It begins with each of us identifying what we as individuals want from a community, what we can give to a community, and what we are willing to do to achieve these things. It then evolves into our participation in the community at large and requires, if needed, our willing to compromise our wants to establish those collective principles we share. Each of us can make a difference, we can be heard, and together we can begin to mold our community into that ideal we hold in our minds.

Kipling Villas Homeowner's Assoc. Membership 1994-95

\$15.00

Your \$15.00 membership is very important to further the activities and appearance of your neighborhood. Your dues are used throughout the year for neighborhood social functions, to improve and maintain common areas, and to support the newsletter.

Name of Family Members _____

Address _____

Phone Number _____

I would like to serve on a committee, please contact me. District Number _____

Please make check payable to: **Kipling Villas Homeowner's Association**
and return with form to: **P.O. Box 620714**
Littleton, CO 80162

Thank you for your support !

#1. What attributes do you consider to be important in a neighborhood/community?

A sense of security	1
Appearance	2
Family environment	3
Proximity to schools	4
Quietness	5
Proximity to recreational opportunities	6
Affordability	7
Proximity to shopping	8
Proximity to church	9

#2. Of those attributes listed above which do you find in the Kipling Villas neighborhood?

1	Proximity to schools
2	Proximity to shopping
3	Proximity to recreational opportunities
4	Family environment
5	A sense of security
6	Appearance
7	Affordability
8	Quietness
9	Proximity to church

#3. How long have you lived in the Kipling Villas neighborhood?

1	More than 10 years
2	1 to 5 years
3	5 to 10 years
4	6 months to 1 year
5	Less than 6 months

#4. Since you first moved into the Kipling Villas neighborhood, what is your opinion of the attributes mentioned in questions #1 and #2. (Better, Worse, Stayed the Same)

B	W	SS	
	X		A sense of security
		X	Proximity to schools (Elementary, Middle, High schools, etc...)
X			Proximity to shopping
	X		Appearance (i.e. well kept yards, lots of trees, style of homes, etc...)
		X	Proximity to church
		X	Proximity to recreational opportunities (i.e. parks, trails, rec. center, etc...)
		X	Family environment
		X	Quietness
		X	Affordability
			Other (see below):

There seems to be a general disrespect for others.
 Too many motorcycles going through the neighborhood all hours of the night.
 Too many unsupervised kids, teenage misbehavior, and theft. Parents need to teach their kids right from wrong.
 Decrease in property values due to poor up-keep.
 Too many big trailers parked on the streets.
 My sense of security is much worse. I never used to lock my doors.
 My Automobile was burglarized.
 We got "egged" not too long ago. Our son has had "young" people in the neighborhood try to steal his bike by intimidation.
 Too affordable. Too much riff-raff and renters who don't care about the house, yard, and their own children.

#5. Do you have any suggestions or ideas which you think would improve the Kipling Villas neighborhood?

- | | |
|----|--|
| 1 | Encourage more "pride of ownership" in neighborhood properties |
| 2 | Clean up greenbelts (i.e. more watering, trim grass/weeds, plant more trees/shrubs, etc...) |
| 3 | Start or improve neighborhood watch program |
| 4 | Encourage more respect and/or consideration for the rights & privacy of neighbors |
| 5 | Improve maintenance of natural resources in area (i.e. clean streams, pick up trash, etc...) |
| 6 | Start or improve neighborhood patrol program |
| 7 | Improve bike trails |
| 8 | Provide more matching funds for Foothills Recreation District |
| 9 | Have more neighborhood social activities |
| 10 | Erect sound fence along Wadsworth. |

Other (see below):	<p>Place articles in the Villager each spring and fall encouraging people to clean out their garages so they can park their cars in them instead of in the street.</p> <p>Put restrictions on motor homes, boats, and trailers parked on the street.</p> <p>Have abandoned vehicles towed away. Ex. two vehicles sitting on Independence near soccer field with windshields broken out glass all over the street. They have been there for over one month.</p> <p>Limit businesses run out of the home. Clean-up construction equipment around homes.</p> <p>Encourage people to not leave old mattress, stoves, etc... on their driveways or side of their house for all to see.</p> <p>Take action on people who will not clean-up their yards. Rentals are very obvious.</p> <p>Re-try encouraging employing one trash company for the whole community.</p> <p>Put normal Kentucky blue-grass and sprinklers in the greenbelts.</p> <p>The greenbelt behind our house is a mess with weeds everywhere. If we did not clean the area up it would not get done. If Foothills cannot maintain the greenbelts then give the property to the homeowners and let them do it.</p> <p>Cement the bike trails. Replace corners with bike curbs or handicap access dips</p> <p>Motor bike riding needs to be prohibited in the field between Johnson and Kipling. Need more enforcement of law for bikers riding unlicensed through our streets.</p> <p>Motorist need to obey street signs more. They need to slow down. Even the speed bumps do not slow them down.</p> <p>Paint the crosswalks and the centerlines on the streets.</p> <p>Have police sit at Garrison & Parkhill to discourage racing and people who disregard stop signs.</p> <p>Encourage parents to keep their kids in at night and to take responsibility for their actions. Too many teens roaming late at night.</p> <p>Clean-up graffiti on fences and signs.</p> <p>Owners need to control their barking dogs. Dogs barking for no apparent reason. Often cannot walk about in my back yard without the neighbor's dog barking. Talked with neighbors but dog still barks.</p> <p>Why are cats allowed to roam and litter property? I am tired of cleaning up their messes and repairing damage to my flowers.</p> <p>Distribute copies of complaint forms in the Villager. KVHA should then follow-up on complaints.</p> <p>Have fewer and less restrictive covenants.</p> <p>Have neighborhood picnic at the Rec. Center or other social activities.</p> <p>How about creating a neighborhood services directory listing Baby-sitters, pet-sitters, lawn care people, music lesson givers, etc...</p> <p>Encourage the use of the open space field at Colorow. Would make a great ballfield.</p>
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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.*

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 1/4 page-----\$25.00/Month
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Deadline is the FIRST Tuesday of each month.

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