



The Kipling Villager

KIPLING VILLAS HOMEOWNERS' ASSOCIATION NEWSLETTER

WINTER 1999

Santa Is Coming to Kipling Villas!

Master Plan Update – Pathway Repair

Many years ago, Kipling Villas developed a Master Plan for our greenways. The plan included:

- Planting Trees
- Landscapes – Gardens and Shrubbery
- Amenities – Benches, Trashcans, etc.
- Entryway Signs
- Bike Paths
- Greenway Turf

Through matching funds with Foothills Special District, we have planted many trees and installed landscape material, benches, and trashcans. This effort continues. The issues we still need to address are the bike paths and greenway turf. We are currently trying to get funding to fix our bike paths by getting funds allocated from the Foothills Special District.

The only way we will get this funding allocated to Kipling Villas instead of other neighbor-

hoods is for our residents (that's you) to fill out and send in your Foothills Master Plan Survey. Be sure to put "Kipling Villas Bike Paths" on the form.

This is a rare opportunity for you to make a significant difference in our quality of life and property values. KVHA handed out 890 surveys to our neighborhood with the last *Kipling Villager*. Surveys are also available at the Lilly Gulch Recreation Center. So far, Foothills has received 400 completed surveys. **Of those 400 surveys, only 62 are from Kipling Villas.**

Don't miss out on this opportunity! If more homeowners send in their surveys, we stand a good chance of getting our bike paths fixed. Although time is running out, it's not too late. You can still do your part to improve our quality of life if you act now.

Please, send in your survey today!

The Future Food for Thought Column

This Space is for You!

Is there something you would like to change or improve in Kipling Villas? Does someone in our neighborhood deserve recognition?

You can make your ideas heard by writing an article for this space, The Food For Thought Column. You must meet the following requirements for your article to be published:

1. Articles must be typed.
2. Articles must be under 150 words.
3. Articles must be received on or before the KVHA meeting date to be published in the subsequent newsletter.
4. If your column addresses a negative issue, it must also suggest constructive steps for change.
5. You must be a KVHA member.

You may bring your article to the KVHA meeting, e-mail it to mjordan@icctraining.com, or mail it to 6428 S. Hoyt Ct., Littleton, CO 80123. If you have questions about this column, call Mike Jordan at 303-932-6817.

Next Homeowners' Meeting

Tuesday, February 1st
7:30 p.m.

Lilly Gulch Recreation Center
(Parkhill and Holland)

Meetings are on the first Tuesday of
February, May, August & November

Your Input Is Important!

Inside this Edition

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QUARTERLY MEETING HIGHLIGHTS**November 2, 1999****Membership Mailer**

Spencer Helwig, Treasurer, proposed a formal membership mailer. The proposal was voted on and passed. Details will be finalized at the February 1st meeting.

Neighborhood-Wide Trash Contractor

The proposal for a neighborhood-wide trash disposal agreement was tabled until further interest is identified.

Santa Visit and Food Drive

Lisa Hannaman, Vice President, presented a proposal for a holiday candy give-away and food drive with Santa. Lisa will head a committee to organize the event.

Newsletter Planning

Mike Jordan presented ideas for newsletter articles

Y2K Readiness

A discussion took place on how the KVHA can help those with special needs in the event of utility interruption.

Treasurer's Report

The account balance as of 11/2/99 is \$1,884.28, \$700 of which is earmarked for matching fund improvement projects.

Membership Report

There are 113 member families out of 890 homes.

Please join us at the next meeting and share your views!

Y2Care About Y2K In Kipling Villas

Whether or not problems associated with year 2000 computer glitches will occur is unknown. What we do know is that the potential for problems exists. Being prepared for power outages, phone outages, and a lack of water pressure is a common sense thing to do. The following tips will help you prepare for potential utility interruptions.

A backup heat source is a wise thing to have. If you have a fireplace or wood burning stove, have extra wood on hand. If you choose to use a kerosene or propane-type heater, contact our local fire department for information on the safe operation of these devices. Portable heaters pose extra risks to children and those with special needs. In addition to the risk of fire, portable heaters consume oxygen and can produce carbon-monoxide which can kill. Proper ventilation is essential. Remember to open a window.

Have extra batteries and flashlights. Have extra ice and a cooler for food. Don't forget that you can cook outside on a barbecue. Fill your propane tank or buy charcoal and lighter fluid. Have extra food on hand that can be prepared without electricity. It would also be wise to have several gallons of

extra water for drinking and cleaning. Don't forget pet food.

If telephone service is interrupted, calling 911 won't be an option. Fortunately we have a minor emergency center at Wadsworth and Parkhill - Swedish Southwest. We are also fortunate to have a fire department just north of us on Kipling at Alamo.

In the event of utility interruptions, please check on your neighbors on each side once a day while the problems persist. If you have special needs or situations such as limited mobility, severe allergies, chronic illness, or special medication, please discuss your needs with a neighbor. If you would like a KVHA member to check on you in person on January 1st, call Mike Jordan at 303-932-6817. A volunteer will contact you before the new year to make arrangements. Please be aware of your neighbor's circumstances and be ready to help if needed. Don't be afraid to ask for help if you need it.

For more Y2K information, visit the Red Cross web site at www.redcross.org or call 303-722-7474. Hopefully, nothing will happen. But, if problems arise and we can depend on each other, we will all have a happy new year.

If you would like a KVHA member to check on you in person on January 1st, call Mike Jordan at 303-932-6817.

Kipling Villas Teen Services**Baby Sitting**

D.J. Brandsma ✦ 303-948-7505

✦ Red Cross Certified

Your Teen's FREE Ad Can Run Here!

Do you have a teenager who is looking to make extra money by providing a service? If you are a KVHA member, your teen can advertise here for FREE. To add your teen to the list, call Mike Jordan at 303-932-6817. We'll need the teen's name, age, and the services he or she provides. Services may include: Babysitting, Lawn Care, Snow Removal, Pet/House Sitting, etc.

Santa to Visit Kipling Villas

Santa has scheduled a visit to Kipling Villas on December 18, 1999. Because his reindeer are preparing for their big night, Santa's sleigh will be driven through our neighborhood. Santa will give out candy to kids and collect non-perishable food for local charities. His route will start at the Holland entrance at 3:00 p.m. At approximately 5:00 p.m., he will tour the Parkhill entrance area and finish at the Iris St. closure at about 6:30 p.m. Santa's sleigh will be equipped with a sound system. When you hear Christmas music on your street, please come out, join the festivities, and donate food for needy families.



Winter Reminder

Please be a courteous neighbor by promptly clearing snow from your sidewalks. If you are absent or unable, hire a neighborhood teen to do it for you. Additionally, please park trailers, RVs, and undriven vehicles off the street so the snowplows can do their job. They have a difficult time clearing snow when obstacles are in the way. Thanks to those who have moved their items off the street!

Blinding Beams

Now that the days are shorter and sunset comes early, our outdoor lights are used more often. Keep in mind that some floodlights can be very bright. If not angled properly, they can blind pedestrians and drivers or illuminate your neighbor's property. Look at your floodlights from the sidewalk, street, and your neighbor's property. Please adjust your lights to minimize their impact on others.

Strip Mall & Gas Station In KV?

The property east of Estes St. and Colorow Elementary is again being considered for development. The developer, Carlson Developers, held a poorly publicized public meeting on November 24th. Carlson Developers presented their plan which includes about 48 single-family homes, a bank, gas station, retail stores, and "mini storage" facility. The purpose of the meeting was to get input from the neighborhood as part of the pre-application phase of rezoning. The property is currently zoned for agricultural use (A-1). Residents of both Woodmar and Kipling Villas voiced many concerns. The common theme from residents was that commercial development would not be tolerated. The County Planning and Zoning Department is also concerned about putting commercial development on the property as it does not meet their guidelines for infill land usage. Another meeting will be scheduled. The KVHA will write a formal response to the proposed development. KVHA members will have an opportunity to review and vote on the content of the response. Signs will be posted to inform residents of future meetings.

FREE Classified Advertising

The next issue of *The Kipling Villager* will have a classified ads section. KVHA members may place one FREE ad each year (25 words or less). Other advertisers may place ads at the rate of \$6.00 per 25 word ad.

The Ghost of Kipling Villas

A Kipling Villas resident reported that a ghost appeared on her porch the morning after Halloween. If a ghost disappeared from your Halloween decorations, call Mike Jordan at 303-932-6817. Describe your ghost and leave your phone number. You will be contacted if the descriptions match.



1999/2000 MEMBERSHIP

KIPLING VILLAS HOMEOWNERS' ASSOCIATION

STILL only \$15 per year and due each May 15th!

Thanks to everyone who paid. Your support will help 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 and activities, or by sharing your thoughts. Still, most memberships to the Kipling Villas Homeowners' Association have expired! They are due each May 15th. Please renew your support and participate in its quarterly meetings to share thoughts you may have on improving our community.

NAME _____

PHONE NO. _____

ADDRESS _____

Make checks payable to: KVHA. Mail checks to P.O. Box 620714, Littleton CO 80162

KVHA Officers & Directors

Officers

President:	Stuart Walker
Vice President:	Lisa Hannaman
Secretary:	Vacant
Treasurer:	Spencer Helwig

Directors

District 1:	Cindy Ohlmann	303-978-0809
District 2:	Vacant	
District 3:	Connie Hodes	303-972-8482
District 4:	Vacant	
District 5:	Ken Schauer	303-973-2412
District 6:	John Coughlin	303-904-8411
District 7:	Michael Fen	303-948-5532
District 8:	Stuart Walker	303-978-1074
District 9:	Lisa Hannaman	303-973-7814
Alternate	Spencer Helwig	303-948-3040

The Kipling Villas Homeowners' Association is a non-profit organization funded solely by annual association membership dues which are due each May 15th. Send \$15.00 to KVHA, P.O. Box 620714, Littleton, CO 80162. To reduce costs, the District Directors volunteer to deliver the newsletter to each house. *The Kipling Villager* is published quarterly (January/March/July/October). Publication dates vary depending on neighborhood events. If you have suggestions for newsletter content or advertisements, contact Mike Jordan at 303-932-6817. Your input is important.

Advertising and Rates The newsletter is open to advertisers. The letter reaches 890 homes each quarter! Advertisement prices: Bus. Card \$30.00, 1/4 page \$35, 1/2 page \$75, 1 page \$140, single-sided insert \$95. Classifieds: \$6.00 for 25 words. Call 303-932-6817 to place your ad.

Volunteers Needed The KVHA is looking for individuals or families to volunteer for special projects or committees to help get things done. Call any District Director if you're interested. Some of the committees now forming for near-term and future events are:

- Santa Food Drive
- Other Holiday Celebrations
- Newsletter Delivery (about 100 houses/district)
- Spring Cleanup Coordination

KVHA On-Line You can access our web site at www.neighborhoodlink.com, click on Denver, enter our zip code (80123), and then click on Kipling Villas. The web site is free and sponsored by advertisers. This is exciting and has the potential to help bring our community together through on-line resources and discussions. Make sure it's part of your bookmark list!

