

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

LINDA'S TIDBITS

It is spring and everything is coming to life with all the plants, flowers and trees blooming out. Everything is so lush and beautiful! I just love this season!

We are so grateful to those that are sponsoring and participating in hosting Dumpster Day on June 8th. A huge thank you to our generous sponsor, ReMax Realtor Kristy Bringle. Thank you, Kristy, for sponsoring us once again! You are the best! We also have Kelly Robinson at Colorado Premier Tree Care (720.990.7004) providing tree limb mulching, Karen and Rebecca with XpresShred (303.592.6000) providing paper shredding, and Chris Treadway providing metal recycling. We truly appreciate your participation in one of our neighborhood's favorite events!

Keep your eyes peeled for updates on Movie Night at Clarkson Park the weekend of June 21-23. The city will allow us to select one night that weekend to host a movie on the big screen. Bring a picnic and enjoy the free snacks available for dues-paying members. We will let you know next month which day looks the best!

Congratulations to our May Dues Raffle winners, K. Jarred and J. Trembeth, who will be taking home a \$25.00 King Sooper Gift Card! Thank you for doing your part to make SouthGlenn great!

PROPOSED CITY ORDINANCE TO AFFECT SOUTHGLENN

We have a very important report from Andrew Spaulding in this newsletter which I urge you to read about an ordinance currently being proposed concerning Accessory Dwelling Units (ADU's). If Ordinance No. 2024-O-03 passes it will have a huge impact on our wonderful single-family home and residential housing in SouthGlenn, and it will destroy our wonderful high home values! WE NEED YOUR HELP – we have a chance to defeat this ordinance if we show up to the May 7th City Council Meeting at 7pm in numbers!

We must call our city council representatives weekly and tell them that ordinance is not wanted and attend council meetings as a neighborhood--they do listen! If we complain to our City Council members it can make a difference. We want to keep our community as the single-family residential homes we bought into!

The second reading of the ordinance will be May 7th at 7:00pm at the City Council Meeting and public hearing in the City Council Chambers, at the Centennial Civic Center, 13133 East Arapahoe Road Centennial, CO 80112. WE NEED YOU THERE!

This is our chance to make our voice heard! If you cannot attend, we need

continued on page 3

2024 UPCOMING NEIGHBORHOOD EVENTS

- **June 8th:** Dumpster Day; 8AM-12PM
@ Mark Twain Elem.
- **June 21-23:** Movie Night
@ Clarkson Park; date TBD
- **July 4th:** Bike Parade
- **July 13-14th:** Garage Sale Days
- **August:** Fun Fest/National Night Out
- **October:** Trunk or Treat gathering
- **December:** Photos & cocoa with Santa



SGCA DASHBOARD:

- Interested in getting a head start on 2024 dues? Scan the QR to be directed to our payment site.
Use this QR code to pay your dues online:



NEXT SGCA MEETING

Wed., May 15th, 2024 at 7:00pm
St. Timothy's Church Hall,
West Entrance

SOUTHGLENN CIVIC ASSOCIATION

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Chairperson: LINDA NIXON (TERM ENDS 2024),
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Interim Historian: LINDA NIXON

Membership/Volunteers: LINDA NIXON

Managers of Newsletter Distribution/Delivery Volunteers:
DARLA WEST, LINDA NIXON (INTERIM)

Welcome Bag Director: TRACY JOHNSON

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PLEASE SHARE

If you have news, practical advice, or time- or money-saving tips, why not share it with your neighbors in a future issue of Southglenn Living? Send your article (and photos, too, if you have them) by the 15th of the month, to: attn: Editor Southglenn Living, PO Box 2024, Centennial CO 80161-2024. Or email to SGCA.Editor@gmail.com.

Note: This newsletter is not an appropriate forum for political issues. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. Previous Southglenn Living issues can be found online at SouthglennCivicAssociation.org.

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The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.



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| C Wooten | L & R Joseph |

CITY ORDINANCE, *continued from front page*

your help calling District 1 representatives and the mayor regarding ADU's! Here is the contact information our council members and mayor. All you have to say is that this proposed ordinance isn't something we want for our neighborhood and that we intend to fight it.

Mayor of Centennial - Stephanie Piko, 303-754-3350, spiko@centennialco.gov
 District 1 - Robyn Carnes, 303-754-3451, rcarnes@centennialco.co.gov
 District 1 - Amy Tharp, 303-754-3354, atharp@centennialco.gov

8 FOOT FENCES?

By: Andrew Spaulding

Currently the City is discussing if they would change the ordinance to automatically allow homeowners to construct eight-foot fences. We all know that six-foot fences are the standard. Currently you can have an eight-foot fence, but you must go through Planning and Zoning, (P&Z), to get permits to do it. There seems to be reports that a lot of people want this, and P&Z is getting bogged down. Based on my experience with the City I would be surprised if its more than 12 requests.

I plan to do more research on this but what do we think as a community about this? Are eight-foot fences a good thing? Will it mess with the esthetics of the community where everyone has a six-foot fence and then randomly an eight-foot fence shows up? Not to mention in this day and age, why does someone need so much privacy? Up to no good?

Let us know what you think, or call your City Reps, Robyn Carnes @ 303-754-3451 or Amy Tharp @ 303-754-3354. All you need to do is say eight-foot fence, Bad or Good.



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<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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CITY HALL HAPPENINGS – A MUST READ! WHAT THE CITY OF CENTNNIAL IS TRYING TO LET HAPPEN

KILLING ADU’S, By: Andrew Spaulding

A few years ago, I was invited to sit on the Centennial’s Affordable Housing Commission to study ways to try and create more affordable housing. The Commission came up with 10 possible options which were whittled down to three that were recommended for consideration by the City Council. The three are Accessory Dwelling Units (ADU’s), Land Banking and Inclusionary Housing.

On March 5th after a years’ worth of work by City Staff, the first reading of an ADU ordinance was presented. For those of you that don’t know, the first reading for an ordinance is the final draft to be tweaked with it normally being approved on the second reading. I reviewed the ordinance and after less than an hour realized it was totally flawed. The main issues I discovered are as follows:

- 1. The definition of the word “Accessory”.** To me an accessory is a necklace, watch, air conditioning in a car, something extra-not the whole thing. The housing commission envisioned small little homes on the existing property. This ordinance would have allowed someone to build homes larger than the smallest home originally built in SouthGlenn.
- 2. Size issues.** It would vary depending on the footprint of living space of the main house. 50% of the ground level living space would be allowed. It also allowed for 17 feet

height or two-stories. This would result in space equal to the footprint of the main home. SouthGlenn homes are built on ¼ to ½ acre lots. Homes range in size from 1,200 sq/ft to over 3,000 sq/ft. Is it really an ADU if it’s equal to or larger than some of the smaller homes in SouthGlenn? This was not envisioned by the housing commission. Nor would it result in affordable housing.

- 3. No land to building ratio was included.** Current ordinance allows a detached garage up to 850 sq/ft.
- 4. If someone chose to do that and an ADU the backyard would be filled up.** I didn’t believe that was something SouthGlenn homeowners would want.

My intent speaking at the meeting was only to get my thoughts on record so I could later say, “I told you so”, since once something gets to the first reading nothing stops it. I said what I had to say and left; I didn’t stay for the balance of the meeting. The next morning my phone and email blew up from people that did stay for the whole meeting indicating the City Council killed the ordinance. Mostly from what I told them! You could have knocked me over with a feather.

My hope is that this story will motivate you to get involved and make your voice heard. If you show up with facts, logic, and reason they will listen, and you can make a difference for our community.

continued on page 5

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CITY HALL HAPPENINGS,

continued from page 4

City Council Meetings are 6pm Study sessions and the Council Meetings begin at 7pm on the 1st and 3rd Tuesdays of each month at the Community Room at Eagle Street. You can go to Centennialco.gov to get the audio for each meeting and you can watch the meetings online if you would like! You can view ordinances and resolutions on the Upcoming Public Hearings page.

THIS SPACE INTENTIONALLY LEFT BLANK FOR TEEN SERVICES

DUMPSTER DAY: SATURDAY, JUNE 8

It's time to clean out your garage--Dumpster Day is next month! Dumpster Day will be held Saturday, June 8th, from 8:00 am to 12:00pm or until the trucks are full at Mark Twain Elementary, 6901 S Franklin St. Save yourself a pricey trip to the dump and reward yourself with a clutter free home for all your spring-cleaning efforts. Did you know it costs over \$100 dollars to take large items to the dump now? Dumpster Day is INCLUDED in your annual \$20 SGCA dues and is a great value even if this is the only event you attend!

We always request that residents pay dues at least two weeks before the event to make sure things run smoothly. Please pay your dues by May 24th by check or online via PayPal. You can also bring exact change or a check to the event along with your membership sheet out of the newsletter, but please note we will not be able to make change. If we don't have proof in hand that your dues were paid you will need to pay again, and we will reimburse you once your original payment is confirmed. We will have 2 dump trucks in attendance so the line will move fast once we've confirmed your dues are paid and that you are a resident. Thanks for understanding and let's get rid of all our junk!

We will offer the following services:

- Junk and large item disposal - We will have 2 dump trucks available
- Metal recycling - Chris Treadway is our local metal recycler and helps us all year long. He is great for all metal recycling needs.
- Tree limb mulching - Kelly Robinson, owner of Colorado Premiere Tree Care (720-990-7004) specializes in tree removal, pruning, and care and will be providing chipping services. If you're interested in mulch, let them know! They give it away at the end of the event.
- Paper shredding – from 9:00-11:00am ONLY. Karen and Rebecca of XpresShred (303-592-6000) will be there to shred your personal documents.

Items we CANNOT accept:

- Paint – Try recycling at Sherman Williams at 7400S Broadway near King Soopers.
- Electronics – Call Best Buy at Park Meadows for TV, computer monitor, and telephone disposal
- Tires – Any local tire shop should be able to recycle tires for a small fee.
- Chemicals
- Dirt or Bricks – Put on Marketplace or Nextdoor for free and have folks pick up themselves.

SOUTHGLENN

Stats for the last 30 days!

Homes FOR SALE in Southglenn March 15, 2024– April 15, 2024

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story	\$819,900	\$819,900	2187	1
Bi-level				0
Tri-Level/Multi Level	\$649,900	\$679,900	1760-1958	2

Homes UNDER CONTRACT in Southglenn March 15, 2024– April 15, 2024

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$679,900	\$679,900	1542	1
2 Story	\$799,900	\$799,900	2421	1
Bi-Level				0
Tri-Level/Multi Level	\$680,000	\$680,000	1868	1

Homes SOLD in Southglenn March 15, 2024– April 15, 2024

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$575,000	\$725,000	1493-1144	2
2 Story	\$921,000	\$921,000	2413	1
Bi-Level	\$575,000	\$575,000	2272	1
Tri-Level/Multi Level	\$475,000	\$475,000	1868	1

The market has shifted! Call me with any questions!

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SOUTHGLENN COUNTRY CLUB

The golf course is open and playing well. It's been a beautiful spring. The fun has begun!

Men's Golf has started and even experienced their first rain out. Women's Golf has also started with a large group of ladies this year. The pool is being readied for summer with a new boiler.

Our Sertoma Club Casino Night on April 6th was a sell-out success. We had a great time and learned about some of the table games you might find in a casino. And we learned why the house always wins...

The Southglenn ladies had another Bunco night on April 18th. This is the second bunco night the ladies hosted this year and they have too much fun. These are so well attended and such great fun that there's a distinct possibility this becomes a regular event. Watch the calendar for the next one...

Junior golf starts in May. We're expecting another full lineup of young adults learning the game or perfecting their game. These kids are becoming great players.

Our Gators swim team also starts meeting in May. They'll be in the water as soon as the new boiler is installed and working. Some of our polar bear types may not even wait for that...

The official opening day for the pool is May 25th. This is Memorial Day weekend, so expect a lot of traffic and

laughing and playing.

We're continuing many of the activities of past years, so check the calendar for Food Truck nights, Kid's movie nights, member happy hours, our favorite glow ball tournaments, and the Sertoma golf tournament.

We are a family and community-oriented club. We're very proud of the programs we offer for our member youth and the family events we offer to the public.

To learn more, check out our website at: <https://SouthglennCC.com/>. Click on the "Calendar" tab to find events and programs that interest you and your family. Even if you're not interested in joining our club, the public events are listed there too. So, drop by, check us out, have some fun and enjoy your visit.

Also follow us on Facebook:

<https://www.facebook.com/SouthglennCountryClub>

NextDoor: <https://nextdoor.com/pages/southglenn-country-club-centennial-co/>

We're really excited about our 2024 activity lineup. We've already started with some great fun activities and it's only getting better. Our membership roster is currently full, but our waitlist has been clearing quickly. There's no way to know if that will continue, so start your membership today! We've already started another fun-filled year. All we need now is YOU.

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PAINTING Plus + "Quality Workmanship at an Affordable Price". Specializing in Exterior and Interior, Trim and Siding Replacement and Kitchen Cabinet painting, etc. Many Local References Free Estimates. Call Dave @ Home First Painting Co. **303-909-2357** (See us on Nextdoor)

Petersen Custom Glass 720-810-1160 Veteran & family owned. Fast, friendly service specializing in shower enclosures, window replacement, mirrors & glass tabletops. **10% off materials with mention of this ad.** petersenglass.com

Stecki painting. Inter/ext. Jeff 720-331-7025

In business 25 years, Quality Fireplace Solutions cleans, repairs and certifies gas fireplaces. Enjoy your fireplace or prepare it for the sale of your home! PH: 303-946-6535

Lawn Works, LTD: Lawn-Care & Seeding, Sprinkler-Startups, Coverage & Repair. (720)999-2245

Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-649-0679. KSayles@plainstel.com

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

The Family Tree Service- Insured tree removal- Free est.- 10% if you mention this ad- 720-201-7971

Employee Retention Credit (ERC) Program! FREE Evaluation! www.ERCRebates.biz

A/C Inspection - \$49.99. Emporia Home Services, Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

Money Likes Speed, Simplicity And Automation! www.PerpetualProfits.biz

DAN GRAY PAINTING 303-514-3232 Interior/Exterior, Drywall and carpentry repair. Free est/insured/30 years painting in Colorado.

Mile High Lawn and Garden - Spring Clean Up. Complete Landscaping. Maintenance, Gardening, Lighting, Construction. No Job too big or too small. Call Josh - 303-908-4846.

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

JACK OF ALL TRADES. Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or Info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.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. Residents placing ads to sell household items are not charged a fee.

The secret of happiness is freedom, the secret of freedom is courage.

-Carrie Jones

PLEASE JOIN US

Southglenn Civic Association is an all-volunteer non-profit organization that was formed when the first homes were built in 1964. **Our mission is to protect the quality of life and improve our community, participate in civic activities affecting Southglenn and encourage participation in government.** While our annual dues are voluntary, we strongly encourage you to pay this small \$20 contribution each year, so that we may continue to provide these services. And yes, we mean you, whether you own or rent your property! To pay your dues, you may either mail them using the form below, bring them to a monthly SGCA meeting held every 3rd Wednesday at 7pm, or pay online at www.southglenncivicassociation.org.

Name(s): _____ Street Address: _____ 

Email Address: _____ Phone: _____

Household members: No. Adults _____ No. Children _____ No. of years living in Southglenn: _____ Rent or Own: _____

Would you like to receive this newsletter electronically? Yes ___ No ___

Would you volunteer or become a board member with SGCA? (We'll call you) Yes ___ No ___

For Your Teen Service Directory Listing

As a dues-paying member, you have the opportunity to add your teen's name to our Teen Services listing in the newsletter. This listing gets the word out to the whole neighborhood that your teen is available to make some spending cash in exchange for lawn care, snow shoveling, babysitting, or maybe some random chores.

First Name	Last Name Initial Only	Age	Babysitting	Red Cross Certification	Pet Sitting	Lawn Care	Snow Removal	Misc Chores	Phone No
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
First Name	Last Name Initial Only	Age	Babysitting	Red Cross Certification	Pet Sitting	Lawn Care	Snow Removal	Misc Chores	Phone No
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

Make \$20 check payable to Southglenn Civic Association (or SGCA).

Send your check with this form to: Southglenn Civic Association, PO Box 2024, Centennial CO 80161.



Join Us for Dancing in the Streets 2024!
Wednesdays, 6:30-8:00 PM | The Streets at SouthGlenn

Hot Lunch

June 12

Chris Daniels & The Kings

June 26

Sisters of Rock

July 10

Non-Stop Nineties

July 24

Last Men on Earth

August 14

That Eighties Band

August 28



StellerRealEstate.com | 720.593.9355
Info@StellerRealEstate.com