

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

LINDA'S TIDBITS:

Please watch for the Country Club ballots! They will be mailed to you, and you just need return it by October 10th to the Country Club. The Country Club is mailing them out. This ballot means we still have a say in that property that was really built for just our Southglenn homeowners. Voting means you still care. Even though you may not be a dues paying member, please show that you care what happens to that property by casting your ballot at the Country Club. Cast your ballot at the Country Club using the outside ballot box, it will mean a lot to our community! We are thankful to Jeff, the chair of the Country Club, and the board at the Country Club. They have done a great job keeping it going! Show you deserve to have a right and vote! By voting you show them you still care!

WE NEED YOUR HELP STILL WITH THESE NEWSLETTER DELIVERY ROUTES! We have the following routes that are open. One on Washington and Briarwood just 1 half of Briarwood Circle and down to Arapahoe on Washington. Another on North Franklin Circle – the route is only one half of that circle. Another on High Street just north of Arapahoe – just 31 or more papers and is very flat, easy! Come have some fun and exercise and meet your neighbors and help your neighborhood out delivering a newsletter route! Thanks! Contact Linda Nixon now and get your own route! Landsnixon@gmail.com or 303-618-8592.

We had our meeting on September 20th at St Timothy's Church. At this meeting we announced that we will be going into maintenance mode with the SGCA. When we have something to tell Southglenn we will put it in the newsletter, Facebook and Nextdoor. We have a couple of people that are thinking about the board or volunteer. I would still love to get more people that are working bees to help on the board that we could count on.

GET READY The HOLIDAYS ARE COMING UP SOON! Dues are still required! We still have events to come for this year that require them to have paid their dues to win in competitions like the Holiday Decoration Contest Gift Certificate!

continued on page 2

SGCA UPCOMING EVENTS

- **October 10th:** SGCC Election
- **Election Day:** November 7th
- **December:** Cookies with Santa
- **December/January:**
Holiday Lights & Decoration Contest



SGCA DASHBOARD:

StreetSmarts at SouthGlenn. Shop at SouthGlenn and log your receipts in to raise money for local schools. More information is available at: <https://www.shoppingpartnership.com/southglenn/index.html>

*Find regular updates online at
urielakiva.substack.com and at
[www.facebook.com/
SouthglennCivicAssociation/](http://www.facebook.com/SouthglennCivicAssociation/)*

Use this QR code to pay
your dues online:



NEXT MEETING

No October Meeting

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

Chairperson: LINDA NIXON (TERM ENDS 2023), 303-795-8083, landsnixon@gmail.com	Newsletter Editor: URIEL AKIVA (2023)
Vice-Chairperson: TRACY JOHNSON	Interim Historian: LINDA NIXON
Secretary: DORA CASH (2021), 720-209-1947, jim_dora_cash@yahoo.com	Membership/Volunteers: LINDA NIXON
Treasurer: URIEL AKIVA (2023) SGCA.Editor@gmail.com	Managers of Newsletter Distribution/Delivery Volunteers: 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.

LINDA'S TIDBITS, *continued from front page*

Dues start over in January, but we still have a few more things for 2023.

Our meeting this month was to try to gain board members for our SGCA Board!

THANK YOU! Uriel Akiva for the years you have given Southglenn! We still need someone to learn how to be our editor for the newsletter. Please email us if you're interested. Contact me please! Linda Nixon 303-618-8592 or Uriel Akiva.

Don't forget, to be a good neighborhood it takes all of us! And to be a kind and helpful neighbor! We all need to work together.

What we would still like to do yet this year! We are thinking:

1. We would like to have a Trunk or Treat but the time and date are to be determined.
2. The Holiday Decoration Contest will occur like always.
3. Pictures with Santa and goodies at Santa's House weekend of December 9th, location TBD.

Don't forget to have a good neighborhood it takes all of us! And to be a kind and helpful neighbor! We need to stick together.

DUES PAYERS

J Sang
N Rapper
J & A Gamber
D West
J Haynie
M & J Rynearson

NATIONAL PUMPKIN DAY

October 26th: National Pumpkin Day recognizes a favored autumn decoration and food on October 26th. Not only do they make great fall decorations, but the pumpkin also completes a variety of tasty recipes. Join a pumpkin competition or visit any of the many fall festivals featuring the beautiful gourds.

DO SOMETHING NICE DAY

October 5: Each year on October 5, people across the nation observe National Do Something Nice Day.

ADVERTISING

The deadline for advertisements is the 15th of the month for the next month's issue.

To place an ad, call **Colorado Lasertype, 303-979-7499**. Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com
and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the civic association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the civic association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

HELP WANTED:

We have several open positions for our all-volunteer board. Build up your resume, volunteer!

Treasurer: Member of the Board of Directors, only a few hours a month in duties, such as bookkeeping, and picking up mail.

Co-Editor: Member of the Board of Directors, Uriel will be retiring from the Board at the end of the year, and he can train whomever wants to take over the newsletter editorial duties.

Director of Volunteers: Member of the Board of Directors, organize and direct the home delivery of the newsletter. A few hours a month in duties.

Co-Secretary: Member of the Board of Directors, Dora will train you in the secretary duties.

Vice-Chair: Member of the Board of Directors, Linda will train you in the duties.

At Large Member: Member of the Board of Directors, this is the most flexible position as you can work as much or little as you would like.

Special volunteer opportunities: Maybe you want to just help for a day or on a project that you care about. We have opportunities for you.

Please contact us, we would love to have you.

PROPOSED BYLAWS CHANGES SOUTHGLENN COUNTRY CLUB

Last month we informed you about some proposals to change the Southglenn Country Club bylaws that would appear on your ballot. After further consideration, the Southglenn Country Club and the Southglenn Civic Association boards determined there needed to be more time to revamp the language this year. We want to be sure that any changes to specific articles in the bylaws do not have unintended consequences for other articles. We plan to work together next year on proposals to change bylaws to ensure any proposed changes have the intended effect. You should still receive your ballot to elect Directors to the Southglenn Country Club board in early October. Please be sure to complete and return it before the annual Meeting of the Members on Tuesday, October 10 – or bring it to the meeting.

— Southglenn Civic Association Board of Directors



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You may have seen me driving through our neighborhood and wondered what it is I do. I'm your local contact for all things beauty! My joy is finding skincare and color solutions for every age, season and budget.

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I look forward to your call or text! *Scan here for a consult!*

Candace




720-683-6472

A REPUBLIC IF YOU CAN KEEP IT...

This column is the regular place where once a month you can get a little bit of very focused micropolitics. We do not examine normal partisan politics, but instead focus on the issues facing the local community.

There was a lot going on behind the scenes over the past month with the upcoming country club election.

Skipping past all the small stuff and hurly burley, what the battle is that comes around every few years is essentially this, the homeowners own the club, but they don't have to pay any dues and cannot use the club, but they still have voting rights. The users of the club, some who are homeowners, but many who don't live in Southglenn, pay for the club, and don't want to pay for mailing out ballots to the owners.

If we were building this club from scratch, there is no way we would set it up like this. This dysfunctional mess is the result of 50 years of organic growth and changes, some that made a lot of sense at the time, but which have resulted in the club having to pay about \$1000 a year for mailing out ballots to owners who don't put any money into the club.

I have two solutions to this problem, lets call them the "nuclear options". Option 1, someone collects the requisite 50 signatures from homeowners, and they change the bylaws to direct the board to raise money from the dues paying members to buy out the ownership interest from the homeowners. With approximately 1300 owners, the price could be as small as \$20 each, which would be \$26,000 to raise. That would result in the club being owned exclusively by its dues paying members. This doesn't maximize the payout for the owners but solves the balloting and ownership issue.

Option 2. Collect 50 signatures and direct the club to find a buyer for the club (either the current dues paying members or a developer) and get the best price for the property. I was recently part of a real estate deal where we sold a farm property to a developer who was putting in single family residences. We got about \$400,000 per acre and this deal was in the Denver Metro area. The country club sits on 22.14 acres. That equals a sale price of \$8,856,000 at \$400,000 an acre. Distributed equally to all 1300 homeowners, that would be about \$6,800 each.

continued on page 5



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A REPUBLIC, *continued from page 4*

I of course say this as a true outsider. We sold our house in Southglenn and while I still own property in Colorado and divide my time between that state and another, as a non-homeowner and non-member of the country club I have no vested interest in either option.

<https://urielakiva.substack.com/>



HAUNTED HOUSES

1. Slaughter Gulch, Franktown
2. 13th Floor, Denver
3. The Frightmare Compound, Westminster
4. City of the Dead Asylum, Henderson
5. Terror In The Corn, Anderson Farms, Erie
6. The Ritual Haunted House, Englewood
7. Haunted Field of Screams, Thornton

HAUNTS OF LITTLETON — 2023

October 20 - 28, 2023

The Haunts of Littleton runs on October 20th, 21st, 27th and 28th. Rich with storied history and actual eye-witness encounters, the “Haunts” walking tour takes you on a spirited journey through downtown Littleton and reveals many of its centuries-long tales and epicenters of paranormal activity. Tours run every 10 minutes from 7:00 to 8:30 and last about 1 hour each. Guides lead participants from site to site, where ghoulish storytellers await dressed in period attire from Colorado’s past. Fun for young and old alike, the tour is a fine mix of facts, frights and tongue-in-cheek muses. New routes and stories are added annually & many patrons return year after year.

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CENTENNIAL CENTER OF GENERATIONS OPEN NOW AT THE STREETS OF SOUTHGLENN

Centennial is home to an innovative new community space that serves older adults and teens. The Center of Generations, a partnership between the City of Centennial and the Denver Metro YMCA, opened June 7, 2023. The city had long wanted to open such a space for its residents but didn't have the staff capacity or knowledge, so that is where the Denver YMCA stepped in.

The Denver YMCA has experience managing youth programs and older adult programs at various centers and sites around the front range so was anxious to lend its expertise to the new center. Working closely with city staff a site was identified in the Streets of Southglenn, 6972 S Vine St. #366 The center opened with Older Adult hours between 10 am and 3 pm and Teens welcomed between 4:00 pm and 8:00 pm.

Older adults meet new friends while participating in

chair yoga, Silver Sneakers and Tai Chi classes. Programs such as book talk, classic board games, and visual journaling also provide opportunities for socialization. A small kitchen allows the Center to host food and nutrition events, including some organized by Center members.



Teens have the opportunity to participate in ESports, movie nights, resume writing and nutrition classes. It is a goal of the center to have older adults and teens participate in joint activities. Ideas include teen interviewing veterans and writing their stories, technology sharing, Esports competitions and more.

The Center has received a warm welcome from the Streets of Southglenn merchants who generously donated goods to help make the Center's recent Summer Send Off party a great success. Pictured is Marydean Purves, with the winner of a gift certificate. For more

information about the Center email us at centennialcog@denverymca.org or call 720-918-6425.

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<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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SOUTHGLENN

Stats for the last 30 days!

Homes FOR SALE in Southglenn August 14, 2023– September 16, 2023

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$730,000	\$730,000	1560	1
2 Story	\$577,500	\$869,000	1838-2718	4
Bi-level				0
Tri-Level/Multi Level	\$599,000	\$655,000	1868-2158	3

Homes UNDER CONTRACT in Southglenn August 14, 2023– September 16, 2023

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story	\$634,900	\$759,000	1862-2637	2
Bi-Level				0
Tri-Level/Multi Level	\$535,000	\$669,900	1922-2155	3

Homes SOLD in Southglenn August 14, 2023– September 16, 2023

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$755,000	\$755,000	1677	1
2 Story				0
Bi-Level	\$645,000	\$645,000	2633	1
Tri-Level/Multi Level	\$595,000	\$720,000	1898-2152	3

The market has shifted! Call me with any questions!

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LOCAL PUMPKIN PATCHES

Anderson Farms, Erie, CO: Known as one of Colorado's longest-running corn mazes and pumpkin patches, Anderson Farms has become a northeast Colorado favorite fall attraction. Located in Erie, Anderson Farms not only boasts the biggest pumpkin patch in Colorado but also has gourd launching displays, pony rides, a playground, and a farm stand. Take a hayride to the pumpkin patch where you can choose from over 26 varieties of squash, pumpkins and gourds. And for the thrill-seekers they have Terror in the Corn where you can explore 10 acres of fear.



Colorado Pumpkin Patch, Monument, CO: The Colorado Pumpkin Patch, a family-friendly farm, provides families with a stellar pumpkin patch, outdoor laser tag, gourd target practice, a petting zoo, mazes, and of course a hayride. This pumpkin patch recommends choosing pumpkins Oct. 1-20, ensuring that you get the best selection. Guests will not find scary activities on this farm, making it perfect for a fall family outing.

Cottonwood Farms, Lafayette, CO: Cottonwood Farms not only has a well-stocked pumpkin patch but also features a corn maze, farm animals, straw-bale maze and hayrides. This farm, which offers free admission during weekdays and \$5 on Saturday and Sunday, is a destination for both fall produce and Christmas trees from Thanksgiving to Christmas.

Denver Botanic Gardens Chatfield Farms, Littleton, CO: At Denver Botanic Gardens, Chatfield Farms boasts a 10-acre pumpkin patch and an seven-acre corn maze. A mini-maze is even offered for small children to enjoy. Guests can drop their pumpkins off at the pumpkin daycare while they enjoy the rest of Chatfield Farms.

Rock Creek Farm, Broomfield, CO: Rock Creek Farm in Broomfield wows guests with a 100-acre pumpkin patch and six miles of corn mazes. But that isn't all: Rock Creek also has a petting zoo, pumpkin carving, straw bales and more. After a few hours of fall fun at Rock Creek, don't forget to snack on their famous caramel apples and pumpkin desserts.

Mile High Farms, Bennett, CO: Mile High Farms impresses guests with not just its eclectic pumpkin patch, but also the farm's two corn mazes, a petting zoo, inflatable bounce castles, hayride and even face painting. Find pumpkins in wide variety, from baking pumpkins to whimsical Cinderella pumpkins. This Bennett farm is perfect for fall family fun.



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Fall RECIPES



Perfect Pumpkin Cheesecake Bars

INGREDIENTS

Crust:

- 1 ½ cups all-purpose flour
- ½ cup butter, softened
- ¼ cup white sugar

Cheesecake Layer:

- 8 ounces cream cheese, softened
- ¼ cup white sugar
- 1 large egg
- ½ teaspoon vanilla extract

Pumpkin Layer:

- 1 (15 ounce) can pumpkin puree
- 1 (12 ounce) can evaporated milk
- ¾ cup white sugar
- 2 large eggs
- ¾ teaspoon ground cinnamon
- ½ teaspoon salt
- ½ teaspoon ground ginger
- ¼ teaspoon ground cloves

INSTRUCTIONS

Preheat the oven to 425 degrees F.

Stir flour, butter, and ¼ cup sugar together in a bowl until dough is well-blended. Pat dough into the bottom of a 9x13-inch baking dish.

Bake in the preheated oven until crust is lightly golden, 10 to 15 minutes. Cool. Reduce oven temperature to 350 degrees F.

Beat cream cheese, ¼ cup sugar, 1 egg, and vanilla together in a bowl with an electric mixer until smooth.

Whisk pumpkin puree, evaporated milk, ¾ cup sugar, 2 eggs, cinnamon, salt, ginger, and cloves together in a bowl.

Spread cream cheese mixture evenly over cooled crust. Pour pumpkin mixture over cream cheese mixture.

Bake in the preheated oven until bars are set, about 60 minutes. Cool to room temperature, then refrigerate overnight.

Recipe from allrecipes.com.



Hot Apple Cider

INGREDIENTS

- 6 cups apple cider
- ¼ cup real maple syrup
- 2 cinnamon sticks
- 6 whole cloves
- 6 whole allspice berries
- 1 orange peel, cut into strips
- 1 lemon peel, cut into strips

Recipe from allrecipes.com.

INSTRUCTIONS

Pour apple cider and maple syrup into a large stainless steel saucepan.

Place cinnamon sticks, cloves, allspice berries, orange peel, and lemon peel in the center of a square of washed cheesecloth, fold up the sides of the cheesecloth to enclose the bundle, then tie it up with a length of kitchen string. Drop the spice bundle into the cider mixture.

Place the saucepan over moderate heat and cook until cider is very hot but not boiling, about 5 to 10 minutes.

Remove cider from the heat. Discard the spice bundle.

Ladle cider into big cups or mugs, adding a fresh cinnamon stick.



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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 or bring them to a monthly SGCA meeting, every 3rd Wednesday at 7 p.m. SGCA meeting, every 3rd Wednesday at 7 pm, or 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
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

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.

Meet The Steller Group Owners



The Steller Group is an independent brokerage, managed by co-owners Conrad and Jennifer Steller and Emily Lonborg. Since 2010, our team has provided a truly comprehensive real estate experience by offering our clients concierge-level care and attention. We provide the kind of service that we'd want for our family and friends: informative, transparent, patient, and one that achieves the desired outcome.

Our team is based in Centennial, and we consider it a privilege and honor to have the opportunity to give back to the communities in which we live and work. Conrad and Jennifer Steller have six children, ages three to eighteen, and have lived in Cherry Knolls since 2005—the very same neighborhood where Conrad grew up as a child. Emily Lonborg raised her children in Cherry Knolls before downsizing in 2022 with a move to Village at The Knolls with her husband Art.



EMILY LONBORG AND
CONRAD & JENNIFER STELLER



"Our house selling experience was 5 stars from start to finish. The Steller Group renovated, staged, listed, showed, and sold our home in a month. They handled everything! Everyone we worked with was professional and exceeded our expectations. So thankful for The Steller Group! We highly recommend them!"

- *Susanne H.*