

# The Southwind Times

The Official Publication of the Southwind Civic Association

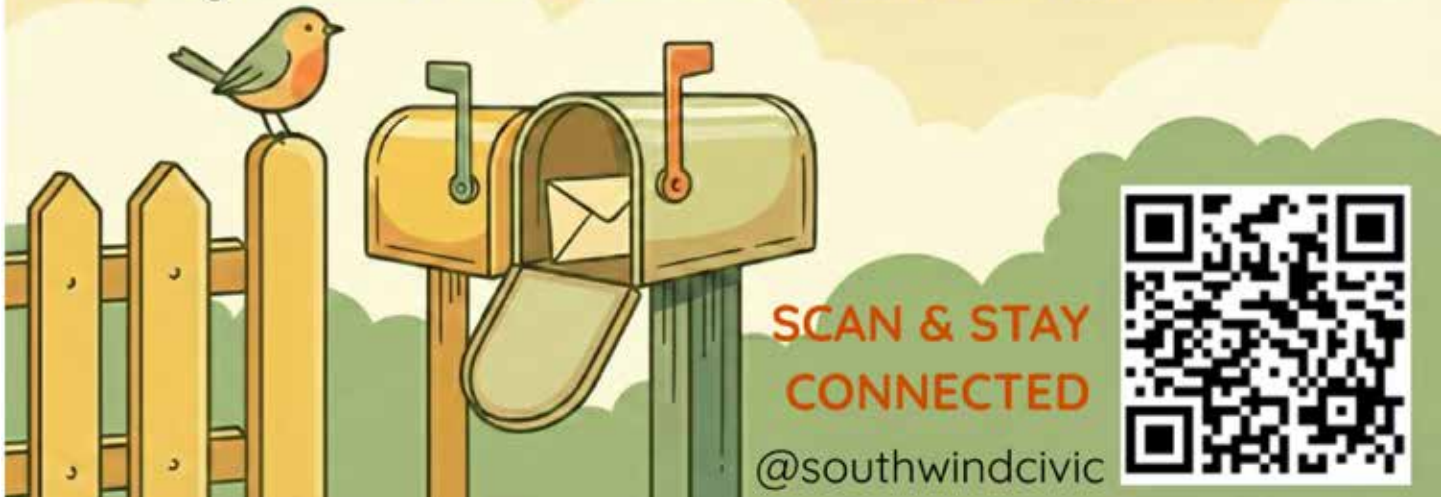
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April 2026

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## Stay in the Southwind Loop!

Get neighborhood news and event alerts between newsletters!



## Top Mistakes Made in Wills

*Thanks to our very own, Carl Miller,  
for giving us these great tips!*

### 1. Leaving out digital assets

Today, much of what we own lives online, including bank accounts, emails, photos, social media accounts, and even cryptocurrency. Even if your family knows they exist, they may not have the legal authority or access to retrieve them. Older wills and estate plans created before digital property became common often don't address these assets.

Consider: Keep an up-to-date list of your digital assets and login information and store it in a secure location.

### 2. Failing to plan for contingencies

Wills often name a primary beneficiary, but what happens if that person is unable or unwilling to inherit your assets? Naming someone in your will does not avoid probate, but it can help make the probate process less prolonged. Only certain assets, like retirement accounts or life insurance policies with designated beneficiaries, transfer directly to the beneficiary without going through the court process.

Consider: Build flexibility into your plan by naming alternate beneficiaries and decision-makers. Using "if-then" clauses can help ensure your wishes are carried out, even if circumstances change.

### 3. Overlooking health care directives

When writing a will, many people focus on what they want to happen after they pass. However, you should also lay out

*continued on page 2*

## Dues Due

The Southwind Civic Association is back up and running! That means we're gladly accepting dues in support of our events and services. We can be found on Venmo at Southwind Civic Association (phone confirmation 8865).

### Southwind Civic Association Annual Membership Form

- Enclosed are my voluntary dues of \$20 for my 2026 Southwind Civic Association membership (Jan-Dec).  
*Yes, I am interested in helping to support Southwind and continue our many neighborhood activities:*
- I/we would like to volunteer to help with a Southwind event.

*(Each event requires no more than 1-2 hours of your time)*

- Contact me/us if additional volunteers are needed for any event.

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please complete this form and mail with your check to:**

**Southwind Civic Association • 710 E. Geddes Ave. • Centennial CO 80122**

**Make payment via Venmo:** Include your name, street address, and phone number along with your payment to **@Southwind Civic Association**.

All donations go to events in the neighborhood.

**Thank you for your continued support of our terrific neighborhood!**

# Wills, *continued from front page*

what you want to happen if you were to become incapacitated. If you have an outdated health care directive (which includes a health care proxy, also known as a medical power of attorney) or does not have one at all, it can delay treatment and add stress to your loved ones.

Consider: Make sure your health care directive is current, legally valid in your state, and clearly reflects your wishes. Review it regularly, especially after major life events or changes in your relationships.

## 4. Forgetting about personal items

It is common to focus on assets like real estate and bank accounts, but items like jewelry, heirlooms, and furniture often hold deep sentimental value. If your will does not specify how these items should be distributed, they may cause confusion or conflict among family members.

Consider: Use a personal property memorandum to clearly outline how you would like sentimental items distributed. This can reduce misunderstandings and help ensure that special belongings end up with the people you intended them for.

## 5. Not updating wills regularly

One of the most common and easily overlooked mistakes is failing to review and update your will regularly. Life changes quickly: relationships evolve, laws shift, and new asset types (such as digital property) may emerge. A will that made perfect sense at one point in your life may no longer reflect your wishes or comply with current legal standards.

Consider: Review your estate plan every few years or after any major life event, such as a birth, death, marriage, divorce, or significant change in assets. Regular updates help ensure your plan stays current and aligned with your goals.

## 6. Not Having Good Information

Taking time now to address these easy-to-overlook areas can bring peace of mind and help protect your legacy. We are planning a free community event for people living in the Southwind area to come and hear from a local attorney about free and effective ways to approach estate planning issues. If you would like to attend the event, please provide your email address so we can know how many people to plan for and keep you updated with details.

You can access the survey using the link below or by scanning the QR code.  
<https://go.levitate.ai/?s=b71bXNqzDc&source=customSurvey>



**This Space  
Intentionally Left Blank  
for Teen Services**

# Southwind Civic Association

710 E. Geddes Ave. • Centennial, Colorado 80122

## BOARD OF DIRECTORS:

**Co-President:**.....Liz Sawyer, Carl Miller  
**Treasurer:** .....Mary Schulz, 303-797-2775  
**Editor & Chief to SWCA newsletter.....** Jenny Riat, 720-960-2134  
**Members at Large:** ..... Amber Daniels, Ahna Saetveit

The *The Southwind Times* is published monthly by the Southwind Civic Association.

## News Articles

The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles to **Hank.victoria1@gmail.com**. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

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

## Advertise in this Newsletter!

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.

**Newsletter Connections: 303-979-7499 or [info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to **NewsletterConnections.com** or scan QR code.



JKRoofing.com



**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**UNEXPECTED DAMAGE?**

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**FREE INSPECTION**  
**303-425-7531**

**ROOFING + WINDOWS + SIDING + SOLAR**



# CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**Gutie Irrigation, LLC: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.**

**LAWN WORKS Ltd** eco-LawnCare, Patching & Plugless-Aeration. Sprinkler/Drip-Startups, Coverage & Repair. (720)999-2245

**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](http://www.haulit4less.com)

**TH Consulting. Providing handyman services.** Please call Trent 720-226-5586.

**New customers A/C inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

**Grass or Corn fed beef for sale** - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**The Family Tree Service-** Insured safety trim, tree removal, and stump grinding- Free est.- **Mention ad for 10% off- 720-201-7971**

**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)

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [Info@NewsletterConnections.com](mailto:Info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

## CenCon Update

Centennial Council of Neighborhoods (known Citywide as CenCON) meets the 4th Monday most every month. Because all Centennial neighborhoods can participate, the meetings are rotated around the city from East to West. The February 23rd meeting occurred in our neighborhood at the YMCA Generations in the Streets of Southglenn.

The March 23rd meeting will convene in a beautiful brand new venue called The Space and Cafe at 12855 E. Adam Aircraft Cir.(303-542-7279) This venue was created by the Arapahoe Library District and it is a premier meeting facility that is available FOR FREE. Here you will find:

- In-house cafe
- Coworking Space
- Meeting rooms
- Various Event space
- Audio and video recording rooms

Go visit this place. I toured it and I wish I was young and full of creative ideas. There is a large recording studio suitable for an ensemble. There is also a smaller Podcast studio. Holly Whelan is the director and would love to show you around. The Arapahoe Library district also has very active Special Event

Programs, including Speakers, Music, Photography, Author and Writers, Book Sales and more!

Folks, we live in a very dynamic county. Colorado's first: Arapahoe. Come to meetings. Go to City and County websites. There is a lot going on that needs you to get involved to help our community stay strong and healthy. I'm out of space but the websites have great information. Stay involved.


— Pete

## SAVE THE DATE! Southglenn / Southwind Garage Sale

Please save the date for the annual Southglenn/Southwind garage sale on Friday & Saturday, July 10 & 11, 2026.

*Selling Colorado One Home at a Time!*  
**Kaeti Bancroft**, Broker Owner  
BANCROFT PROPERTIES, LLC  
bancoff@comcast.net  
303.525.2226 - cell  
303.794.9191 - office






[www.MyFrontRangeProperties.com](http://www.MyFrontRangeProperties.com)  
7851 S. Elati St. • Suite 101 • Littleton, CO 80120



## C.P.C. Painting Inc.

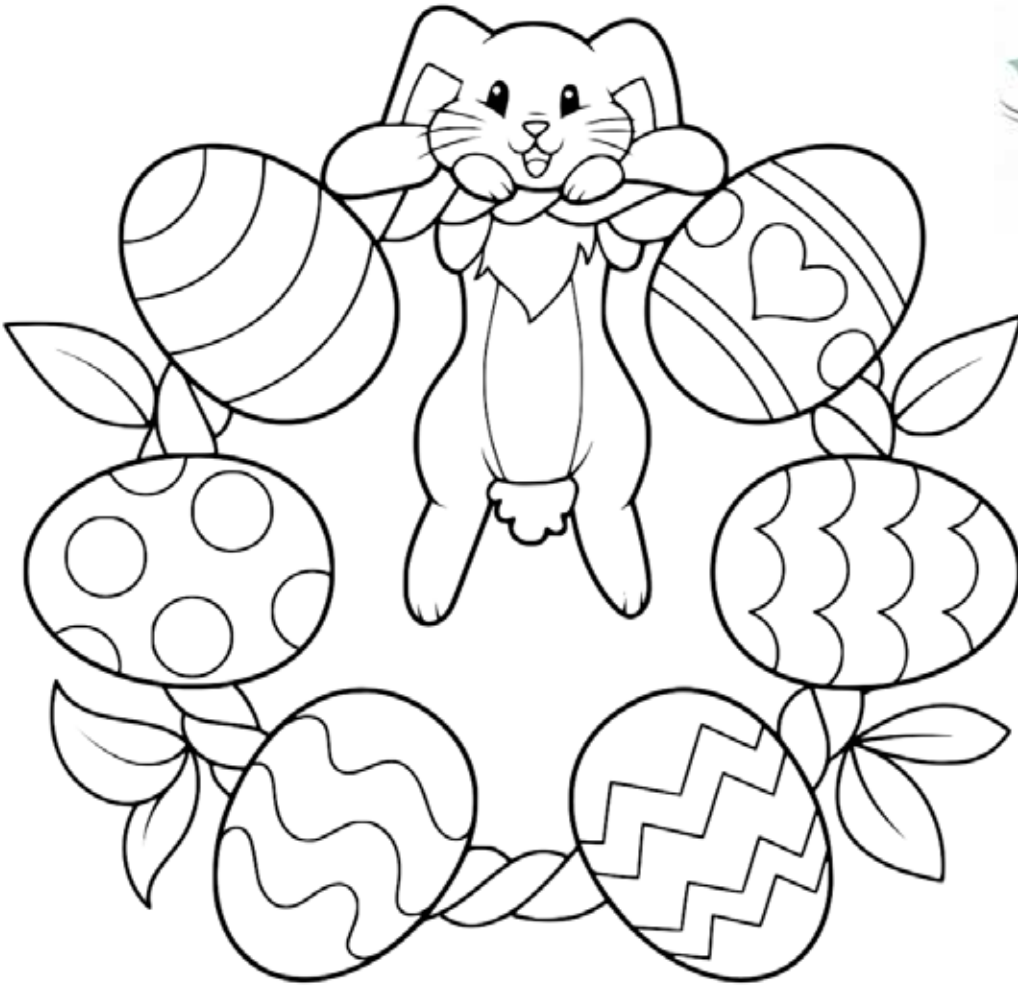
**Give Your Home A Fresh New Look This Spring!**  
*Exterior & Interior Residential Painting*



- Free Estimates
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- Serving Homeowners for 31+ Years
- Proud Member of BBB in Good Standing

**LIMITED-TIME OFFER:** Schedule your exterior repaint before 5/15/2026 & receive: **\$200 OFF your project.**

**Call For Your FREE Estimate: 303-948-5276**



Building Community, Together.

## Interesting Facts For April

- The first president of the United States, George Washington, was inaugurated on April 30, 1789.
- April is the equivalent of October in the Southern Hemisphere.
- The phrase “April Showers bring May Flowers” comes from a poem from the 1500s by Thomas Tusser.
- The April full moon earns the name April’s Full Pink Moon not due to its color but because it’s named after the pink phlox flowers that bloom in North America’s early spring.
- Some of the famous people with an April birthday are Queen Elizabeth II, Leonardo da Vinci, Charlie Chaplin, William Shakespeare, Thomas Jefferson, and Jackie Chan.

### OPEN HOUSE SPECIALS

Open a new MetrumCU Spending Account & receive \$200!\*

**Open a VIP CD**  
May 2-May 9, 2026 with a min. of \$500 for 7 months at 4.00% APY\*\*

**VIP Loan Special**  
May 2-May 9, 2026, receive a .35% APR\* discount on a new loan with MetrumCU, PLUS up to 90-days no payments!

## 79th ANNIVERSARY CELEBRATION & OPEN HOUSE

**SATURDAY, MAY 2, 2026**  
1:30-3:00 PM

at Metrum Community Credit Union  
6980 S. Holly Circle in Centennial

Stop by for refreshments, door prizes & to take advantage of limited-time CD and Loan specials!

Plus, bring your documents and electronics to have them securely recycled at no cost.



Visit [metrumcu.org/annual-meeting](https://metrumcu.org/annual-meeting) for more details of the event & Open House Specials!  
303-770-4468



We're proud to be a financial institution owned and operated by Colorado residents!  
We look forward to meeting you and your family. If you'd like to learn more about Metrum Credit Union, just ask—otherwise, enjoy this event as our gift to the community!

\*Annual Percentage Rate.

\*\*Annual Percentage Yield. New money only. Min. deposit of \$500. CD will automatically renew to a new 6-month term if not closed at maturity.

**VIP Loan Offer:** All loans offered with approved credit. Not all applicants will qualify. Floor rates do apply, ask a Loan Officer for details. Receive 0.35% APR off the approved rate, when: (1) your application is submitted online between May 2, 2026 and May 9, 2026 at 11:59PM mountain time; (2) you enter "Open House" in the online loan application comments found under the "Your Finances" tab, and (3) your loan is funded no later than May 31, 2026. New money only. VIP loan rate special is available for new loan types excluding any line-of-credit type loan. Call 303-770-4468 for details.

**Spending Account Offer:** +1st \$50 paid with new High Yield or Cash Back Spending Account opened and account enrolled with eStatements and debit card activated. 2nd \$150 bonus will be paid within 1st 90-days after opening when account meets all qualifications and receives a high yield interest or cash back paid to the account. Offer not available to existing primary accounts with checking/spending account opened in the last 12-months. Other requirements and restrictions apply - see credit union for full details.

All above offers are subject to change without notice.

