

Acres Green Scene

A beautiful community of families, friends and neighbors for over 50 years

Published By The AGHOA ~ Please Visit AcresGreen.org

AGHOA Block Party: August 16th, 4-6 PM:

Join your neighbors for some late afternoon fun at Lonesome Pine Park from 4:00 to 6:00 pm! We have special guests coming – the builder's son, Jim Johnson, and some of the original teachers who were part of Acres Green Elementary's founding, including Pat Olsen and others. Plus, history boards will be on display for a little trip down memory lane. Don't forget to sign up and bring a favorite dish to share because good food makes great neighbors!

<https://www.signupgenius.com/go/70A0E45A4AA22AOF49-57484280-sign>

August 2025: Acres Green Scene

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President's Notes:

Hello August! Can you believe how quickly Summer flew by? Just a heads-up – kids are back in school, so let's all remember to drive a little slower! Additionally, we are hosting our Block Party on August 16th at Lonesome Pine Park from 4:00 to 6:00 PM (Please sign up to bring food). Our neighborhood has three small libraries and one puzzle library. Have you found them?

We want to thank our residents! Many individuals are helping our community! Steve Ebling has been cutting the grass in front of the Maximus Drive marquee. Santiago Hernandez, our neighbor who owns All Seasons Landscaping and snow removal LLC spent 3 hours cutting and trimming the Acres Green Drive median in June. CR and many residents are maintaining the entrances to and around by keeping them mowed and weeded. An anonymous mother and daughter, along with an older gentleman, are seen picking up trash in the medians along Acres Green Drive. Carlos Maciel, our resident master gardener, and DougCo school kids who stopped by to work on the AG garden.

Next HOA meeting is August 14th at Lone Tree Library at 6:30 pm.

Acres Green Drive Study

Mile High Flood District (MHFD) completed a study of the Willow Creek Tributaries upstream of Englewood Dam. This study was completed in 2024 and resulted in the publication of a Major Drainageway Plan. The study was a joint sponsorship with Southeast Metro Stormwater Authority (SEMSWA), Douglas County, and the City of Lone Tree. Acres Green Drive is one of the tributaries included in this study. The study determined the following regarding Acres Green Drive.

- Stream function is rated **poor**, and crossings at Maximus Drive and Apollo Circle are rated as impaired.
- Proposed changes include Stream Restoration and Stream Rehabilitation
- The recommended budget for Stream Restoration is \$2.4 million, with SSPR responsible.
- Stream Restoration reflects larger-scale capital improvement projects (CIP) involving full channel re-grading and construction of new structures.
- The recommended budget for Stream Rehabilitation is \$650,000, with the city of Centennial (SEMSWA, SSPRD, and HOA) responsible.
- Stream Rehabilitation reflects point repairs to outfalls, grade control structures, and eroded banks to maintain the function of the stream systems.
- Culvert upsize at Apollo Circle is required
- Increase the inlet grate to reduce clogging
- Budgeted \$20,000 with Douglas County responsible

continued on page 2



YOUR AGHOA EVENTS

August TBA: English Heritage
August 11th: Food Trucks
August 14th: AGHOA Meeting
August 16th: Block party at Lonesome Pine Park 4-6 pm
September 8th: Last Food Truck
Sept. 12 -13 Community Yard Sale
October 9th: AGHOA meeting
October 24th: Pirate Night (adults only)
October 25th: Trunk or Treat

Study, *continued from front page*

These are the details currently available to us. We're working with MHFD and SSPR to understand the next steps in planning and when public input will be collected. As we receive updates, we'll post them on the AGHOA website, share them on social media, and include them in the newsletter. If you have questions, you'd like to present to SSPR and MHFD, please email aghoarep@gmail.com.

AGHOA

"What We DON'T Do..."

AGHOA is a Civic organization with a voluntary annual fee of \$40 per household. We are a group of neighborhood residents who volunteer our time to enhance and support the safety, general welfare, and spirit of the community. The AGHOA is a vital link to local government departments and authorities, and a vital liaison to express the wants and needs of the overall community.

We don't tell you what color to paint your house, when to put your trash out, where to store your trash receptacles, when to mow your lawn, how many cars you park in your driveway, or anything else! In short, we have no responsibility to monitor or police our residents. It is a pleasure to serve this beautiful community we all call home.

— Mona Beuthel, AGHOA VP

Sign Up For Trunk or Treat!

Let's make Halloween unforgettable for the kids – and ourselves! Saturday, October 25th, 4 pm at pirate ship!

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

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



Acres Green Membership Enrollment Form

Name(s): _____

Address: _____

Phone: _____

Email: _____

\$40 Per Household

DONATION: _____

Volunteer: Yes No

Payments can be mailed to:

AGHOA c/o Sandy Inglis, 13183 Canopus Dr. Littleton, CO 80124.

Payments are accepted online at:

www.acresgreen.org/become-a-member or via GoDaddy QR



Scan to Pay

Acres Green 2025

BOARD OF DIRECTORS:

President: Jo Ann Lathrop, AGHOApresident1053@gmail.com, 303-775-7243

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Instagram Chairperson: VACANT

Events: aghoaevents@gmail.com

Pickleball: Derek Shaw, ActiveAcresGreen@gmail.com

Nextdoor: VACANT

Neighbors Helping Neighbors: helpingAGHOA@gmail.com

Acres Green Master Gardener: Carlo Maciel

Dcmgardnr@gmail.com 703-733-6935

Activities:

Block Party: Mona Beuthel

Adult Pirate Ship Nite: aghoaevents@gmail.com

Trunk or Treat: aghoaevents@gmail.com

- **Community scrap metal recycling:** Contact CR 303-799-0731

SOCIAL MEDIA



Website:
AcresGreen.org



Facebook:
www.Facebook.com/AcresGreenHOA



Instagram:
[@AcresGreenHOA](https://www.instagram.com/AcresGreenHOA)
"I Love Acres Green"

Twitter: [Twitter@AcresgreenHOA](https://twitter.com/AcresgreenHOA)

Nextdoor: Acres Green Homeowners Association

News Articles

The deadline for news articles is the 5th of the month before the next month's issue, except for the January issue which is December 1. Please email news articles to the editor at aghoeditor@gmail.com. Note your name and include a day-time phone number (we won't publish it) in case there are any questions. Letters to the editor may be printed without the author's name if requested.

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**Let's protect our kids and
our community.**

**#StopMeansStop
#BackToSchoolSafety
#NeighborhoodMatters**

Dumpster Day Was Successful!

Forty residents used the garbage truck, which was only 7/8 full when we finished at 11:00. Most residents had already arrived in line by around 8:54 am. We turned no one away, and CR was collecting scrap metal. Thank you to Steve Ebling, Wayne Dempewolf, David Polites, and Siri Gosslin for their volunteer work. Thanks to Sara Klassen for volunteering to buy and distribute 150 burritos to residents during the day.

Ahoy, Mateys!

Friday, October 24th at 6 pm

Join us for a swashbuckling Pirate Night — a grown-up evening of fun, food, and mischief. Costumes optional, good times guaranteed. Bring a chair, your favorite drink, and a dish to share.

What A Great Time We Had At Our July 4th Celebration!

We kicked things off with a car parade through the neighborhood, then gathered at the park for music, chatting with our neighbors, and a smashing water balloon fight. Thank you to Mary Bryant for organizing the car parade, Lew Jones for the music, AGHOA for the rock painting station, Sara Klassen for the ice cream, and Brandon McLaughlin for arranging the water balloons. Our heartfelt thank you to our residents who stepped up to provide water balloons: McLaughlin's, Aguirres', Steeles', Shaw's, Shonts', Lathrop's, Moynahan's, Ebel's family, and many more who contributed. To all who joined in and made it a day to remember!

Community News: New Development (Hawkview at Willow Creek)

The city of Lone Tree has approved, with conditions, the plan for the project "Hawkview at Willow Creek Mixed Use District". The project is located North of Park Meadows Drive, West of Willow Creek, South of C-470, and East of the Existing Furniture Row Store. This is a proposal for the development of a new townhome community which would contain 274 dwelling units. Each dwelling unit would be located on its own platted and legal lot. For additional information: <https://cityoflonetree.com/projects/hawkview-at-willow-creek-mixed-use-district/>

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Where's The Time Capsules?

Summer is almost over! I can't believe we are just a few weeks away from school being back in session! School starts Wednesday, August 13th, for Acres Green Elementary.

Reminder: School is in Session

That means slower speeds, full stops, and extra caution. Let's all do our part! #SafeStreets #SchoolZone

I've posted on a few Facebook pages about the elusive Time Capsules at the school. If you have a lead, or better yet, photos of the locations, reach out to me, and we will try to find them all before the end of the year.

We will request that the neighborhood and school come together before the end of the school year, and we will keep our community informed of the plans.

— Siri Gosselin



4th of July: Thanks For Coming Out!

Thank you to everyone who helped make this day possible.

RETIRED/TORN FLAGS ARE BEING RECYCLED!

Acres Green Garden is located at Acres Green Drive.

A designated red bucket is provided for flag collection, and we will facilitate proper disposal.



Make The Future
Of Your
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Locally owned and operated.

Advertise In This Newsletter!

IT IS EASY TO GET STARTED!

Our September
deadline is
August 15th.



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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.

Trash, Junk Inoperative Vehicles

While walking in the neighborhood, I often strike up conversations with the people I meet. Several subjects seem to arise frequently, and "I have been asked" to research the Douglas County regulations so residents can understand their responsibilities. Prevalent issues include abandoned, inoperative, or unlicensed vehicles, as well as difficulty walking on sidewalks due to unkempt property. The following is a section from the Douglas County Ordinance.

Unincorporated Douglas County Ordinance

Section 2 #208. Trash, Junk, Inoperative Vehicles

No land may be used as an outside storage area for the purpose of collecting, dismantling, storing, or selling of junk, trash, rubbish, refuse of any kind, remnants of wood, metal, or plastic, discarded materials, inoperative vehicles or dismantled machinery, whether or not the same could be put to any reasonable use, unless approved as a use by special review in the GI zoning district." Essentially, this County ordinance makes it a violation to collect inoperative vehicles, trash, and junk anywhere on your property.

— Jim Hope

Acres Green Tidbit

Acres Green is an unincorporated community in Douglas County, Colorado. There are 1056 houses within 384 acres with an elevation of 5,846 feet. As of the 2020 census, our population was 2,922 people.

Sheriff's Webpage

Douglas County Sheriff has an updated webpage: <https://dcsheriff.net>

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CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	13225 Peacock Drive	700,000	700,000	4	3	2,814	17
Active	978 Mercury Circle	699,900	734,900	4	3	3,011	75
Active	92 Helena Circle	675,000	695,000	5	3	2,812	79
Active	280 Jupiter Drive	625,000	625,000	4	2	1,957	36
Active	13246 Deneb Drive	615,000	615,000	4	2	1,990	17
Active	13542 Achilles Drive	600,000	600,000	4	2	1,955	22
Active	13624 Omega Circle	594,999	594,999	4	2	2,750	37
Active	108 Olympus Circle	589,900	589,900	4	2	1,950	4
Active	13483 Achilles Drive	575,000	600,000	4	2	1,762	50
Active	426 Jupiter Drive	589,000	625,000	4	2	2,368	86
Active	802 Altair Drive	529,900	529,900	4	3	2,814	1
Pending	874 Mercury Circle	739,000	739,000	4	4	2,833	3
Pending	13266 Canopus Drive	665,000	675,000	5	3	2,811	29

SOLD LISTINGS May 14, 2025 – July 11, 2025

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
13215 Peacock Drive	665,000	680,000	4	2	2,737	47	6/20/25
13183 Spica Drive	650,000	650,000	4	3	2,812	10	6/17/25
13654 Omega Circle	615,000	615,000	4	2	1,829	9	5/23/25
13235 Rigel Drive	611,000	611,000	4	3	3,120	2	6/4/25
915 Mercury Circle	602,000	650,000	4	3	2,814	7	7/11/25
13123 Spica Drive	585,000	599,000	4	3	2,288	6	6/30/25
436 Pluto Court	535,000	575,000	3	2	1,934	36	5/23/25
367 Jupiter Drive	525,000	514,900	3	2	1,769	7	5/27/25
356 Aquarius Court	525,000	525,000	3	2	1,955	15	6/5/25
13133 Regulus Drive	510,000	510,000	3	2	1,764	6	6/27/25
416 Pluto Court	475,000	475,000	4	2	1,990	13	5/28/25
13134 Deneb Drive	450,000	488,000	3	2	1,990	2	6/18/25

*Source: Based on information from REcolorado. Not all properties were listed and/or sold by Equity Colorado Real Estate Premier. This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado Inc. does not guarantee nor is it in any way responsible for its accuracy. If your home is currently listed with another agent please disregard this notice as it is not our intention to solicit other Broker's listings. *Listings in red are listed by Sara Klassen, Equity Colorado Real Estate Premier.

A Little Bit About Me...

I've been a proud resident of Acres Green, living on Saturn Drive since 2015. My husband and I, along with our two boys (ages 9 and 11), absolutely love the sense of community here—the friendly neighbors, beautiful parks, and all the amenities that make this area so special.

I grew up in Littleton and became a Realtor in 2012. I'm passionate about helping my clients achieve their real estate dreams. Whether you're buying, selling, or just curious about the market, I'm here to guide you every step of the way. It's an honor to serve such a wonderful community, and I look forward to continuing to be your trusted real estate resource!





Scan here to join the Acres Green Facebook Page! Stay up to date with home values and events in our neighborhood!

**Acres Green: Your neighbor,
your expert, your Realtor**

Sara Klassen
Realtor

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klassenhometeam@gmail.com

