

Acres Green Scene

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

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Events

Feb 12th: HOA Meeting
Feb 18th: Sweetwater Park (SSPR)
April 9th: HOA Meeting
May 11th: Food Trucks
June 8th: Food Trucks
June 11th: HOA Meeting

Projects Around Us!

Sweetwater Park Update:

Around the 8th of November, a sign showed up at the Park. On November 13th, a pop-up about the park was held, and the survey was open only until December 5th. They received 110 surveys from Acres Green residents. We met with some residents at the library on January 17th. South Suburban has scheduled a meeting, "What We Heard," on February 18th from 5:30 to 7 pm at the Lonetree Hub.

Altair Park Update:

The park update has been postponed due to ongoing projects and budget constraints.

Community News:

Dutch Brothers is still finalizing the details before presenting to the City of Lonetree.

Food Trucks 2026 Are Back

Need volunteers to be there while trucks are there. The President will be out of town for the 2025 celebrations around the USA. (Second Monday each Month, May through September)

- May 11th, 2026
- June 8th, 2026
- July 13th, 2026
- August 10th, 2026
- September 14th, 2026

President's Notes

Hello and welcome to a brand-new year! 2026 is a special one – our nation will be celebrating **250 years since its founding**, and we have an excellent opportunity to come together as a community to honor this historical milestone, especially on the 4th of July. Suggested is a bingo night for the kids, games, and prizes. So how will we celebrate this year, and how can our neighborhood be a part of America's 250th birthday?

As always, the answer starts with community involvement and IDEAS! We will **need volunteers** and neighbors willing to attend some of the upcoming meetings. Thank you to everyone who contributed their time and participation last year! We are looking for crafters and helping hands for upcoming projects! If you enjoy painting, gardening, or helping with the marquees, we'd love to have you join us—no experience needed—just a willingness to help and have fun. We have not had any updates on the AG Elementary school's plans for celebration with the community.

At our **February 12th** meeting (Lonetree Library at 6:30 pm), we will review the proposed calendar and work to finalize it for the years ahead. Your voice, ideas, and participation truly matter, and this is the perfect time to get involved.

Let's make this a meaningful, memorable year – Together! At the Lonetree Library at 6:30 pm, we will set our new calendar for the events.

Membership 2026 and Volunteering

Now is a great time to join your voluntary HOA and enjoy all the activities lined up for 2026! Membership is \$40.00 and is worth it for the many HOA-sponsored events throughout the year. Thank you to the dozen who have paid already.

Planned activities in the new year include: 4th of July (250th year); Community Anniversary (52nd year); Pirate Ship night and Trunk or Treat.

Curious about how the funding is spent? In 2025, total dues of \$3,814.91 were collected. The HOA expenses were for 6 issues of the Acres Green Scene (\$1,830), Waste Connections for Dumpster Day (\$830.00), Neighborhood watch signs (\$600), Go Daddy for the Acres Green HOA website - <https://acresgreen.org> (\$227.07), funds for Annual Events like the 4th of July, Open House, and Block Party (\$204.37), and miscellaneous for a total of \$3,780.86.

The HOA is also always looking for community members who want to get involved by volunteering at events, creating an event, writing articles for the newsletter, or serving on the HOA Board. Reach out to JoAnn Lathrop @aghoapresident1053@gmail.com for opportunities to help.





Lonesome Pine Park sledding hill



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
Vice President: Mona Beuthel, AGHOAvicpres@gmail.com, 303-919-9644
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South Suburban Liaison Committee:

Kirk Lathrop, 303-775-7243, aghoarep@gmail.com

Wayne Dempewolf, Dempe1@yahoo.com

AGHOA Architectural Advisor:

Jim Hope, 720-810-4032, Acresgreenacc@gmail.com

Senior Activities Chairman: Mona Beuthel (Vice President)

Welcome Committee Chairman: Sara Klassen, sara.klassen@yahoo.com

AGHOA AGES Representative:

Siri Gosselin, siri.gosselin@gmail.com

Instagram Chairperson: VACANT

Events: aghoaevents@gmail.com

Pickleball: Derek Shaw, ActiveAcresGreen@gmail.com

Nextdoor: Leah Cruz

Neighbors Helping Neighbors: helpingAGHOA@gmail.com

Acres Green Master Gardener: Carlo Maciel

Dcmgardenr@gmail.com 703-733-6935

Activities:

Adult Pirate Ship Nite: aghoaevents@gmail.com

Trunk or Treat: aghoaevents@gmail.com

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

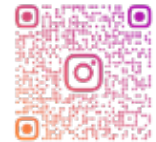
SOCIAL MEDIA



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 aghoaeditor@gmail.com. Note your name and include a daytime 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.

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.

Christmas Lights Winners

Do you leave your Christmas lights up until after the stock show? Since 1906, the stock show has been in Denver. In the 1920's, city leaders encouraged the residents to leave their lights on to welcome visitors to the Stock Show. We follow that tradition too!

This year, we had our first house decorated before we went to print on November 15th, with a dozen more included. The warm weather led to more homes being decorated. Maximus Drive and Rigel Drive had the most houses decorated in our neighborhood. Cousin Eddy, in his white robe near the trailer, was on display. A Christmas elf decorated the little evergreen with solar lights on Lonesome Pine Park ski hill. Thank you to those who decorated the Christmas tree at Acres Green Drive. Next year, we hope to decorate the pavilion at Lonesome Pine Park and Altair with lights.

Our winners for the Christmas Decorations are **First Place: 132 Olympus Cir.** (You can see their lights from 470 and Park Meadows Drive – they decorated the front and back of their house); **Second Place: 734 Altair Dr.**, and **Third Place: 856 Mercury Cir.**



First Place: 132 Olympus Cir.



First Place: 132 Olympus Cir.



Second Place:
734 Altair Dr



Third Place:
856 Mercury Cir.

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Traffic/Pedestrian Walking

RRFB (Rectangular Rapid Flashing Beacon) request

Thank you again for your interest in the crossing at Acres Green Drive and Altair Drive. In our previous communication, we noted that the evaluation would occur in summer 2026, after the consolidation of Acres Green Elementary School, to assess long-term pedestrian and traffic patterns. However, study footage became available sooner than expected, allowing us to complete an earlier review of the intersection using the same criteria that would have been applied in 2026. Because these standards are not dependent on the time of year, the earlier timing did not affect whether the location met the RRFB thresholds. The only difference is that a study conducted before the school consolidation captures any school-related pedestrian activity—data that, if available, could only increase the likelihood that the crossing qualifies for an upgrade.

Douglas County Traffic Engineering has now completed the comprehensive assessment of Acres Green Drive and Altair Drive to determine their eligibility for an RRFB. The collected information was entered into our countywide ranking system for potential pedestrian enhancements. Douglas County has developed a pedestrian priority matrix to ensure consistency in how these enhancements are considered. The matrix incorporates 12 criteria, several of which are based on national standards and practices used by neighboring jurisdictions. Among these, two factors carry the most weight.

To be considered for an upgrade, a crossing must meet the following minimum criteria: at least 20 pedestrians observed within any single hour during the assessment period, and a posted speed limit of 45 miles per hour or lower at the location.

If these two criteria are met, the remaining ten criteria are then used to prioritize locations for enhancements.

During the assessment period, fewer than 20 pedestrians were observed in any hour, and fewer than 20 over the whole 12-hour observation period; therefore, the location does not meet the minimum threshold for RRFB installation at this time.

I understand this may not be the outcome you were hoping for. However, adhering to established standards ensures that traffic control devices are installed consistently and only where objective data support them.

Acres Green Median

SSPR has been researching the benefits of a bioswale in stormwater drainage systems. A bioswale is a vegetated, landscaped depression or trench that manages stormwater runoff by slowing it, filtering out pollutants such as oil and fertilizers, and allowing it to soak into the ground. Which recharges groundwater, reduces erosion, and lessens flooding. When done correctly, the outcome is fantastic. As the median in Acres Green is Mile High Flood District's storm water infrastructure, we cannot develop a bioswale in the median; however, we will work with our Open Space Manager to try to come up with something that can mimic the aesthetic outcome of a bioswale, such as seeding the entire area with a wildflower mix. The outcome may take some patience, but I believe it has the potential to be much more aesthetically pleasing. This may be possible by working together with the community and managing the median mowing.

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For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

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.

This Space Intentionally Left Blank for Teen Services

In Memoriam

IN MEMORY OF CHRIS MOORE

Chris grew up in Acres Green and had many friends. He was fun, creative, and persevering. He passed away in December 2025 at 41 years old, and a memorial of life was held on the winter solstice – a large celebration with many friends and family in attendance. The winter solstice, marking survival, reflection, and renewal, was a fitting tribute to Chris and his passing. Chris started the Acres Green Pride Facebook page in 2011, with 805 members, and it is active today. We are grateful for the information he has gathered for our community. Rest in Peace, dear friend.

IN MEMORY OF TOM VAN MEEL

Growing up in Acres Green and living in California, he passed away at 41 in December 2025. His comic humor and wit will surely be missed by all who knew, loved, and cherished him. A celebration of life will be held this Summer; the date will be determined.



Retired/Torn Flags Are Being Recycled!

Acres Green Garden is location at Acres Green Drive. A designated red bucket is provided for flag collection, and we will facilitate proper disposal.

AGHOA 2025 Profit & Loss

| Income: HOA Membership dues | |
|--|--------------------|
| Deposit date | Amount |
| Dec 2024 Go Daddy | \$101.05 |
| Jan 2025 Go Daddy | 308.32 |
| 2/13/2025 | 660.00 |
| Feb 2025 Go Daddy | 231.24 |
| Mar 2025 Go Daddy | 154.16 |
| 4/20/2025 | 240.00 |
| Apr 2025 Go Daddy | 154.16 |
| May 2025 Go Daddy | 115.62 |
| 6/11/2025 | 80.00 |
| 6/20/2025 | 40.00 |
| June 2025 Go Daddy | 1,040.58 |
| July 2025 Go Daddy | 77.08 |
| 8/14/2025 | 420.00 |
| Aug 2025 Go Daddy | 115.62 |
| Sept 2025 Go Daddy | 77.08 |
| | \$3,814.91 |
| Expenses: | |
| Community Newsletter | 1,830.00 |
| Waste Connections/Dumpster Day | 830.00 |
| Neighborhood Watch Signs (Douglas County Sheriff) | 600.00 |
| Go Daddy | 227.07 |
| Annual Events: July 4th; Block Party; Trunk or Treat | 204.37 |
| Miscellaneous | 89.42 |
| | \$ 3,780.86 |
| Net Income: | \$34.05 |

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What Adds the Most Value Before Selling?

One of the most common questions I hear from homeowners is: "If I'm thinking about selling, where should I spend money – and where shouldn't I?" The good news is you don't need major renovations to make a big impact. The updates that add the most value are usually the simplest:

Top Value Boosters

- Fresh, neutral paint – The #1 best return on investment
- Deep cleaning and decluttering – A clean home feels bigger and brighter
- Flooring refresh – Replacing worn carpet or refinishing hardwoods
- Curb appeal – Trimmed landscaping, fresh mulch, and a tidy front entry
- Addressing key repairs – Roof, HVAC, plumbing, or electrical issues

These improvements help your home show better, photograph better, and attract stronger offers. Focus first on clean, neutral, and well-maintained.



My best advice:

Before spending a dime, have a real estate professional walk through your home and help you prioritize. Every home is different, and smart prep can mean thousands more at the closing table. If you're curious what updates would make the most sense for YOUR home, I'm always happy to help – just reach out.

CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

| Status | Address | Current Price | Original List Price | Bed | Bath | Total Sq. Ft. | Days In MLS |
|---------|----------------------|---------------|---------------------|-----|------|---------------|-------------|
| Active | 13617 Leo Ct. | 674,973 | 674,973 | 5 | 4 | 2,814 | 14 |
| Active | 181 Dianna Drive | 565,000 | 565,000 | 5 | 2 | 1,938 | 65 |
| Pending | 13134 Deneb Drive | 587,500 | 615,000 | 4 | 2 | 1,990 | 116 |
| Pending | 13483 Achilles Drive | 549,000 | 600,000 | 4 | 2 | 1,762 | 216 |
| Active | 130 Dianna Drive | 529,990 | 565,000 | 3 | 2 | 1,955 | 62 |

SOLD LISTINGS Nov 18, 2025 – Jan 16, 2026

| Address | Sold Price | List Price | Bed | Bath | Total Sq. Ft. | Days in MLS | Sold Date |
|--------------------|------------|------------|-----|------|---------------|-------------|-----------|
| 802 Altair Dr | 689,500 | 689,500 | 4 | 4 | 2,814 | 3 | 12/29/25 |
| 979 Mercury Circle | 557,000 | 567,000 | 3 | 4 | 2,288 | 16 | 12/5/25 |
| 108 Olympus Circle | 530,000 | 589,900 | 4 | 2 | 1,950 | 147 | 12/23/26 |
| 13117 Deneb Drive | 450,000 | 495,000 | 5 | 2 | 1,804 | 29 | 1/14/26 |

*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!