

Acres Green Scene

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

Published By The AGHOA ~ Please Visit AcresGreen.org

Events

Oct. 9th: AGHOA Meeting, 6:30 pm

Oct. 24th: Pirate Night,
adults only, 6-8 pm

Oct. 25th: Trunk or Treat, 4-6 pm

Oct. 7th: English Heritage Night,
5-8 pm

Pirate Night:

(Adult party) Fri., Oct. 24th, 6 to 8 pm! Ahoy Matey's! Prepare to set sail for our second legendary pirate adventure! Costumes are optional (but encouraged), but only the bravest pirate dares dress for the occasion. Bring your own drink, sturdy chair for those sea legs, and a dish to share in the great pirate feast. (No children or dogs please).

Trunk or Treat

Saturday, October 25th at

Pirate Ship & Altair Park, 4-6 pm

"Park yer Car, Share the Loot" Set up a trunk - decorate your car, pass out treats, and show off your Halloween spirit! Bring the family - enjoy candy, costumes, and community cheer. Let's celebrate together - at the pirate ship, which is open exclusively to our community! Drop off candy at 13327 Rigel Drive if you'd like to make a donation. If you'd like to sign up, please email aghoaevents@gmail.com.

AGHOA Meeting

Oct. 9th at Lonetree Library at 6:30 pm. Update on three construction projects in our area. Acres Green history boards will be on display at this meeting.



**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.

Check out our Website, Facebook and Instagram too!

October 2025: Acres Green Scene

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President's Notes

October means sweater weather, crisp air, and warm community spirit! We hope you will join us in the last three activities planned for the year. Adult pirate party, Trunk or Treat, and Guy Fawkes' Night (English Heritage). Thank you to everyone who came out to the block party and brought food to share! To Barrel Master BBQ, Tom, for grilling up the hot dogs, and Mona Beuthel for making two more history boards. Two previous teachers stopped by, Mitzi Pearlman and Russ Burden. We have collected over 11 flags from the garden in the red bucket and brought them to the VFW for proper disposal. We extend our gratitude to all who visited the Food Trucks this year.

South Suburban Report

We attend the SSPR board meeting each month. Our biggest concern is the contract to maintain the Acres Green properties. A resident first cut the median on Acres Green Drive, and we notified them of overgrown trees in the median. In a recent discussion with SSPR, we learned the following.

- **Altair Park:** There is an Altair Park improvement project slated for 2026. The renovation will include a new playground, shade shelter, site furnishing and amenities, and a new ballfield dugout and backstop. Additionally, the project will explore the potential for a full slab basketball court and vault toilets, or a san-o-let enclosure. Please get in touch with Joe Odrzywolski (Senior Park Planner) at JOdrzywolski@ssprd.org if you have questions.
- **Sweetwater Park:** SSPR is at the Consultant Team Procurement and Project Kick-Off phase. SSPR is currently in the process of selecting a qualified landscaping/architecture firm to lead the design, planning, and community engagement efforts. In the Summer of 2025, the Mile High Flood District (MHFD) was assessing Sweetwater Park – more to come. Please get in touch with AnaClaudia Magalhaes (Planning Supervisor) at amagalhaes@ssprd.org if you have questions.
- **Acres Green Drive:** SSPR is still assessing what needs to be done from the MHFD study completed last year and published this year.

If you have questions you'd like to present to SSPR, email aghoarep@gmail.com.

Public Works Request

Douglas County Traffic Engineering has received your request for a rectangular rapid flashing beacon (RRFB) to be installed at the intersection of Acres Green Drive and Altair Drive.

Before the upgrade of a crosswalk within the County, Traffic Engineering conducts a thorough analysis based on data collection and field observations. We evaluate a range of criteria, including sight distance, pedestrian volume, vehicular traffic volume, and vehicle speeds, among others. These factors help determine whether a crossing meets the threshold necessary for the installation of an RRFB. We plan to wait until the Summer of 2026 to conduct our observations and determine whether the crossing qualifies for an RRFB upgrade.

Front Entrance Decorations:

- Halloween decorations at Acres Green Drive entrance: Thank you to Liz Schneider from Porchlight Pumpkins for decorating the entrance and donating all the items
- Acres Green Drive garden is being decorated for Halloween by The Shont Family (Second year in a row)
- The HOA decorates the Maximus Drive marquee for Halloween
- Christmas trees: We need help getting lights on the big tree at the entrance of Acres Green Drive for Christmas. Anyone willing to get up on a ladder, please get in touch with us. Need assistance for both marquees' decorations! Please email us at aghoaevents@gmail.com to volunteer to assist.

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

Treasurer: Sandy Inglis, singlis823@gmail.com

Recorder: Coral Polites, Blueaqua4@gmail.com

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Neighborhood Watch: Fred Koch, 303-790-0594

South Suburban Liaison Committee:

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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: VACANT

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



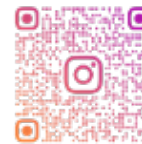
Website:

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 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.

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.

Halloween and Christmas Decorating Contest

Each year, our community celebrates the three most festively decorated homes for both Halloween and Christmas. Do you have a favorite house that goes all-out with spooky spirit or holiday cheer? Let's recognize who makes our community shine, all season long. Send suggestions to aghoaevents@gmail.com.

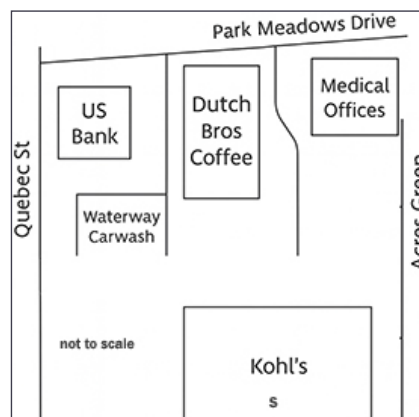
Are You of English Ancestry?

Please celebrate with us on Friday, November 7th, for Guy Fawkes Night, also known as Bonfire Night. Sit by the fire, bring your chair, drink, and dish to pass as we commemorate the failed Gunpowder Plot of 1605. Please join us at **832 Altair Drive**.



Neighborhood Watch Signs

Neighborhood Watch signs are here! Thank you, Fred Koch, for all your coordination with the Douglas County Sheriff's Department. Together, we keep our community safe.



New Dutch Brothers Location Planned For Lone Tree

From the City of Lone Tree project page: "This is a proposal for a planned development rezoning, plat amendment, and Site Improvement Plan to allow development of a Dutch Bros Coffee east of the Quebec Street and Park Meadows Drive intersection. The project site is located between 7430 and 7350 Park Meadows Drive, within an existing parking lot north of the Kohl's department store in the Lone Tree Town Center Planned Development. A new 0.70-acre parcel is being proposed for a 950-square-foot coffee shop with dual drive-through lanes, a covered walk-up window, patio space, and associated site improvements.

To provide comments on this application, please fill out the comment form available at the link below. All public comments received before the priority deadline will be included in the agenda packet for this project's public hearings. Comments received after the priority deadline, September 30th, will be incorporated into the public record at the public hearing."

Please get in touch with Bobby Weidmann (Associate Planner) at 720-509-1148 with any questions/concerns you may have and submit comments at the link below.

<https://app.smartsheet.com/b/form/0198e78afb4a7e999990e07d78ee5d2b>

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transactions during the month and (c) enroll to receive periodic statement electronically; or up to \$15.00 Cash Back per month with the Cash Back Spending Account by: (a) post and clear seventeen or more debit card purchase transactions during the statement period and (b) enroll to receive periodic statements electronically.

High Yield APY subject to change anytime, see rate sheet for current rates.

Membership required with \$25.00 deposit to Base Share Savings. Offer subject to change without notice.

Federally insured by NCUA.

Acres Green Resident

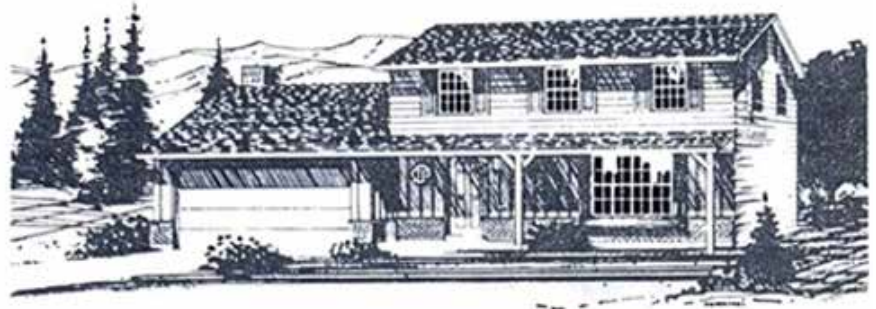
By Brian Delaney

"As a 35-year resident of Acres Green, I realize our lives and property values are impacted by the City of Lone Tree's zoning decisions. Lone Tree is proposing a new zoning change that will affect the equity in our homes, the health of our families, and the quality of life in Acres Green.

Lone Tree is proposing to allow a Dutch Bros Coffee shop and potentially a drive-thru fast-food shop to be built in the north Kohl's parking lot. We are already in hazardous zones for air quality and noise pollution due to C-470 (106,000 cars a day), Quebec (38,600), and the hundreds of cars that often sit at the Sam's Club gas station. We don't need any more!

Dutch Bros will be open at least as early as 5:00 am and close at 10 pm (or later), extending both the smell of vehicle exhaust and the noise associated with traffic and visitors.

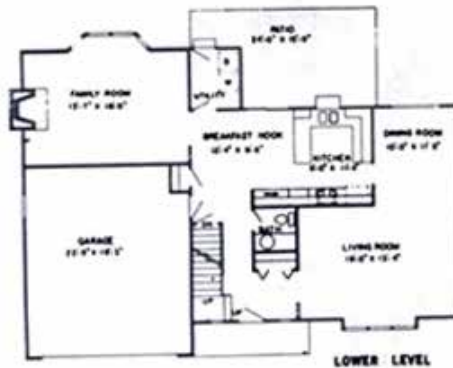
We can stop these additional health hazards by working together! Please visit the Acres Green Website and Facebook page on how to contact Dutch Bros and Lone Tree to tell them we don't want them so close to our homes and families!"



Drawings are an Artist's Conception and are not intended to show specific architectural detail.

THE Sprucewood

4 Bed Rooms — 3 Baths
Main Floor Utility Room
Family Room W/Fire Place
Separate Dining Room
Green House Window
Basement



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TH Consulting. Providing handyman services and GUTTER CLEANING. Please call Trent 720-226-5586.

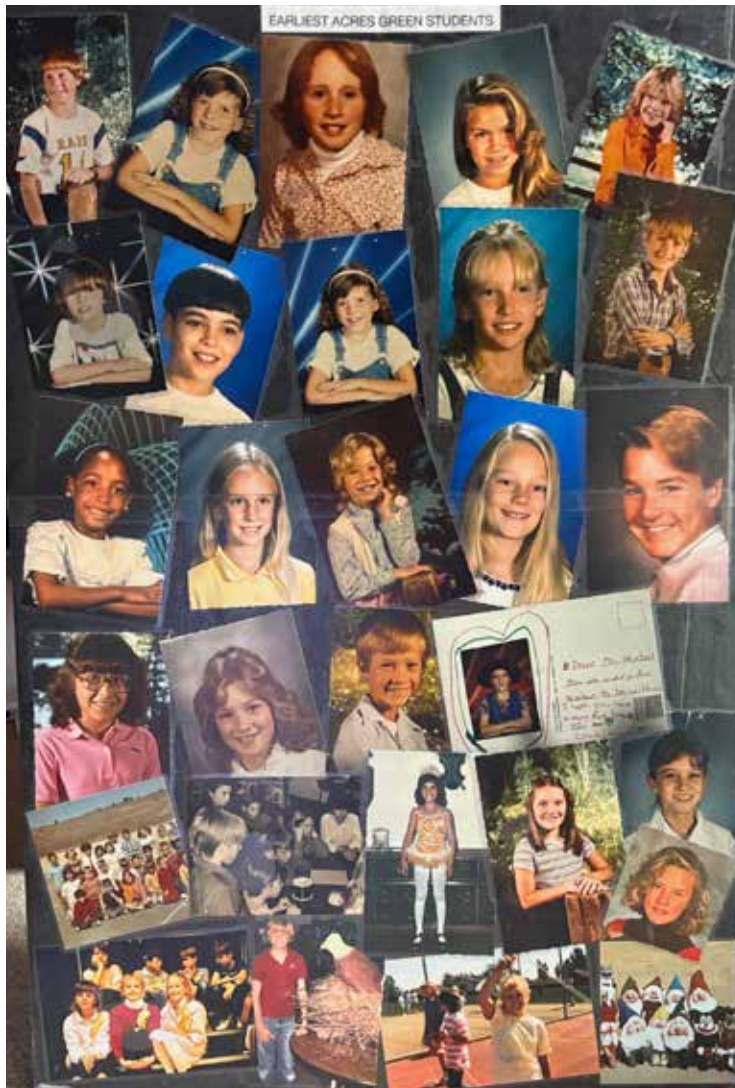
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The Family Tree Service- Insured safety trim, tree removal, and stump grinding- Free est.- **Mention ad for 10% off- 720-201-7971**

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.



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Porchlight Pumpkins

Hi! I'm Liz, the owner of Porchlight Pumpkins, a design and decorating service where we bring the beauty and joy of fall to your front porch, business, or event! I have been decorating porches seasonally and leading events for several years now, and decided to turn it into a business.

For our first season, I am offering 10% OFF any pumpkin package, including any additional add-ons like hay bales, mums, and customizable packages until October 20th.

We source our pumpkins locally, design, deliver, and set-up for you, so that you can enjoy this beautiful season! Please visit porchlightpumpkins.com or scan the QR code for all the details and purchasing options. **Enter promo code PLP10 to receive 10% off.** Please reach out if you have any questions: 719-315-0975 or porchlightpumpkins@gmail.com. Also, a huge THANK YOU to the Acres Green HOA for allowing me to decorate the marquee leading into Acres Green. I look forward to bringing pumpkin joy to your doorstep!




Want a fall filled porch?!
Enter promo code PLP10 to receive 10% off!



PORCHLIGHT PUMPKINS



Acres Green Trunk or Treat!

Saturday October 25th 4pm-7pm
At Altair Park



HELP!
CANDY

Donate Candy!
Drop off at 13327 Rigel Drive

CURRENT ACTIVE AND UNDER CONTRACT LISTINGS

Status	Address	Original List Price	Current Price	Bed	Bath	Total Sq. Ft.	Days In MLS
Active	383 Helena Circle	650,000	650,000	5	2	1,769	3
Active	202 Helena Circle	590,000	590,000	4	2	1,990	13
Active	13542 Achilles Drive	589,000	600,000	4	2	1,955	86
Active	789 Hamal Drive	585,000	585,000	4	3	2,288	5
Active	13624 Omega Circle	585,000	594,999	4	2	2,750	92
Active	108 Olympus Circle	589,900	589,900	4	2	1,950	68
Active	181 Dianna Drive	565,000	565,000	5	2	1,938	10
Active	13483 Achilles Drive	575,000	600,000	4	2	1,762	98
Active	336 Aquarius Court	525,000	525,000	4	2	1,764	15
Pending	13246 Deneb Drive	555,000	615,000	4	2	1,990	58
Pending	13581 Achillies Drive	610,000	610,000	5	2	1,990	18

SOLD LISTINGS July 12, 2025 – September 14, 2025

Address	Sold Price	List Price	Bed	Bath	Total Sq. Ft.	Days in MLS	Sold Date
874 Mercury Circle	739,000	739,000	4	4	2,833	3	7/17/25
92 Helena Circle	655,000	695,000	5	3	2,812	79	8/15/25
13266 Canopus Drive	643,250	675,000	5	3	2,811	29	8/1/25
280 Jupiter Drive	600,000	625,000	4	2	1,957	36	7/30/25
13234 Mercury Drive	575,000	575,000	4	2	1,764	2	9/8/25
802 Altair Drive	425,000	529,900	4	3	2,814	13	8/21/25

*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.





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

303.819.6691
klassenhometeam@gmail.com



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!