



CANTERBURY Tales



A Covenant Protected Community

November 2025

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Mark Your Calendar For The Annual Holiday Hayride!

Join Your Neighbors For A Festive Evening In Chaucer Park:

December 7th, 4:30 - 6:30 p.m.

(Coupon Required to Ride)

Canterbury Wine Club:

2nd Saturday of the month, 6:30 p.m.
Tom Daniels: 720-272-0030
Linda Daniels: 303-588-1514
For more info, see our website at HOACanterbury.com

Next HOA Meetings

Tuesday, November 4th, 6:30 p.m.
at 10794 W. Quarles Ave.

Tuesday, December 2nd, 6:00 p.m.

October Annual HOA Meeting Summary

Treasurer's Report:

Dues Collection:

- 235 of 238 expected dues received as of 10/6/25 (same pace as last year)
- Total collected: \$29,375
- 62 homeowners sent additional funds (\$3,690)
- 44% paid via PayPal, \$550.49 in PayPal fees
- Recommendation to add Venmo as a payment option

Expenses:

- Movie Night: Budget \$1,000, Actual \$935.25 (under budget)
- Dumpster Day: \$800

Architectural Control:

- Vacant Lot: Plans submitted for construction; issue with standing water four feet below grade remains unresolved.

Website:

- Needs a full modernization and integration for community interaction
- Proposed \$1,000 for upgrade in 2026 budget
- Plan to update resident email directory and add moderation features

Covenant Control:

- W. Ottawa: Rocks on street – resolved
- W. Ottawa: RV parked too long – letter sent
- S. Oak Ct.: Home business with employee traffic, parking issues – letter sent

Maintenance:

- Foothills contractor performing well on park upkeep
- Persistent power supply issues in park area – under investigation
- Front entrance maintained by Bob Randall

Events:

- Movie Night: Low turnout, delayed due to power problems
- Dumpster Day: Successful
- Halloween Event: Scheduled for Oct. 25, 1:00 p.m. - volunteers needed
- Hayride: Scheduled for Dec. 7 with 3 wagons; tickets for dues-paying families to be mailed

Welcoming:

- No new residents to welcome

Real Estate:

- 2 active listings, 1 closed sale
- Average sale price: \$858K
- Average market time: 34 days (increase from prior year)

Board Elections:

- Four open positions
- Newly elected Board Members (eff. 1/1/26) are: Dan Ryan, Lou Ann Kelleher, Bruce Watson, and Tom Daniels



2025 Canterbury HOA Dues - \$125.00

(For 2025 calendar year from January 1, 2025 to December 31, 2025)

CHOA, P.O. Box 621382, Littleton, CO 80162 or pay online at HOACanterbury.com

Due Date: January 1, 2025

Name: _____

Address: _____

Phone Number: _____

Email Address: _____

(Why we ask? Just in case there is an announcement and we need to get information to homeowners quickly. We promise we will not abuse this.)



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-Kylie S., Littleton Mom

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Board Members

Canterbury Homeowners Association
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- President:** Steve Barnes hoaboard@hoacanterbury.com
- Vice President:** John Anthon hoaboard@hoacanterbury.com
- Secretary:** Dan Ryan & Lorane Wilson. hoaboard@hoacanterbury.com
- Treasurer:** Lou Ann Kelleher hoaboard@hoacanterbury.com
- At Large:** Jim Johnston hoaboard@hoacanterbury.com
- At Large:** Mike Jirik hoaboard@hoacanterbury.com
- At Large:** Elizabeth Shonkwiler hoaboard@hoacanterbury.com

Committees

- Welcoming Linda Randall
- Maintenance Mike Jirik
- Architectural Control Chair John Anthon
- Website Manager Dan Ryan
- Events Michelle Ray, Patricia Ritz, Megan Kopeck
events@hoacanterbury.com
- Tales Editor/Delivery Debbie Meienberg
- Covenant Control Steve Barnes, Steve@breckenergy.com
- Real Estate Mike Jirik

The *Canterbury Tales* is published monthly by the Canterbury Homeowners Association, a non-profit homeowners association. The newsletter is distributed by block leaders.

News Articles

The deadline for news articles is the 15th of the month before the next month's issue, except for the Jan. issue which is Dec. 10th. Please email news articles to the editor at dmeienberg@yahoo.com. All "Letters to the Editor" must be signed and include a daytime phone number in case there are any questions. Letters may be printed without the author's name if requested.

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Newsletter Connections: 303-979-7499 or info@newsletterconnections.com



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

Jefferson County Contact Info

- Animal Control:
303-271-5070 or report to animal-control@jeffco.us
- Fire Info Hotline (fire restrictions, fireworks): 303-271-8200
- Foothills Parks & Rec (Chaucer Park):
303-409-2100 or www.ifoohills.org
- Parking (parking problems, abandoned vehicles): 303-277-0211
- Road & Bridge (street/potholes, sidewalk, snow/ice issues):
303-271-5200
- Sheriff (non-emergency): 303-980-7300 or sheriff@jeffco.us
- Traffic (recurring neighborhood issues): 303-271-5677

Hayride Ticket For Dues Paying Members

A huge Thank You again to all households who have paid your dues for 2025.

IMPORTANT NOTICE: please note each household will be required to present their "Ticket to Ride" to get on the hayride this year. One ticket will cover your whole household.

We have been communicating this over the last few months but with December coming quickly, it was important to call it out again so everyone is aware of the change this year. The Board has received feedback that lines are long and non-Canterbury residents have been partaking in the event. In an effort to help this, tickets will be mailed out to all dues paying households in late November so you have it in time for the December event. Again, it will be one ticket per household you will need to bring with you that evening.

If you haven't paid your dues for the year, it is not too late. Please mail your check or submit via PayPal before mid-November so you can get your ticket on time.

If you have any questions, please email the HOA Board at hoaboard@hoacanterbury.com. Looking forward to seeing you all at the event.

Canterbury Annual HOA Meeting

Thanks to everyone who attended the Annual Meeting at Ute Meadows on October 7th! The turnout was good although we just barely got a quorum without the need for proxy votes as done in prior years. In addition to the regular agenda reports, the Covenant Amendment was discussed and the ballot results were reviewed. The net result was that the measure did not pass and the Covenants remain unchanged. The Board stated that the email blast sent out on October 4th would be revised and re-sent to be more accurate in the wording. This has been done.

The final matter of business was the vote for the expiring Board seats. Four seats are set to expire at the end of the Calendar Year. Seven candidates volunteered for these four positions. The result of the vote was as follows:

The new Board members (as of January 1, 2026) are:

- Dan Ryan (Second consecutive term)
- Lou Ann Kelleher (Third consecutive term)
- Bruce Watson (First term)
- Tom Daniels (New term, former HOA Board member)

Welcome new Board members and Thanks to Devon Hayes, Jim Johnston, and Patricia Ritz for volunteering to run for the Board!

Dumpster Day Was A Huge Success Again This Year!

We had over 30 residents take advantage of the dumpsters. A big Thank You to Daniel Little, who volunteered to help after dropping off his own trash, and to Tom Taylor, who made sure no one used the dumpsters before the tarps were in place. Additional thanks to Mike Jirik, Jim Johnston, Bob Randall, Tom Daniels, and Liz Shonkwiler for their help and support. We appreciate everyone who contributed to making this year's Dumpster Day such a Success!

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- Louisa May Alcott

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*It's up to us to choose contentment and
thankfulness now—and to stop imagining that
we have to have everything perfect before we'll be happy.*
—Joanna Gaines

Don't Blow Leaves Into The Street

As we enter the fall season, leaves all around Colorado are starting to fall. Although pretty in the trees, the leaves can cause issues in the streets.

You could face a fine if you rake or blow the fall leaves from your lawn into the streets. That's because the leaves, or other yard waste, can clog the storm drains and cause flooding. It is also dangerous for our water quality.



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Veterans Day Lunch

All military veterans are invited to a Veterans Day Lunch at Columbine High School on S. Pierce Street, Littleton, adjacent to Clement Park, on November 11th. Lunch will be served at 12:00 p.m. but veterans are encouraged to arrive early at 11:30 a.m. Columbine High has hosted this lunch for many years; hosts include Principal Scott Christy, former Principal Frank DeAngelis and members of the Student Government. For reservations call 303-982-4400.

— **Jim Johnston, 303-972-8646, LtCol, USAF(ret)**

We should just be thankful for being together. I think that's what they mean by Thanksgiving.
—**Charlie Brown**

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10 Tips For Raising Grateful Kids

Saying thank you is one of the first social rules many parents teach their children, and for good reason. We want our kids to be appreciative and not take things for granted, and learning to be grateful can improve kids' relationships, ability to empathize, and overall happiness. If you are looking for ways to reinforce the importance of gratitude or would like to find other meaningful ways your kids can show appreciation, here are some tips:

1. Set an example. Kids learn a lot from watching their parents. Show them what it means to be grateful by offering a genuine "thank you!" to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. But don't stop there — include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they're appreciated.

2. Point out generosity. Call attention to it when people (including your kids!) do things that go beyond what's expected — helping without being asked, being especially thoughtful, or taking extra time to do something because it's important to someone else. Send the message that you will notice if they knock themselves out for you, or for someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don't.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. If your child isn't comfortable talking to strangers or has a hard time expressing themselves in writing, work together to come up with a different way for them to show

their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.

5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

7. Let kids choose. Encourage kids to turn their interests into action. Whether it's a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren't comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.

9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they're grateful for. Even if they've had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn't fit your expectations.

—<https://childmind.org/article>

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