



Welcome, From Powderhorn Elementary!

On behalf of everyone at Powderhorn Elementary, I want to extend a warm, heartfelt welcome to all the families at Kipling Villas. We can't wait to meet and come to know you and your child - or children - in the weeks, months, and years ahead.

Powderhorn is now your neighborhood school, and we are now a team. Even if you don't have an elementary-aged student, you are a part of the team, too, because you are a stakeholder in this community. I invite you to engage with us!

Being on a team means building strong relationships, communicating often, and working toward a common goal. At Powderhorn, our goal is to serve the students in a way that sees them take a step forward each day, and across all the dimensions we know matter, including social, emotional, and academic.

We pride ourselves on creating experiences that help students develop as whole people, and we look forward to sharing those rich experiences. We value the contributions of all those that make this work possible, whether it's by providing an enriching experience, volunteering at the school,



or sharing your expertise with a class (or classes). If you are interested in joining this work, we would be grateful for your presence.

I pledge to continue my communication with everyone at Kipling Villas because we recognize what we can do with you as a teammate. We pride ourselves on the connections we maintain with our community. It is a value of our school. Please do not hesitate to reach out to me (Thomas.Szczesny@jeffco.k12.co.us) or the school (303-982-0074) if you have any questions or would like to connect. We'd love to hear from you! You can also anticipate hearing more from us well into the future about opportunities to engage, as well as events and happenings.

We look forward to meeting you and working with you in support of our children's growth. For now, we wish you all the best, and we hope to see you soon.

A handwritten signature in black ink, appearing to read "T. Szczesny".

— Tom Szczesny, Ed.D., Principal



KVHA Events Coming Up

HOA Quarterly Meeting: October 3, 7-8pm

Kipling Villas 5K: October 14, 2023

Newsletter Contributions

Neighbors, we want to hear from YOU! We welcome articles and ideas for the Kipling Villas Newsletter. Tap into your inner author and send us your thoughts, neighborhood news, neighborhood pictures, or anything you would like to share with the community.

Note: the deadline for articles or photos in the September newsletter is August 15. Send articles and photos to the editor at kvnewsletter@gmail.com.

HOA Matters

We had a wonderful 4th of July Parade and Picnic! It was fun to see so many community members join. Your HOA dues are what make events like these possible. Thank you for choosing to pay your dues each year. If you haven't been able to pay yet, you may send your \$40 HOA fee to P.O. Box 620395, Littleton, CO 80162.

Thank you!

— HOA Board



Kipling Villas 5K Fun Run: October 14, 2023

This October, we will soon host our third annual Kipling Villas 5k Fun Run! This race takes place on the trails along Iris, Parkhill, and Holland. Please bring your family and friends to join; all ages are welcome!

You may run or walk the 3.1 miles; it's completely up to you. Strollers and dogs on leashes are allowed. The cost is \$10 per participant, with a t-shirt included this year! Look for a QR code in the September newsletter to register. We are looking forward to another fun fall morning!

Columbine Kiwanis Club

Columbine Kiwanis Club is an active service group in the south Jeffco area. We work with nonprofits and local schools to help the community. Our emphasis is on children and food banks. We do have many fun social events. If you want to volunteer with our community, check us out. at columbinekiwanis.org. We invite you to come for a free breakfast Wednesday at 6:45am at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton, CO 80123. You do not need to join the club to help with our service projects. For information email me at kensweet@gmail.com.

Kipling Villas Homeowners' Association Officers and Directors

Please note: District Representatives don't necessarily reside in the districts they represent.



Heidi Roesch
President,
District 3 Director
620-877-7631



Neal Anderson
Vice President,
District 2 Director
312-498-6022



Jerry Shin
Treasurer,
District 7 Director
303-979-4879



Kenna Brauchler
Secretary, District 4,
Co-Director
308-258-0847



Janet Clark
Event Planner,
District 4 Co-Director
303-697-2068



Ken Schauer
Webmaster,
District 5 Director
303-907-1042



Spencer Helwig
District 9 Director
303-668-0950



Cyndi Hannes
District 1 Director
303-918-1446



Brandon Purdum
Newsletter Editor



Gary Messick
District 6 Director
303-979-9454



George Hellewell
District 8 Director
303-978-9644

The *Kipling Villager* is published monthly by the Kipling Villas Homeowners' Association, a non-profit association. The newsletter is delivered by hand to all the residents of Kipling Villas.

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. 4th. All articles must be approved by the editor for publication, or as space permits. Please email kvnewsletter@gmail.com to submit an article for the newsletter.



OB PAINTING INC.
CALL ROB : (303) 986-8198

\$300 off
Exterior or Interior Painting

American family owned.
30 years in business.

*Workmans Comp & Liability Insurance
Credit cards accepted*

10% off
For Payments
In Cash

**Multiple Home
Discount**

Advertising:

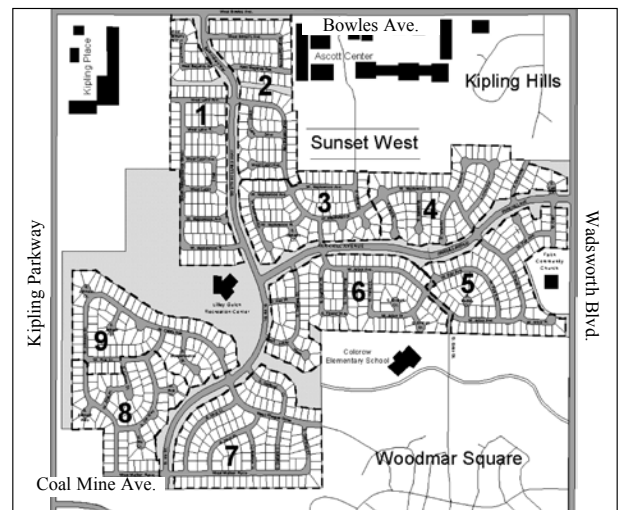
The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499**
Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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.

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





MOMS MEETUP

August 7th, 9:00-10:00am at Chief Colorow Park
 August 22nd, 10:00-11:00am at Lilley Gulch Park

This is a group for moms who live in Kipling Villas and want to get connected. For inclement weather, please text me at 620-877-7631 for meet-up status.

— Heidi Roesch

PICKLEBALL MEETUP

Come join me every Tuesday for some pickleball fun! This is an older social group available to any skill level. Bring your own racket; balls are provided. Call me at 303-979-9454 for the time and location each week.

— Gary Messick

If you are interested in starting a meetup, please email us at kvnewsletter@gmail.com. We look forward to hearing from you!

Fences Along the Greenbelts

We have had a few questions lately about the chain link fences that line the greenbelt along Parkhill, Holland, and Iris. When the greenbelts were developed, years ago, those fences were put in to establish a boundary between the homeowner’s property and the greenbelts, which are maintained by Foothills. On the KVHA website, you will find these words declaring the ownership to be the homeowners:

“According to Bob Easton, former Executive Director of the Foothills Park and Recreation District, at the time of the development of the Kipling Villas neighborhood the developer (Singer Housing Company) installed the fences to help obtain appropriate financing for the project. However, they did not retain ownership of the fences after they were installed. **The chain-link fences, therefore, belong to the private owners of the property.** Foothills **will not** accept responsibility for the fences (except for damages that result from the mowing of the greenbelt by Foothills or their contractors).”

If your property lines the greenbelt and you have a chain-link fence lined up along your fence, be on the lookout for next month’s newsletter. Foothills will be offering a unique opportunity this coming fall/winter. Stay tuned!



**SUMMER MEANS
 HAPPY TIMES AND
 GOOD SUNSHINE!**

**WANT TO BOOST YOUR SUMMER BUSINESS?
 ADVERTISE IN THIS NEWSLETTER!**

**Check out our website today for pricing!
www.coloradolasertype.com**

Colorado Lasertype September ad deadline is August 15th
 Your neighborhood newsletter publisher

**GetInfo@ColoradoLasertype.com
 303-979-7499**

**WE MAKE
 MEDICARE
 EASY!**

*Turning 65 or
 Retiring Soon?
 Questions About
 Medicare?*

HBS HealthCare Benefit Services We are a LOCAL Insurance Agency that can help you!

We'll explain your options so you can make an informed decision

- When and how to sign-up for Medicare? What are Parts A, B, C, D?
- No fee or obligation for an analysis specific to your situation
- How much will Medicare “cost”?
- Should you stay on your employer group plan?
- Medicare Supplements vs. Advantage plans

We are Medicare Specialists representing *all* available plans.

Family owned and operated for 35 years
 6638 West Ottawa Ave #120, Littleton, CO
 (Near Pierce and Coal Mine)

**Call Jenell Sobas
 303-973-6636
www.medicarehbs.com
clients@medicarehbs.com**

We guide... you decide!

August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.



In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.

- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

—<https://tra.extension.colostate.edu>

J&K ROOFING
Calm After the StormSM

Have you had hail in your area?

35th Anniversary 1988-2023
BBB A+
TEAM DAVE LOGAN 10+ YEAR MEMBER

- ROOF REPAIR & REPLACEMENT
- STORM DAMAGE & INSURANCE CLAIMS
- WINDOWS & SIDING
- SOLAR ROOF SHINGLES & PANELS

JKRoofing.com

PLATINUM
MasterElite

FREE INSPECTIONS
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

METRO DENVER FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKEWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Check out our great recipes online!
For more information call the Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com

SNAP, Facebook, CREDIT UNION OF COLORADO

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 www.coloradolasertype.com.

Add a maintenance free metal railing for safety around the front & rear porches or a **handrail down the exterior steps**. Call John for pricing 303-968-4504

Adulting is hard. Photos Don't Have To Be. Seniors, Family, Headshots, Branding cheriesuttonphotography.com 720-515-5141

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

MUSIC LESSONS! Piano, Guitar, Bass, Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

VARGO Insurance Consulting. Health Life Disability – Group & Individual. Paula 303-955-5629

DAN GRAY PAINTING 303-514-3232 Interior/Exterior, Drywall and carpentry repair. Free est/insured/30 years painting in Colorado.

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

A/C Inspection \$49.99 (parts & additional labor are not included) **Emporia Home Services**, Your local HVAC Company. 303-909-2018.

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154.

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

OB PAINTING. Interior/Exterior. Free Est. Call today! 25 years in business! Rob: 303-986-8198

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Brake Safety Week, Aug. 20–26.

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

Book Lovers Day, Aug. 9.

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

KEYSTONE
ROOFING INC.

Chris Horning
Owner, Keystone Roofing Inc.

303-349-9792

Chris@keystoneroofinginc.com
www.keystoneroofinginc.com

Receive a
\$750 discount
for any roof
replacement
with this coupon!

**PROFESSIONAL ROOFING CONSTRUCTION SERVICES
BASED IN LITTLETON AREA, SERVING THE COLORADO COMMUNITY**

Buying or Selling? Call Spencer and Ronda!



SPENCER HELWIG
REALTOR®
303-668-0950
Spencer.Helwig@Remax.net

Your Kipling Villas Experts!

RONDA GREENE
REALTOR®
303-916-7997
RondaGreene@Remax.net



9536 W Walker Place

Already Under Contract!



- Two Story Antigua Model
- New Carpet & Luxury Vinyl Floors
- New Concrete Drive and Patio
- Private yard adjacent to Green Way
- Walk to Lilly Gulch Rec Center
- Excellent Groceries, Restaurants & Shopping nearby



Recent Kipling Villas Activity

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>Total SF</u>	<u>Style</u>	<u>Price</u>	<u>Status</u>
9536 W Walker Place	5	4	2,981	Two Story	\$625,000	Pending Sale
9316 W Walker Place	4	3	2,246	Multi-Level	\$675,000	Pending Sale
9023 W Arbor Ave	5	4	2,760	Two Story	\$635,000	Sold 6-16-2023