



## Vice President Needed

Looking for a way to get more involved or contribute to your neighborhood? Now is your chance! KVHA is currently seeking someone to fill the Vice President position on the Homeowners Association Board. This is a volunteer position that includes attending HOA meetings and supporting the Board in ways you see fit. There are four HOA meetings and a number of fun events throughout each year. If you are interested or have questions, please email [kvnewsletter@gmail.com](mailto:kvnewsletter@gmail.com) or come to our January HOA meeting at Lilley Gulch Rec Center. We would love to meet you!

— HOA Board



## Carols and Cocoa Recap

Hello! Our Carols and Cocoa event was a great time this year! We had an awesome turnout, even though it was almost too warm for hot cocoa. Thanks to everyone who came out to spread Christmas Cheer for everyone to hear. See you next year!

— Janet

## Neighborhood Bunco Game Night

Come join us for a Neighborhood Bunco Night! Bunco is a light-hearted dice rolling game. Anyone from teens to adults is welcome to play! Whether you're a seasoned player or new to Bunco, please come join the fun! **Our next Bunco Night will be on February 19th from 6-8PM at Lilley Gulch Rec Center.** It's a \$5 cash entry fee per player. If you'd like, bring a potluck dish to share. If you have any questions, please call or text Summer at 512-656-2794.



## Kipling Villas

 **YouTube**  
**Channel**



## KVHA Events Coming Up

**Bunco Night at Lilley Gulch Rec Center:** February 19th, 6-8pm

**HOA Quarterly Meeting at Lilley Gulch Rec Center:** April 7th, 7-8pm

**Tidy The Trails:** May 3rd



**venmo**

## HOA Matters

We've had some fun neighborhood events this past year, from the 4th of July Picnic & Parade to the exciting Kipling Villas 5K Fun Run and our festive Carols & Cocoa event. Events like these are only possible through your HOA membership dues. We thank you for choosing to pay your HOA dues each and every year. If

you haven't yet paid your \$40, please Venmo @Kipling-Villas (including your First and Last name as well as your address and email) or send cash or check to P.O. Box 620395, Littleton, CO 80162. Thank you!

— HOA Board





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

### Remote Workers Meetup

Working from home has many benefits. But sometimes, it can also get rather lonely. If you work at home and are interested in connecting with other remote professionals, please join us! Depending on the level of interest each month, we may take a walk, meet up at the local coffee shop or even grab lunch. If you are interested and want more info on the monthly meetup location and time, text Karlie at 303-507-2508.



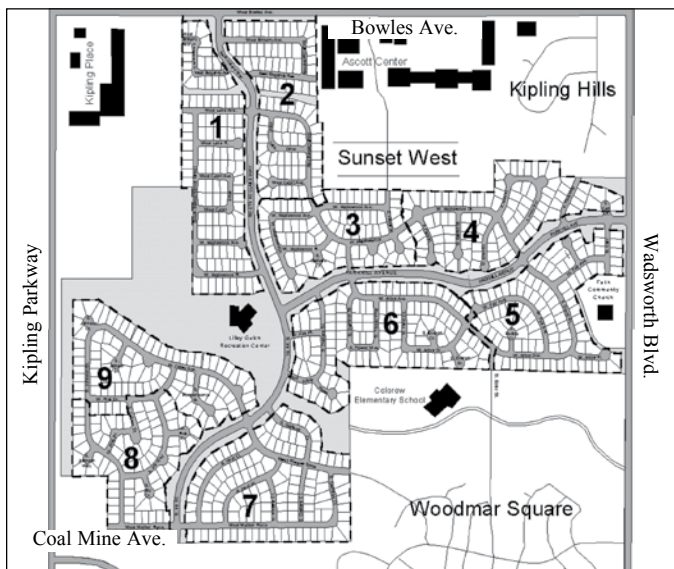
### Fishing Meetup

It's fishing season! Do you fish alone? Come join some retirees who fish on Wednesdays or Thursdays (depending on the weather). Bring your own equipment and a valid Colorado fishing license. Call Gary at 303-979-9554 for the next date and time!



### Bunco Night

Bunco is a light-hearted dice rolling game, and anyone (teens and adults) is welcome to play! We will be playing at Lilley Gulch Rec Center on February 19th, 6-8PM. It is a \$5 cash entry fee per player. Bring a potluck dish to share. Whether you're a Bunco beginner or master roller, we welcome you to join the fun! If you have any questions, please call or text Summer at 512-656-2794.

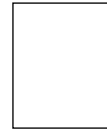


## Kipling Villas Homeowners' Association Officers and Directors

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



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



**Jerry Shin**  
Treasurer,  
District 7 Director  
303-507-3495



**Summer Whitlock**  
Secretary,  
District 6 Co-Director  
512-656-2794



**Janet Clark**  
Event Planner,  
District 4 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.

## 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.

## National Don't Cry Over Spilled Milk Day

On February 11th, Don't Cry Over Spilled Milk Day promotes a positive attitude even when things might not be going your way. It's a day for looking on the bright side of things and then carrying that feeling with you every day after. Do not worry, and do not stress over the little things. Life is too short to let the little things bother us.

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.

## Solar Panels

As a topic, solar energy often sparks debate. That said, I appreciate everyone who reduces their electricity costs with solar. Generally, there are three ways to finance solar installation for your home:

- 1) Pay in full and own it completely.
- 2) Finance the installation over time.
- 3) Lease the solar, usually for a duration of 20 years.

If you plan to stay in your home for 20 years or more, then the second and third options may be irrelevant. However, if your situation changes and you decide to move sooner, you'll need to find a buyer willing to take over the remaining payments. If not, you may end up paying the remaining balances of the financing or lease payments when you sell your home. It's also worth noting that appraisers generally assign no value to solar panels.

A second consideration is solar system installation. Are they visually appealing? My house faces south, usually the preferred direction for solar panels. And what about the additional electric meter that is required? How does that installation look? Is electrical conduit run across your roof?

Personally, I do not believe solar panels, a second electric meter or more electrical conduit enhance the appearance of a home or contribute positively to its curb appeal.

Also, many installations require the homeowner to have a newer roof. So, if your roof is older than five years, you may be required to replace it. Most homes in Kipling Villas received new roofs with the 2023 hailstorms, so you may already have a good idea what a new roof costs.

Finally, there's the issue of servicing. If you need your panels removed for a new roof install or any other reason, the solar company must usually handle it, or you risk voiding any warranty. And getting the solar provider to come out promptly may not be as straightforward as it seems. Everything may appear perfect at the beginning, but will your provider be available when you truly need them? A recent client chose to pre-pay a solar lease. His thought was that with a pre-paid lease, the solar company would still be responsible for maintaining the system. Also, he received a discount by pre-paying the lease.

As a full-time Realtor, I know that fully owned or 100% pre-paid solar leased panels makes the home selling process smoother.

— Spencer Helwig, Kipling Villas Resident



JKRoofing.com



**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**READY FOR WINTER ROOF PROBLEMS?**

40+ YEARS PROTECTING COLORADO HOMES



**FREE INSPECTION**  
**303-425-7531**

ROOFING + WINDOWS + SIDING + SOLAR

**DAVE LOGAN**  
10+ YEAR MEMBER




**COLUMBINE HIGH SCHOOL**

Make Columbine your first choice!

**ENROLL JEFFCO**

**2026-27 School Year Enrollment NOW OPEN!**

Learn about our school on School Finder

**1** [jps.click/schoolfinder](https://jps.click/schoolfinder) **SCHOOL FINDER**

Complete enrollment on EnrollJeffco

**2** [enrolljeffco.org](https://enrolljeffco.org) **ENROLL JEFFCO**

For more information about enrollment, visit [enrolljeffco.org](https://enrolljeffco.org).



## This Space Intentionally Left Blank for Teen Services

## The Love Letter Project

12-26-25 to 02-08-26

Aspen Grove 7301 S. Santa Fe Drive, Littleton

In partnership with ROX Arts Gallery

Now in its 6th year, the Love Letter Project invites you to help spread a little warmth where it matters most. We're asking our community to create and share handwritten Valentine's cards for neighbors served by Nourish Meals on Wheels and Meals on Wheels recipients across the Denver metro area.


These cards are delivered by hand before Valentine's Day, each one a small reminder that someone is thinking of them.

### How to Take Part

- Make a card. Handmade cards are encouraged, but heartfelt words matter more than perfection.
- Drop it off at ROX Arts Gallery or in the mailbox right next to the gallery.
- No stamp needed. Cards are hand-delivered by Meals on Wheels volunteers.
- Please do not seal your card.
- Write as many as you'd like. One card is lovely. Many are even better.

### Why It Matters

Nourish Meals on Wheels serves homebound Littleton residents, and this project also reaches Meals on Wheels recipients throughout the Denver metro area. For many, your card may be the only Valentine's Day card they receive. A few kind words can turn an ordinary day into something quietly unforgettable.



**A/B  
GARAGE**

Jaw hurting from exorbitant automotive repair costs? We repair most makes & models. Call for a quote today to see if we can ease your burden.  
MAIN: 303-788-9500 CELL: 720-837-3065



**HOTWORX**  
24 HOUR INFRARED FITNESS STUDIO

HOTWORX offers member unlimited, 24hour access to a variety of virtually instructed, infrared sauna workouts. Our members achieve their fitness goals with 3D Training - our powerful combination of heat, infrared energy, and exercise.

**303-529-3645**  
HOTWORX Littleton  
8936 W Bowles Ave, Unit A

Unlimited Membership for \$59/month!



**NOW OPEN!**

ESTABLISHED 2025


**ANTIQUÉ ATTIC**  
*Antiques & Collectibles*

LITTLETON'S NEWEST ANTIQUE STORE

Jewelry & Watches, Collectibles & Memorabilia, Vintage Furniture  
Military Memorabilia, Art & Prints, Vintage Clothing & Accessories  
Home Decor Items, Books & Ephemera, Glassware & Pottery  
Silverware & Metalware, Rocks & Mining, Books & Comics, Vintage Toys  
Country, Cottage & Farmhouse, Hand Painted & Hand Made Items

Tuesday-Saturday 11a-8p [www.AntiquesAttics.com](http://www.AntiquesAttics.com)  
Sunday-Monday 12p-4p 720-512-2167

5500 S. Simms Street, Littleton, CO 80127


**BAM**  
BROADBAND

Paying More For The Same Unreliable Internet?

**Switch To Fiber. Switch to BAM.**

Price Lock Guarantee on All Plans.

**CALL BAM Today!**  
**303-551-6152**  
[bambroadband.com](http://bambroadband.com)



**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 [NewsletterConnections.com](http://NewsletterConnections.com).

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

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

**TH Consulting. Providing handyman services.** Please call Trent 720-226-5586.

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

**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

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

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

**New customers Furnace inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

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

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

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

**Grass or Corn fed beef for sale** - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**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](mailto:info@newsletterconnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

**Snow Shoveling**

Finally, we've had a little snow! And with those new flurries, we'd like everyone to be considerate of your neighbors and shovel all sidewalks adjacent to your house. This is crucial for walkers, strollers, and bikers. People of all ages are out walking our sidewalks each day, and clear walks make those walks easier and so much safer. If you need help with shoveling, please check out the Teen Services section on Page 2 of the newsletter. This listing features young people in the neighborhood who would be happy to have a side-shoveling job! Thank you for your help.

— Kipling Villas Homeowner Association



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

**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

**Personalized Guidance From Experts In Medicare Planning**

10268 West Centennial Rd, Suite 200K, Littleton (near Chatfield and Kipling)

**Call Jenell Sobas**  
**303-484-1763**  
[key2medicare.com](http://key2medicare.com)  
[contact@key2medicare.com](mailto:contact@key2medicare.com)



Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact [Medicare.gov](http://Medicare.gov), 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.

**BOOST Your Business In 2026: Connect Directly with Your Neighbors!**

**Highly Targeted & Zero Waste:** Your ad reaches households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.

**Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.

**You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.



**303-979-7499**

**NEWSLETTER CONNECTIONS**

**Our March deadline is February 15th.**  
[info@newsletterconnections.com](mailto:info@newsletterconnections.com)  
[NewsletterConnections.com](http://NewsletterConnections.com)

Hop on over for a Community

# Easter Egg Hunt!

*When:* Saturday, April 4<sup>th</sup>

*Where:* At the field just west of Colorow Elementary School

*Age groups:* 0 to 3 | 4 to 7 | 8 to 12 (10:00 start time)  
Adults (10:45 start time)

*Please bring your own Easter egg basket!*



BROUGHT TO YOU BY:

**Spencer Helwig** Realtor®  
303-668-0950 | [Spencer.Helwig@REMAX.net](mailto:Spencer.Helwig@REMAX.net)

**Ronda Greene** Realtor®  
303-916-7997 | [RondaGreene@REMAX.net](mailto:RondaGreene@REMAX.net)



RE/MAX Professionals  
8500 W. Bowles Avenue, Suite 100 | Littleton, CO 80123