



Happy New Year!

Happy New Year, Kipling Villas residents! I hope that the start of 2024 finds you refreshed and ready to head into the future. Every January, I enjoy spending some time reflecting on my personal life over the past year, including fun memories, accomplishments, and areas I can grow as a person.

I've also been looking back on my role as KVHA president over the last year. One of my favorite memories of the community this year was the hour after the Kipling Villas 5K Fun Run, during which we passed around solar glasses to share the eclipse viewing with so many neighbors and friends. We had such a fun morning walking and running through the neighborhood, and watching the eclipse together topped it off perfectly.

Something I am very proud of this year is the time various neighbors and board members have devoted to serving the neighborhood. Jerry not only puts the notice signs up and takes them down for every meeting, but also adds the American flag to our entrance sign on appropriate days. Emily took time to arrive early at the Kipling Villas race to help me set up and check in participants. Kenna jumped into the Secretary position this year and loyally records every meeting minute. Brandon faithfully edits and submits our newsletter each month. I could go on and on listing the names

of different people in our neighborhood who serve all of you. That is something to be very proud of.

Last, as 2024 gets off to a start, I have also reflected on an area I believe we could grow in as a neighborhood. The other day, I was reading a story written about my grandfather, who passed away 30 years ago. He was an incredible man who lived each day to its fullest. He served well and deeply loved every person around him. With that on my mind, the area I would love our neighborhood to grow in the most is living each day to the fullest.

This year, let's spend a little more time engaging with the people who live closest to us. If you haven't been to one of our great events our neighborhood puts on, try attending one this year. If you do usually attend one, try attending two or more in 2024. If you have a passion for something, start a meetup in the neighborhood. Take an extra couple of minutes to smile and greet the people on your street.

We all live in this neighborhood for a reason. Let's make the most of the time we have, where we are living, and with everything we have been given. I'm looking forward to meeting more of you this year around Kipling Villas! Happy New Year!

— Your Kipling Villas President, Heidi



Photographer Wanted

Hello neighbors! It is always fun to have pictures of the neighborhood in the newsletter. That's why we are looking for a neighborhood photographer. Whether you are 13 or 82, if you enjoy taking pictures, we want to talk to you! We would love to feature a "Picture of the month" in the newsletter. It could be a picture of local wildlife, beautiful trees, or one of our many community events. Your only job is to take a picture in Kipling Villas and submit to kvnewsletter@gmail.com.



com by the 15th of each month. If you are interested, please let us know at kvnewsletter@gmail.com. We can't wait to see your pictures!



HOA Matters

A hearty thank you to everyone who paid their HOA dues last year! We were able to put on many fun community events like the Spring Cleanup, the 4th of July Parade and BBQ, the 5K Fun Run, and our annual Cocoa and Carols. Thank you for choosing to pay your HOA dues each year so that we can make these events a success. If you haven't paid your \$40 this year, please send it to P.O. Box 620395, Littleton, CO 80162. Thank you!

— HOA Board

KVHA Events Coming Up

HOA Quarterly Meeting at Lilley Gulch Rec Center: January 9th, 7-8pm

HOA Quarterly Meeting at Lilley Gulch Rec Center: April 9th, 7-8pm



Moms Meetup

January 16th from 9:30-10:30am at Lilley Gulch Park

This is a group for moms who live in Kipling Villas to get connected. For inclement weather text Heidi at 620-877-7631 for meetup status.

Pickleball Meetup

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

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

This Space Intentionally Left Blank for Teen Services



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.

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.



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.

Dog Friendly Shopping

Aspen Grove stores with Dog Friendly Decal welcome you and your leashed furry shopping buddy. When you shop with your pup, don't forget to share your experience and tag us when you're posting on social media. #aspengrovelovesdogs.

PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry.

—<https://aspengrovecenter.com>

How To Travel On Snow

Skiing

With over 30 ski areas to choose from in Colorado, there is truly terrain for every kind of skier and snowboarder. All levels and budgets can be accommodated. There are smaller slopes perfect for learning the craft, and big giant playgrounds that keep everyone in your group entertained for days.

Cross Country Skiing

Downhill isn't the only way to enjoy skiing in the Rocky Mountains. Nordic skiing, more often referred to as cross country skiing, is fantastic across the state. There are Nordic centers near all the favorite ski towns and resorts, plus endless miles of trails in the national forests to peruse on your own accord.

Snowshoeing

Most of the aforementioned Nordic centers in Colorado provide access to snowshoers on their multi-use trails. Many will even have snowshoe rentals available, as do many ski resorts. It's not uncommon for ski areas to allow snowshoeing on some of their cat trails (greens), or even have separate trails completely for these winter hikers.

Snowbiking

When written as one word, snowbiking technically implies no motor. A Snowbike® is a registered trademark that's used to glide down the slopes, similar to downhill skiing. You can rent snowbikes at a few places locally, and there are even some ski resorts that allow them on their chairlifts, such as Breckenridge Ski Resort. You then ride down the mountain as you would on your skis or snowboard, except your sitting down on a Snowbike®.

Snow Biking

When snow biking is written as two words, it implies it has a motor. These are sort of like snowmobiles and are used in a similar fashion. There are some snow biking competitions and you could use them in the backcountry (uphill, downhill, on the flats) the same as you would a snowmobile. This version is not a registered trademark and technically needs a space between them, snow bike, however, you still might see it improperly referred to as a snowbike with one word.

Fat Biking

These are bicycles with fat tires and thick treads that are suitable for riding on packed snow. They are becoming more popular in mountain towns, and you can often see someone riding along for fun or transportation. There are even competitions held. There are some shops in select towns that will rent you a fat bike to use for a fun day off the ski slopes.

Snowkiting

Snowkiting is very similar to kiteboarding on water. However, you'll use skis or a snowboard instead of a surfboard. It's simpler to master kiteboarding since snow supplies less friction than water. Do note that snowkiting lessons do require you already have a snow kite and harness available.

Many people attempt snowkiting on frozen lakes, such as Lake Dillon in Summit County. An advantage is that this skill can be later applied to kiteboarding on the water during the warmer, summer weather.

–<https://www.uncovercolorado.com/>



JKRoofing.com

J&K ROOFING
Calm After the StormSM

Peace of Mind for Winter

- Free Roof Inspections
- Established Roofing & Exteriors Company
- Hail Damage and Insurance Claims
- Roofing, Windows, Siding, Solar

35th Anniversary
BBB A+
DAVE LOGAN
10+ YEAR MEMBER

FREE INSPECTIONS
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

- Need a good tax professional ?
- More complex tax return this year ?
- Don't want to do it yourself ?

Hons Tax Associates

Hons-tax.com
303-929-8090

- Professional tax preparation and consulting
- Solving the tax puzzle in our clients' interests

- Personal returns and amendments, all States
- Business, S Corps, Partnerships, Nonprofits
- Tax planning and consulting
- IRS letters
- Locally owned, responsive, stress free
- Competitive prices and guarantee

30 minutes free consultation *
Call/email or set an appointment on website.

Michael De Seguin, MBA, Enrolled Agent
(authorized to represent clients before the IRS)

Hons Tax Associates llc
5353 W Dartmouth Ave, Ste 400
(Wells Fargo Building)
Denver, CO 80227
Michael@hons-tax.com

* not including answers to IRS letters, preparation of amendments of tax returns done by others, exact tax simulations / calculations.

New Year's Resolutions For Building a Healthy, Happy Life

For many people, the start of a new year marks an opportunity to reflect on their life, and think about where they would like to be in the future. And while New Year resolutions may get a bad rap for encouraging unrealistic goals or placing pressure on us, they can also be a great starting point to prioritize your health and wellness on your own terms. That may look like embracing totally attainable goals that don't focus so much on an overhaul of your current life, but more so make room for slowly adapting new routines and habits that will make you feel great about yourself.

Starting small could look like making an effort to reset your sleep schedule and prioritizing having a bedtime. Or it may start with your home, beginning to organize one room at a time, first focusing on your closet and later getting to your kitchen. Still, it could be as simple as taking control of your thoughts and incorporating inspiring quotes and daily affirmations into

your morning routine. In any case, the achievable resolutions below aim to relieve stress, minimize anxiety (not add to it) and improve your overall well-being. Even if the path to reinventing yourself starts off a little rocky, you can always get back on track at any time throughout the year. Remember 2024 is your year, so treat yourself like it! Here are some examples:

- Start a gratitude journal
- Make time for family
- Build a better budget
- Practice mindfulness
- Cook something new each week
- Read more books
- Create a cleaning schedule you'll stick to
- Commit to a healthier sleep routine
- Join a club
- Learn to love vegetables
- Become a plant owner
- Take the stairs

– <https://www.goodhousekeeping.com/>

Friday Night Films

Skip the Theater and enjoy Friday Night Nature Films Fireside at South Platte Nature Center. Nature based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, most are award winning. Donation suggested for refreshments.

- American Eagles - 01/19/24
- Magic of the Snow Owl - 02/16/24

– <https://register.ssprd.org>



NEWSLETTER CONNECTIONS

Same Great Company, Owner & Employees...
Just A New Name!

303-979-7499

info@newsletterconnections.com
NewsletterConnections.com



ARE YOU READY TO FLY?

Gig-speed fiber internet was just unleashed in your neighborhood!

No data limits. No strings attached.

Internet Providers	COMCAST CABLE	DIRECTLINK FIBER
Everyday Pricing - no expiring discounts	✗	✓
No contracts/commitments	✗	✓
No requirement to buy other products for a "better" price	✗	✓
Unlimited data included	✗	✓
Matching download and upload speeds	✗	✓
Always get the speed you paid for	✗	✓
Quickly connect with live customer service in Colorado	✗	✓
Appreciate your business and show it	✗	✓

Monthly Cost Comparison for Gig Speed	COMCAST CABLE	DIRECTLINK FIBER
Gig speed service fee	\$110	\$89
Modem/Wi-Fi Rental	\$14	\$0
Symmetrical Speeds (upload matches download)	not available	\$0
Unlimited Data	\$30	\$0
Total Cost	\$154	\$89

Free Router and Wi-Fi gear for as long as you're a customer.
a \$10/month value.
Free install. A \$100 value.

Other speed options are available.

Pre-order today to get these **limited-time** offers!

Call 303-529-1111 | Visit DLBroadband.com/residential-fiber



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.

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

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

Furnace inspection w/ CO detection - \$49.99.
Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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

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.

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

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

OB PAINTING. Interior/Exterior. Free Est. Call today! 30 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 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.

Light Up The New Year

January 2nd-28th, 2024. Ring in the new year with us as the Hudson Gardens exhibit transforms into the Light Up the New Year show that includes vibrant displays, a laser garden, and upbeat music. Immerse yourself in the colorful nautilus forest, color cubes, mesmerizing sphere and more. Tickets are valid for single admission to Light Up the New Year at Hudson Gardens on the date reserved.

- Adults \$20; Seniors (65+) \$18; Child (ages 3-12) \$15
- Doors open at 5:00 p.m. The last entry is at 8:45 p.m.
- Tickets valid between 5:00-8:45 p.m.
- Lights out at 9:30 p.m.

Plan For Vacation Day, January 31

National Plan for Vacation Day is an annual event that encourages people to plan and use their vacation time for the year ahead. The day aims to raise awareness about the benefits of taking regular time off from work to improve overall mental health and happiness.

YOUR PROPERTY OUR PRIORITY

Home Values Are Still Going Up. Don't Let Go of Your Biggest Asset!

- ✓ **Rent Paid = Steady Income**
- ✓ **Equity Continues to Build Overtime**
- ✓ **Legacy Building for your family**

Scan Code to
Get Connected



Reach out to your
trusted neighborhood
pros today for more info!



walters & company
PROPERTY MANAGEMENT

(720) 357-6655

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



New on Market! 8908 W Maplewood Dr Priced at \$635,000

Great Prelude Model on a Kipling Villas corner. Home features a new kitchen, hardwood floors, new Trex decking and new carpet. This 3 bedroom, 3 bath home is ready for you to call home.

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>
9535 W Lake Place	4	3	2,246	Tri-Level	\$610,000	Pending
9570 W Maplewood Pl	5	3	2,246	Tri-Level	\$635,000	Pending
6208 S Carr Court	3	2	3,048	Ranch	\$515,000	Closed 11/20/2023
9554 W Capri Ave	5	3	3,305	Ranch	\$515,000	Closed 11/14/2023
9105 W Maplewood	4	2	1,426	Tri-Level	\$549,000	Closed 11/15/2023
6161 S Cody Ct	4	3	2,981	Two	\$642,000	Closed 11/20/2023