



4th of July Parade and Picnic

Tuesday, July 4th Marks Our 13th Annual Independence Day Celebration!

Our 4th of July Parade begins at the Colorow Elementary parking lot at 11:00am sharp. We will be joined by West Metro Fire Department for our bicycle parade through the neighborhood. Bikes, trikes, strollers, wagons, scooters and walkers welcome! Even if you won't be participating in the parade, please join our enthusiastic group of spectators who line the streets each year to cheer us on.

After the parade, we will host a free picnic beside Lilley Gulch Recreation Center, complete with hot dogs, chips and cookies, bounce houses, and potato sack races. Families are encouraged to set up shade structures, coolers or lawn chairs at the picnic area before the parade begins. We will have two jumping castles this year,

one is a bit smaller and will be for children 6 years and younger, with a larger one for the school-age kids. If your child will be jumping, please watch them. I count on parents to monitor the children inside so that we can offer these fun activities. All residents and their guests are invited to join the picnic. Our goal is to bring as many Kipling Villas families together as possible!

Thank you for your involvement. If you have questions about this event, want to volunteer, or have a business that would like to sponsor or donate a prize, please contact me at 303-514-7287. We rely on volunteers to serve food, set up games and help with prizes to make this event run smoothly, so please thank them! See you on the 4th!

— Janet Clark, Kipling Villas Event Planner

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, pictures of the neighborhood, or something you would like to share with our neighbors. **Note:** the deadline for articles or photos in the August newsletter is July 15. Send articles and photos to the editor at kvnewsletter@gmail.com.

Clean Up Day

The Kipling Villas Annual Neighborhood Clean Up Day was a big success! We filled up two 30-cubic-yard dumpsters in four hours. Twenty-seven residents used this opportunity to rid themselves of old lumber, construction materials, landscaping waste, and unwanted household items.

In addition, four trailer loads of recyclable metals were hauled away. The metal items were sold to help fund a local church's scholarship fund. Thank you to all the volunteers who helped. After unloading their vehicles, residents Tim and Ahmed stayed to aid others. Multiple KVHA board members, including Heidi, Kenna, Janet, Ken, Gary, and George, were instrumental in getting this project completed. Thank you to everyone who joined in to help keep our neighborhood clean!

— Jerry Shin, Clean Up Day Coordinator



HOA Matters

Once again, we are looking forward to our annual 4th of July Parade and Picnic! We couldn't do these kinds of community events without your support. Thank you for choosing to pay your HOA dues each year. If you haven't been able to pay yet, please send your \$40 HOA fee to P.O. Box 620395, Littleton, CO 80162. Thank you!

— HOA Board

KVHA Events Coming Up

4th of July Neighborhood Celebration & Parade: July 4

HOA Quarterly Meeting: July 11, 7-8pm

HOA Quarterly Meeting: October 3, 7-8pm

Kipling Villas 5K: October 14, 2023



Membership Drive Update

Kipling Villas Homeowner's Association currently has 134 paid members out of roughly 900 households. Thanks to all of those who voluntarily pay their dues. For those who want to join, it is not too late! Mail a check for \$40 to KVHA PO Box 620395 Littleton, CO 80162. **With the money collected from members each year, we have the means to pay for:**

- Clean Up Day dumpsters
- 4th of July Celebration
- 5k Fun Run
- Family Movie Night
- PO Box for the Homeowners Association
- Caroling and Cocoa
- Community Pizza Night at the annual HOA election meeting
- Rental Storage Space Rental for equipment and supplies

In past years we have invested member dues in:

- Lighting on the entrance signs
- Entrance sign face improvements and updating
- Banners for the annual events
- Meeting signs
- Matching funds with Foothills Park and Recreation for landscaping
- Educational programs at Colorow Elementary
- The "Little Library" on Holland Way across from Lilley Gulch Rec Center

We keep a small reserve to pay for any unforeseen events as well as to explore new projects and community events. We welcome any resident to join us at our HOA quarterly meetings. Thank you again.

— Jerry Shin, Treasurer and District 7 Representative



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.

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.



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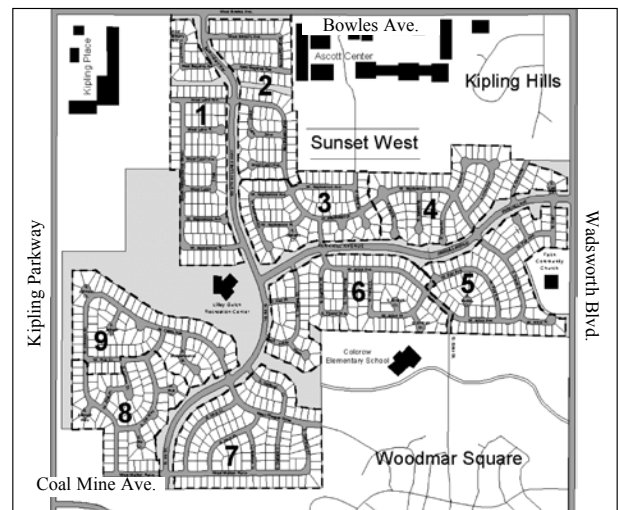
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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing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



Moms Meetup

July 5th: 9-10am, Lilley Gulch Park

July 25th: 9-10am, Clement Park Splash Pad

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 meetup status. — Heidi Roesch

Pickleball Meetup

Come join me on Tuesdays 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!

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<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD 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!
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303-887-FARM
www.denverfarmersmarket.com

Buying or Selling? Call Spencer and Ronda!



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9535 W Lake Place

Featured Listing - \$615,000



- New Kitchen, Appliances and Bathrooms
- New Luxury Vinyl Flooring & Carpet
- Fresh Designer Paint inside
- Cul-de-Sac w/ Large Shade Tree
- Walk to Lilly Gulch Rec Center
- Groceries, Restaurants & Shopping are all close by
- Xeriscaped yard for easy maintenance
- RV Storage pad
- 3rd Car Detached Garage (10x21)

Recent Kipling Villas Activity

Address	Beds	Baths	Total SF	Style	Price	Status
6022 S Garland Way	3	2	1,426	Tri-Level	\$540,000	Closed 5-30-2023
6443 S Holland Ct	3	2	2,001	Tri-Level	\$550,000	Closed 5-22-2023
8595 W Arbor Place	5	4	2,246	Tri-Level	\$560,000	Closed 6-12-2023
6303 S Johnson St	4	3	2,246	Tri-Level	\$605,500	Closed 5-19-2023
9023 W Arbor Ave	5	4	2,760	Two Story	\$635,000	Closed 6-16-2023