



Kipling Villas Clean-Up Day

Our annual Kipling Villas Clean-Up Day will take place on June 15th. The event will begin at 8:00am and will continue until both dumpsters have been filled (this typically happens around 12:00pm). To participate, simply load up your van or truck with unwanted items and drive south on S. Iris Street to where the dumpster is parked (see map). When you get close to the loading area, be sure to line up along Iris (blue line)—the dumpster will be near the red star. KVHA membership is required, and dues can be paid on the morning of the event. Items we cannot accept include tires, electronics of any kind, paint, and hazardous materials. A metal recycler will be on hand to recycle anything he deems recyclable.



Neighborhood Bunco Game Night

Come join us for a neighborhood Bunco night! Bunco is a lighthearted dice rolling game. Teens through adults are welcome to play! We will be hosting our first Bunco game night at Lilley Gulch Rec Center on June 21st from 6:30-8:30pm. There is a \$10 cash entry fee per player for anyone who wants to play. Whether you've played before or not, you are welcome to join the fun! If you have any questions, please call or text Summer at 512-656-2794.

4th of July Parade and Picnic

Our Annual 4th of July Parade and Picnic Celebration continues this July 4th for the 13th straight year! This year's event is EXTRA special, as it also marks the 50th Anniversary of Kipling Villas! Please see the details for the event on page 3.



HOA Matters

Friends and neighbors, we have a fun summer ahead of us! The 4th of July Parade and Picnic will be an extra special one this year, as we'll also be celebrating the **50th anniversary of the Kipling Villas Neighborhood!** Thank you for paying your HOA dues every year. If you haven't paid your \$40 for 2024, you may send it anytime to: P.O. Box 620395, Littleton, CO 80162. Thank you!



– HOA Board

KVHA Events Coming Up

- **Garage Sale Weekend:** May 30th – June 2nd
- **Neighborhood Cleanup:** June 15th beginning at 8am
- **HOA quarterly meeting:** July 2nd, 7-8pm
- **4th of July Parade & Picnic:** July 4

Summer Water Rules (Beginning May 1st)

Water is a vital natural resource, and conserving that resource takes the help of everyone in our community. Here are a few rules of thumb about saving water and doing your part this Summer season:

- There are no assigned watering days, but never water a zone more than three days a week.
- Don't water between 10a.m. and 6 p.m., when most of the water will be lost to evaporation.
- Take advantage of natural moisture and turn off your sprinklers for a few days before, during and after rainstorms.
- Watering two days a week should be sufficient for most of the summer. During extremely dry or hot periods, consider adding a third day *only if needed*.



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
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District 3 Director
620-877-7631



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Vice President,
District 2 Director
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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.

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National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

4th of July Parade and Picnic, continued

PARADE INFO:

Our 4th of July Parade begins at the Colorow Elementary parking lot at 11:00am sharp. The West Metro Fire Department will be leading the parade and is scheduled to join us at 11am. Bikes, trikes, strollers, wagons, scooters and walkers are all welcome! Our route takes us through the neighborhood (along W. Arbor Ave) and will end at Lilley Gulch Rec Center. Patriotic decorations are strongly encouraged.



Even if you won't be participating in the parade, feel free to join our enthusiastic group of spectators who line the streets to cheer us on.

PICNIC INFO:

Following the Parade, we will be hosting our 4th of July Picnic at the Lilley Gulch Recreation Center. This will immediately follow the parade and include a hot dog lunch, bounce houses, and potato sack races. Families are encouraged to set up shade structures, coolers and/or lawn chairs at the picnic area before the parade begins. Lunch will include a special *50th Anniversary treat*.



All residents are invited to join the picnic. Our goal is to bring together as many Kipling Villas families as possible.

This event grows every year, and it can be difficult for us to plan, especially when it comes to providing the right amount of food. Last year, we served over 220 hot dogs, though we're planning for a bit more this year. We will also have two jumping castles, a smaller one for children six years and younger, and a larger one for school-aged kids. *If your child plans on jumping, please keep an eye on them. We count on parents to monitor their children so we can offer these fun activities. Thank you for your involvement.*

If you have questions about this event, want to volunteer, or you or your business would like to sponsor or donate a prize, please contact me at 303-514-7287. We rely on our amazing HOA directors and volunteers to serve food, set up games, and help with prizes to make this event run smoothly, so please thank them.

Thank you and see you on the 4th!

— Janet Clark, Kipling Villas





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<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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RV, Boat, and Trailer Parking

Many things in life are about perspective. For instance, some of the Kipling Villas (KV) residents who have parked RVs, boats and trailers on neighborhood streets in the past, or maybe even for years, might now be upset about Jefferson County's new parking regulations (which include a 3-day parking maximum. This 3-day maximum is based on prepping for an excursion.

Some residents might also believe that KV has no bylaws, which is incorrect. During KV home construction, the builders were required to follow certain bylaws. KV, however, is a voluntary HOA, which means no one says what color a house can be, what flowers can be planted, etc.

That said, KV is indeed subject to Jefferson County laws and regulations. For better or worse, KV is a housing subdivision and not a street storage facility for RV's, boats and trailers, etc. It is therefore subject to any and all Jeffco laws. Because of this, the Jeffco Sheriff's Department has recently received ticket books and have begun ticketing for these parking violations.

Some residents are able to fit their RV, Boat or trailer within their property boundaries, which Jeffco allows. For those who cannot, however, other storage arrangements need to be made, whether that's an offsite storage facility or even rented space through someone else in the neighborhood.

There are some 5th-wheel RVs that overhang our sidewalks. This is a questionable arrangement, as someone could be injured. The free street storage years were good while they lasted, and, hopefully, will provide some good perspective in this situation.

Thank you for complying with Jefferson County laws and regulations.



MOMS MEETUP

June 11th from 9:00-10:00am at Lilley Gulch Park

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

– Heidi Roesch

PICKLEBALL MEETUP

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. For the time and location each week, call me (Gary) at 303-979-9454 for the time and location each week.

– Gary Messick

FISHING MEETUP

It's fishing season! Do you fish alone? If you'd like some company, come join some retirees who get together and fish on Wednesdays or Thursdays (depending on the weather). Bring your own equipment and a valid Colorado fishing license. Call me (Gary) at 303-979-9454 for the next date and time!

– Gary Messick

Interested in starting a meetup? Please email us at kvnewsletter@gmail.com. We look forward to hearing from you!

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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.



If you have any damage done in your yard or questions about the construction, call 303-529-1111.

You can tell what was the best year of your father's life because they seem to freeze that clothing style and ride it out.
 -Jerry Seinfeld



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Our July deadline is June 14th.



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8908 W Maplewood Dr—Sold for \$610,000

Hello Kipling Villagers! Houses are Selling.

Address	Beds	Baths	Total SF	Style	Price	Status
6132 S Everet	3	2	2,001	Tri-Level	\$535,000	Sold 5-1-2024
6453 S Johnson St	3	2	1,570	Bi-Level	\$599,000	Sold 5-2-2024
8908 W Maplewood Dr	4	3	2,246	Tri-Level	\$610,000	Sold 5-3-2024
6224 S Dudley Ct	4	4	2,760	Two Story	\$655,000	Sold 4-19-2024
8693 W Arbor Ave	4	4	2,245	Tri-Level	\$665,000	Sold 5-7-2024