



Newsletter of the Kipling Villas Homeowners' Association

www.kvha.us

Dedicated to Improving Our Community

September 2025

Vol. 17 No. 09 • Circulation: 910



Kipling Villas 5K 2025 – Register Today!

When: Saturday, October 11, Race Start: 9:00am

Start and Finish: The intersection of S Iris St & W Walker Pl

Hi folks! Check out the race shirt design for our fifth annual Kipling Villas Neighborhood Fun Run! This race will take place along the trails of Iris, Parkhill, and Holland. Invite your family and friends to join; all ages are welcome!

You may run or walk the 3.1 miles. Strollers and dogs on leashes are welcome. The cost is \$15 for adults (\$10 for kids), with a t-shirt included! To guarantee the correct size for your shirt, you will need to register online **by September 28th**. Any online registrations after this date may still receive a shirt while supplies last. Scan the QR code to register online or email kiplingvillas5k@gmail.com for the registration link.

We need sponsor donations and volunteers to make this happen! Please email kiplingvillas5k@gmail.com if you would like to donate a raffle drawing prize or volunteer on race day (October 11th from 8:00-10:30am). Volunteers will receive a free t-shirt for your help. Thank you!



Grandparents Day

On the Sunday following Labor Day, National Grandparents Day honors the love grandparents can provide. These hugging, caring and patient people in the lives of children offer more than a generous dose of love. Grandparents provide an abundance of wisdom, guidance and stability.

Kipling Villas



Channel



KVHA Events Coming Up

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

**Kipling Villas 5K Fun Run:
October 11th, 9:00am**

Buddy: The Buddy Holly Story

September 12, 2025 – October 19, 2025

Featuring the hits of Buddy Holly and The Crickets. With all other songs, arrangements, and incidental music by Paul Jury

Town Hall Arts Center kicks off our 43rd season with the true story of Buddy Holly and The Crickets! From his meteoric rise to fame to his legendary final performance, Buddy Holly is considered a rock and roll icon, and this high-octane, jukebox biographical musical is a perfect celebration of his greatest hits. Dynamic performances of chart-toppers like Peggy Sue, That'll Be the Day, Oh Boy! and many more will allow audiences to experience the passion, determination, and unforgettable music of a man who left an indelible mark on rock history.

—<https://townhallartscenter.org>

HOA Matters

Hi everyone! We are looking forward to the 5K Fun Run this fall, which will take place throughout our neighborhood! Thank you for choosing to pay your HOA dues each year. If you haven't yet paid your \$40 for 2025, it's not too late! 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!



venmo



— 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!



Let's Build Beds—Together!

Join J&K Roofing and Sleep in Heavenly Peace - Denver Chapter on Saturday, October 11 for a fun, hands-on bed build at 13000 W 43rd Drive, Golden. No experience needed—just show up ready to help local kids who need a bed to sleep in. It's a family-friendly event that brings the community together for a great cause. No kid sleeps on the floor in our town! Sign up or donate: shpbeds.org/chapter/co-denver



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
303-507-3495



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.



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.

National Farmers Market Week, August 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

Noticed Any Potholes Lately?

Hey neighbors: if you see any potholes in our neighborhood, please report them! It's an easy process, and once you report them, they will get filled on the double! If you notice potholes in Kipling Villas, here's how to report them:



- 1) Scan QR code, or go to:
<https://www.jeffco.us/787/Road-Bridge-Division>
- 2) Scroll down to **Requests and Concerns**
- 3) Click on **Contact Road and Bridge Site**
- 4) Click on **Green + box Report a Road or Traffic Concern**
- 5) Fill in the form with the type of issue:
street and roadway maintenance > pothole



Excess Harvest

Excess harvest can be handled in several ways: freezing, canning, drying, donating to food banks or charities, sharing with neighbors, making jams or jellies, or composting any unusable portions.

Freezing: Blanching and freezing vegetables like spinach, kale, and zucchini preserves their nutrients and texture for future use.

Canning: This allows for long-term storage of items like tomatoes, pickles, and jams.

Drying: Drying herbs, fruits, and some vegetables (like tomatoes) reduces their size and weight for easy storage.

Pickling: Pickling vegetables in vinegar and spices creates a flavorful and long-lasting preservation method.

Fermenting: Fermenting foods like sauerkraut and kimchi can be a great way to add probiotics to your diet.

Donating: Food banks and charities are often grateful for fresh produce donations.

Sharing with neighbors: A simple act of sharing with those around you can build community and reduce waste.

Selling: If you have a surplus, consider selling at a farmers market or through a local co-op.

Composting: Composting is a great way to recycle any overripe, bruised, or unusable parts of the harvest back into the garden, creating nutrient-rich soil for next year.

Creating a "harvest restaurant": Host a dinner party featuring your excess produce.

Donating to local nursing homes: Some nursing homes appreciate fresh produce for their residents.



Turning 65 or Retiring Soon? Questions About Medicare?

We are a **LOCAL Insurance Agency** that can help you!
New Brand, New Office
Same Trusted Medicare Planning Expert

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 types of plans

10268 West Centennial Rd, Suite 200K, Littleton, CO
(South Kipling Pkwy between Chatfield and C-470)

Call Jenell Sobas
303-484-1763

key2medicare.com
contact@key2medicare.com

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



\$20 OFF

SIGNATURE SERVICE OIL CHANGE

Discount off regular price. Up to 5 quarts. Not valid with other offers. No cash value. Must present coupon.

Offer expires October 10, 2025

Discount valid only at:

8100 W Crestline Ave & Wadsworth

(in front of home depot)

(303) 933-9319

No
appointment
necessary!



Chipotle Chicken And Corn Chowder

INGREDIENTS

- 1 can chipotle chiles in adobo sauce
- 2 tablespoons unsalted butter
- 1 poblano pepper, seeded and finely chopped
- 1 red bell pepper, seeded and finely chopped
- 1 teaspoon ground cumin
- ½ teaspoon dried oregano
- ½ teaspoon dried thyme
- 6 cloves garlic, minced
- 2 tablespoons all-purpose flour
- 3 cups whole milk
- 2 cups chicken stock
- 6 small red potatoes, peeled and diced small
- 4 ounces Monterey Jack cheese, shredded (about 1 cup)
- 4 ounces Cheddar cheese, shredded (about 1 cup)
- 2 cups diced cooked chicken
- 30 ounces canned sweet corn, drained
- 15 ounces canned cream-style corn
- 1 cup crushed tortilla chips
- Juice from 1 lime, about 2 tablespoons
- Chopped cilantro, to garnish (optional)



INSTRUCTIONS

1. Remove one chile from the can of chiles and mince it. Remove 1 teaspoon of the adobo sauce and set it aside to be used later. You can save the remaining chiles and sauce for another use.
2. Melt the butter in a large Dutch oven or stock pot over medium heat. Add the poblano pepper, red bell pepper, the chile from the can, cumin, thyme and oregano, and sauté for 5 to 7 minutes, or until the peppers become soft. Add the garlic, stir and cook for an additional 30 seconds, or until fragrant.
3. Stir in the flour with a wooden spoon and cook for 1 minute, or until there is no longer any visible raw flour. Slowly stir in the milk and chicken broth, scraping up any bits from the bottom of the pan as you stir.
4. Add the potatoes, bring the mixture to a boil, then reduce the heat to low and simmer for 10 to 15 minutes, or until the potatoes are tender and can be easily pierced with a knife.
5. Add the shredded cheeses a handful at a time, stirring after each addition until the cheese is completely melted.
6. Finally, stir in the chicken, both cans of corn, the tortilla chips, lime juice and the reserved 1 teaspoon of adobo sauce. Cover and cook for an additional 10 minutes, or until the soup is completely heated through. Serve immediately.

—<https://www.browneyedbaker.com>

JKRoofing.com



**J&K
ROOFING**
Calm After the StormSM

**HAIL & RAIN
DAMAGE
WON'T WAIT
UNTIL NEXT YEAR**

Schedule Your
FREE Roof Inspection today!





**DAVE
LOGAN**
10+ YEAR MEMBER

FREE INSPECTION
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR



*Fall Into Success
With Your Local
Neighborhood Newsletter!*

Reach your community this season with targeted advertising that connects! Showcase your business for engaged neighbors in our trusted newsletter.

IT'S EASY TO GET STARTED!

Our October deadline is September 15th.

Locally owned and operated.

303-979-7499

**NEWSLETTER
CONNECTIONS**

info@newsletterconnections.com
NewsletterConnections.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.

Farm Raised Pork! Price includes delivery and processing. Processed to fit your family needs: bacon, sausage, hams, roast, chops and ribs. **719-349-0679** or ksayles@plainstel.com

Aminals Petsitting Service. Bonded & ins. Current clients only. Call Nancy 303-335-6237.

TH Consulting. Providing handyman services and GUTTER CLEANING. Please call Trent 720-226-5586.

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

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

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

Grass or Corn fed beef for sale - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. KSayles@plainstel.com

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

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

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

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

DAN GRAY PAINTING 303-514-3232. Interior/ small exteriors, drywall & carpentry repair. Small jobs welcome. Insured, 40 yrs painting in Colo.

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

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.

Autumnal Equinox

The Autumnal Equinox in September ushers in a change of season. It is observed annually when the sun can be seen directly overhead along the equator. The day marks the end of summer and beginning of fall in the Northern Hemisphere. The autumn equinox is one of two days when all points on Earth except the polar regions see the sunrise and set at due east and due west. With few exceptions, all latitudes see almost precisely 12 hours of daylight and 12 of darkness.

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



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!



Hey, South Jeffco!

Ready to Level Up Your Internet?


Parental Control in All Fiber Plans

No Buffering, No Lag, Just Faster Speeds.

CALL BAM Today!

303-551-6152

bambroadband.com



Responsiveness. Knowledge. Honesty.



These three qualities are essential when choosing a real estate agent—and they're exactly what you'll find with us.

We prioritize **timely communication** and respond quickly to your questions and concerns. With a deep understanding of **local market trends, property values**, and the **legal aspects** of real estate transactions, we're here to guide you every step of the way. Most importantly, we believe in being **truthful and transparent**, because trust is the foundation of every great client relationship.

Whether you're buying or selling, you can count on us.



BROUGHT TO YOU BY:

Spencer Helwig Realtor®
303-668-0950 | Spencer.Helwig@REMAX.net

Ronda Greene Realtor®
303-916-7997 | RondaGreene@REMAX.net



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