

WOODMAR SQUARE

RESIDENT'S NEWSLETTER

Community that cares

Facebook Group: Woodmar Square Community • Nextdoor.com: Woodmar Square/Columbine Knolls N
Website: www.WoodmarSquare.org • WOODMAR SQUARE EMAIL: woodmarsquarehoa@gmail.com

Upcoming Activities

In August we are planning the following:

- Dumpster Day
- Movie Night
- Back to School Bash

Any other suggestions are welcome via email: woodmarsquarehoa@gmail.com

Garage Sale Weekend July 10-11

Our annual neighborhood garage sale is Friday and Saturday, July 10 & 11. We will have Garage Sale direction signs placed in front and around the neighborhood. If you are participating, please send an email to: woodmarsquarehoa@gmail.com



Red, White & You

Friday, July 3, 2026, 5 – 10 pm, Clement Park
Event runs rain or shine. Admission is free.

Neighborhood Planning Meeting July 16th

We are holding a Neighborhood meeting Tuesday, July 16th, 7:00PM, at the Woodmar Square Park Picnic Table Shelter.

We will discuss the following:

- Nominations and Elections for WSHOA positions (see position description in this newsletter)
- Create a calendar for events
- Other open discussion

July 2026

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Woodmar Square Community Team

Board position descriptions: Board meetings are 3-5 times per year or as needed. Neighborhood meetings/ activities 4-5 times per year as needed.

President:

- Conduct WOODMAR SQUARE meetings, develop an agenda
- Monitor Woodmar Square email, respond, share info at meetings where appropriate
- Oversee scheduled neighborhood activities, projects, Welcome Packet, and volunteer involvement.
- Work with Vice Pres. and Secretary on advertising and signage
Time per month: 5-10 hours per month depending on projects, the month, and scheduled meetings.

Vice President:

- Social Activities Coordinator - Manage each activity chair and events
- Maintain a current volunteer sign-up and contact info sheet w/ treasurer's help
- Oversee Front entrance needs: Flags (National Holidays) and Christmas décor
- Work w/Pres. placing signs advertising meetings and activities
Time per month: 4-8 hours per month depending on projects, the month, and scheduled meetings.

Secretary:

- Keep accurate notes from meetings that can be published via the newsletter & social media
- Maintain the Resident email list with updated contact information
- Reserve locations for meetings and communicate with community resources when needed
- Oversee production of the Welcome Packet and distribute w/committee to new homeowners
*Time per month: 4-5 hours per month
(1-2 hr per week for secretarial duties, plus meetings)*

Treasurer:

- Maintains accurate and transparent financial records
- Handles all approved financial payments and reimbursements
- Prepares a budget report for meetings and for publishing in newsletter
- Prepares a current list of homeowners and annual dues paid
*Time per month: 4-8 hours per month
(1 hr per week for treasurer duties, plus meetings)*

Editor:

- Manages and submits information for monthly newsletter
- Writing articles and advertising community events
- Liaison with Newsletter Connections
- Oversee updating the WS website - woodmarsquare.org
Time per month: 4-8 hours per month (2-3 on newsletter, 2 on website)

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This Space Intentionally Left Blank for Teen Services

Woodmar Square HOA Leadership Request

First we must give thanks to Mrs. Christi Bontempo for the many years she has been a part of and the years leading the Woodmar Square HOA (WSHOA).

It is now time to transition to a new set of leadership for the WSHOA.

We are a "Social" HOA, not a "Rules" HOA. Our goal is to build community relationships in the neighborhood by having social events throughout the year.

Elsewhere in this Newsletter is a list of all positions that form the leadership team.

Please consider stepping up to volunteer for a one year term to help our HOA.

Please contact us via our email to volunteer for a position: woodmarsquarehoa@gmail.com.

Thank you all for the support you continue to provide to the WSHOA.

YOU ARE INVITED TO "MONEY 101"!

Join us for a complimentary educational dinner.
July 14th, 6:30 pm in SW Littleton (C-470 & Kipling)

Call/text host Kristy Monroe at 720-248-7080 or
kristy@monroefinancialteam.com to reserve your spot!

Bring a friend...You are our guest!



Woodmar HOA Board Members

OFFICERS

President – Open
Vice President – John Eiler
Treasurer – John Pagliarini
Secretary – OPEN. Provides welcome to new residents
Newsletter Editor – OPEN. Gathers articles and local information for monthly publication
Activities – Amy Ascencio
Website – Lauren Blake
Newsletter Coordinators – Dick & Mary Palmer and Kyle Barrackman

Our Voluntary HOA is looking for residents to support our community by volunteering to manage an event, or hold a board position. for more information email WoodmarSquareHOA@gmail.com.

NEWSLETTER CARRIERS

Craig Matthies; Susan Paglarini; Marge Maness; Olivia Gonzales; Jane Morris; Paige Hopkins; Judy Dulac and Fred Lowe; Rich Rombach; Jen Magri; Sue Kreutzer; John Eiler; Kevin Stuer; Noemi Mejia; Linda Sanders; Kyle Barrackman

News Articles

The deadline for news articles is the 12th of the month before the next month's issue. Please email news articles to the editor at woodmarsquarehoa@gmail.com. No endorsement of any product or service is implied or stated by its inclusion in 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.

Woodmar Square Community Team, *continued from front page*

Social Media Coordinator:

- Disseminates approved info via Facebook, Nextdoor, Website
- Posts current newsletter
- Monitor Woodmar Square Facebook page, pertinent Nextdoor postings, website Relays any information, needs, thoughts of homeowners so they can be responded to.

Time per month: 2 hours per month

Newsletter Coordinator:

- Picks up newsletters from Newsletter Connections
- Sorts and Delivers newsletters to carriers in a timely fashion, connects with carriers for support, encouragement,
- Maintains accurate list of carriers and contact information.

Time per month: 4-5 hours per month

Newsletter Carriers:

- Deliver monthly newsletter to homeowners in a timely fashion at the beginning of the month
- Time per month: 1/2 - 1 hour*

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.

Stecki painting. Inter/ext. Jeff 720-331-7025

Columbine Complete Concrete. All phases of concrete. Concrete repairs. Concrete staining & sealing. Yard clean-up. Free est. 303-419-2003.

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

A&M Lawn Service - Summer Specials! Sprinkler and Landscape maintenance. Lawn Aeration \$75 (5000 sq ft), Power Raking \$140 (5000 sq ft), Spring Fertilization \$40-130, Weekly Mowing \$40-\$130, Yard Clean Ups \$150 (hourly plus dump costs). Serving Jeffco/Littleton 46 yrs. 303-946-6995.

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

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

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

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

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

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

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call/text 719-349-0679 to go over pricing and how to place your order. KSayles@plainstel.com

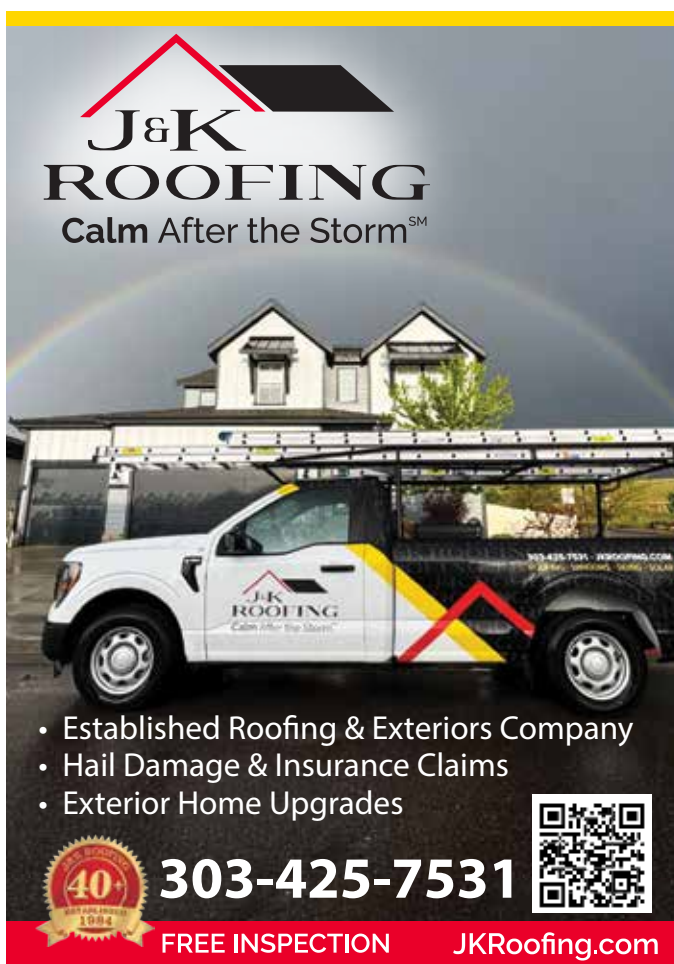
Tree by Mr. B. Your pruning & tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

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

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

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

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.



J&K ROOFING
Calm After the StormSM

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- Hail Damage & Insurance Claims
- Exterior Home Upgrades

303-425-7531

FREE INSPECTION JKRoofing.com



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7735 W Long Dr
Littleton, CO

LEAVE THE ROUTINE CARE TO US!



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Introducing Wi-Fi 7 Technology.

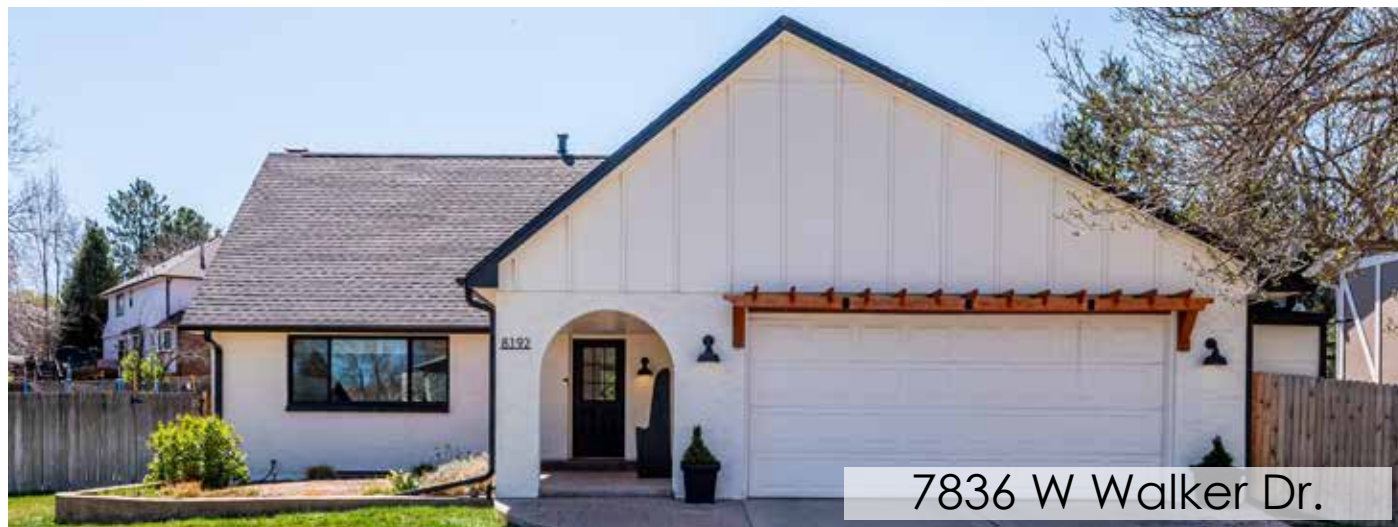
Faster Speeds. Better Coverage.
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Price Lock Guarantee On All Plans.

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(303) 551-6152
bam broadband.com

Duane sells more homes in the Columbine area than any other broker!

SOLD BY DUANE



7836 W Walker Dr.

DUANE C. DUFFY • 303-229-5911 • DUANE@DUANECDUFFY.COM
 Call Duane for a market analysis or any real estate questions you may have!

Woodmar Square Statistics for June 2026

Current Homes FOR SALE in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	\$679,000	\$679,000	1
2-story	\$664,900	\$664,900	1
Tri/Multi-level	\$699,999	\$699,999	1
Bi-level	None	None	0

Current Homes UNDER CONTRACT in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	\$725,000	\$725,000	1
Tri/Multi-level	\$630,000	\$689,900	4
Bi-level	None	None	0

Homes SOLD in Woodmar Square (Sept. 1, 2025–June 16, 2026)

	Lowest	Highest	How Many?
Ranch Style	\$516,000	\$725,000	4
2-story	\$645,000	\$710,000	4
Tri/Multi-level	\$620,000	\$885,000	7
Bi-level	None	None	0

The statistical information is based on MLS data June 16, 2026. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.

What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.



**Realtor with
real estate law
background**



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