

# WOODMAR SQUARE

## RESIDENT'S NEWSLETTER

Community that cares

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

### Dates & Thanks

Our residents have responded to help make 2024 a great year of fun and friendship. Mark your calendars for these events – still time to pitch in and help! Check out our new website – updated and maintained beautifully by Woodmar resident Lauren Blake. [www.WoodmarSquare.org](http://www.WoodmarSquare.org)

#### Garage Sale: May 31-June 1

Sponsored this year by Jamin Cook  
RE/MAX Professionals - Troy Hansford Team

#### Movie Night: July 20

Coordinator Amy Accencio  
and Danielle Runyon

#### Back to School Picnic: August 10

Coordinator Amy Accencio

**Drive: September 9.** Personal hygiene  
(soap, toothbrushes, etc)  
coordinator Jennifer Magri

**Halloween Parade and Pumpkin Festival:  
Thursday, October 31 at 4:30**  
Coordinator or Sponsor needed

**Drive: November 11.** Food and coats.  
Coordinator Jennifer Magri

### Thank You!

Thank you to Jamin Cook with RE/MAX Professionals for sponsoring our garage sale weekend. If you are looking for real estate sales, buying, or advice, contact the Troy Hansford team through local resident Jamin at [Jamin@troyhansford.com](mailto:Jamin@troyhansford.com).

### Teen Services

Does your teen want to help out neighbors this summer and earn some extra cash? Send their contact info, age and job inquiry to our newsletter email and we will publish it. Babysitting, lawn care, pet care, etc.

June 2024

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### Red, White & You

Wednesday, July 3, 2024 in Clement Park

Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display. Event runs rain or shine.

### Kiwanis Club of Columbine

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. GREAT NEWS – Columbine Kiwanis will be putting on a Pancake Breakfast this year at the Summerset Festival at Clement Park in September! All are welcome to help on any of our projects or attend any of our social events anytime. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

#### Recent project highlights:

Working at the Sharing with Sheridan Food Pantry every Thursday (consistently serving about 200 families every week), and helping out at Project Cure on the fourth Monday of every month, are a couple of our recurring projects. In June we will also need help with the Jeffco Reads Food Distribution program starting on June 7, Food Drive sorting at the Action Center on June 8, and our Blood Drive on June 10. We have something that will fit anyone's interests and we can use your help! Details about our upcoming projects are in our weekly newsletter, contact [news@columbinekiwanis.org](mailto:news@columbinekiwanis.org) to get added to our newsletter email distribution. To learn more visit our website at [columbinekiwanis.org](http://columbinekiwanis.org), or join us for a free breakfast at our weekly meeting any Wednesday at 7 am at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting at Columbine library on the second and fourth Tuesday of every month at 12:30 pm. For more information email [kensweet@gmail.com](mailto:kensweet@gmail.com).



# Film On The Rocks 2024

Film on the Rocks is back for its 25th season with five events throughout the summer! Each film is preceded by live entertainment to kick off the evening. Film on the Rocks is a collaborative production of Denver Film and Denver Arts & Venues. Open Captions provided for all films in the series.

**Price per ticket:** \$20

**Time:** Doors open at 6:30 pm,

Entertainment starts at 7:00 pm, Film starts at dusk

### SCHEDULE:

Monday, June 10: The Matrix

Monday, June 24: Shrek

Monday, July 8: The Wizard of Oz

Monday, July 15: Deadpool

Monday, August 19: Mad Max: Fury Road

– <https://www.redrocksonline.com/film/>



## OB PAINTING INC.

**CALL ROB : 303-908-9063**

<h3 style="margin: 0;">\$300 off</h3> <p style="margin: 0;">Exterior or Interior Painting</p> <p style="margin: 0; font-size: small;">American family owned. 30 years in business.</p> <p style="margin: 0; font-size: x-small;">Workmans Comp &amp; Liability Insurance Credit cards accepted</p>	<h3 style="margin: 0;">10% off</h3> <p style="margin: 0;">For Payments In Cash</p>
<h3 style="margin: 0;">Multiple Home Discount</h3>	

## Woodmar HOA Board Members

### OFFICERS

President – Christi Bontempo

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](mailto: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](mailto:woodmarsquarehoa@gmail.com). No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

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.

## 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](mailto:info@newsletterconnections.com)



To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.

## This Space Intentionally Left Blank for Teen Services



## METRO DENVER FARMERS' MARKET

• OPEN RAIN OR SHINE •

### MARKET ON YOUR CALENDAR

<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>SOUTHWEST PLAZA</b></p> <p style="text-align: center;"><b>MAY 4 - OCT 26</b></p> <p style="text-align: center; font-size: small;">Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>LAKWOOD</b></p> <p style="text-align: center;"><b>JUN 15 - SEP 28</b></p> <p style="text-align: center; font-size: small;">Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p style="text-align: center;"><b>Sundays</b></p> <p style="text-align: center;"><b>HIGHLANDS RANCH</b></p> <p style="text-align: center;"><b>MAY 5 - OCT 27</b></p> <p style="text-align: center; font-size: small;">HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center;"><b>Wednesdays</b></p> <p style="text-align: center;"><b>LITTLETON</b></p> <p style="text-align: center;"><b>JUN 19 - SEP 25</b></p> <p style="text-align: center; font-size: small;">Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Sign up for our Newsletter!

FOR MORE INFORMATION

[www.denverfarmersmarket.com](http://www.denverfarmersmarket.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](http://NewsletterConnections.com).

**Roof Replacement:** Asphalt - Stone Coated Steel - Tile. Serving Denver metro since 2012. Licensed, Bonded & Insured. Insurance Claim Specialist-Free Inspections! Woman owned. Call Alison 303-931-0970 [www.paragon-exteriors.com](http://www.paragon-exteriors.com)

**Petersen Custom Glass 720-810-1160 Veteran & family owned.** Fast, friendly service specializing in shower enclosures, window replacement, mirrors & glass tabletops. **10% off materials with mention of this ad.** [petersenglass.com](http://petersenglass.com)

**AKC REGISTERED LABRADOR PUPPES FOR SALE.** Born mid April, ready for new homes after June 15, 2024. Call or text 719-349-0679. Farm raised with lots of love!

**Budget Event Rental -** Contact us for all of your Party Rentals. Lic. & Ins. (970) 325-6958

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

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063. Get the best burrito in town at Burrito King on Alameda & Garrison.

**Air Conditioning, Heating and Home Repairs.** Free estimates on new equipment. Licensed and insured. 35 years experience. HVAC Contractor. Carl with HomeSafe Services 720-539-0288.

**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](http://www.haulit4less.com)

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

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

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

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

**Tree Pruning and removal Specialists.** Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

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

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

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

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.



**Chantel Ruybal**

LOAN CONSULTANT  
**720.238.7739**  
[CHANTEL.RUYBAL@NAFINC.COM](mailto:CHANTEL.RUYBAL@NAFINC.COM)



For your **mortgage** and **real estate** needs. We are also neighbors of **WOODMAR SQUARE** and are excited to get to know everyone in the area.

REAL ESTATE AGENT  
**720.250.6933**  
[LANCERUYBAL@GMAIL.COM](mailto:LANCERUYBAL@GMAIL.COM)

**Lance Ruybal**



JKRoofing.com

**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**Don't Miss Your Insurance Claim Deadline**

Most hail damage claims have a 1-year filing deadline.

40 YEARS OF SERVICE  
1984

BBB A+ DAVE LOGAN 2023 YEAR MEMBER

FREE INSPECTIONS  
**303-425-7531**

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

# SOLD BY DUANE



8019 W Hoover Pl.



6481 W Brittany Pl.

**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 May 2024

### Current Homes FOR SALE in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	None	None	0
Tri/Multi-level	None	None	0
Bi-level	None	None	0

### Current Homes UNDER CONTRACT in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	None	None	0
Tri/Multi-level	None	None	0
Bi-level	None	None	0

### Homes SOLD in Woodmar Square (Sept. 1, 2023–May 15, 2024)

	Lowest	Highest	How Many?
Ranch Style	\$651,200	\$651,200	1
2-story	\$765,000	\$850,000	3
Tri/Multi-level	\$548,000	\$710,000	5
Bi-level	None	None	0

The statistical information is based on MLS data May 15, 2024. 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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