

# 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

May 2026

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### Wildflowers Of Deer Creek Canyon Park

Thurs., May 28, 10:00 am - 12:00 pm

Deer Creek Canyon,

13388 Grizzly Road, Littleton

**Cost: Free - Registration Required on the  
Jefferson County Civic Rec Sign Up**

In person at Deer Creek Canyon main trailhead. Join us as we explore a hiker-only trail where we'll be looking for as many flowering species as we can find.

*It is our attitude at the beginning of a difficult task which, more than anything else, will affect its successful outcome.*

—William James

### Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

#### HOW TO OBSERVE MOTHER'S DAY

Pay tribute to your mother this holiday. Surround her with the love she deserves and shower her with the affection and attention you know she wants. For those of us whose moms are no longer with us, spend some time remembering the woman you miss. Visit with those who remember her and honor her memory. If you're a mom, revel in the attention. You deserve it!



### 10 Things Homeowners Should Do Before Summer

Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.

- 1. Check the gutters, even if you cleaned them before spring.** This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.
- 2. Before it gets too warm outside, inspect your home's crawl spaces.** You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.
- 3. Schedule a summer HVAC check up.** This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.
- 4. Inspect your home's irrigation system.** This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.
- 5. Get your yard gear out of storage and check everything out.** This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!
- 6. Schedule pest control!** Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.
- 7. If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it.** Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.

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

## 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](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.

## 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.



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## Brighten Your Home For Spring

Instantly brighten your space by swapping heavy, dark items for light-reflecting, natural alternatives. Key swaps include replacing dark curtains with sheer fabrics, switching to light-colored textiles, introducing mirrors, adding greenery, and changing to warm light bulbs, all of which enhance natural light and create a fresh atmosphere.

1. **Swap Heavy Drapes for Sheer Curtains:** Replace thick, dark window treatments with sheer or light-filtering curtains to maximize natural sunlight and create an airy atmosphere.
2. **Swap Dark Textures for Light Fabrics:** Trade velvet cushions or heavy throws for linen, cotton, or lighter tones to bring warmth without heaviness, instantly elevating the room's aesthetic.
3. **Swap Dark Decor for Mirrors:** Replace small artwork or dark decor pieces with mirrors placed opposite windows to reflect light and create the illusion of a larger, brighter space.
4. **Swap Dry Decor for Greenery/Flowers:** Bring in fresh-cut flowers or leafy green plants to add natural movement, color, and a spa-like freshness to tables and shelves.
5. **Swap Harsh Lights for Warm Bulbs:** Switch out bright white bulbs for warm white bulbs to create a softer, more inviting, and cozy ambiance. These small changes, often recommended for spring or summer refreshes, can significantly boost your mood and the feel of any room.

## Before Summer, *continued from front page*

8. **Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation.** Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.
9. **Check all your smoke and carbon monoxide detectors as well as your fire extinguishers.** If you don't have any, make this a priority!
10. **Last but not least, remember to switch out your HVAC filter.** Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.

Bloom Your Business This Spring:

Highly Targeted & Zero Waste: Your ad reaches households in your target areas. Potential customers within a few miles of your door.

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June Deadline is May 15th.



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# Fire Season Preparedness

Fire season is upon us. With severely dry and windy conditions, all of Colorado is in danger of fire. Here is a list of ways to prepare, ways to prevent, and what to do in case fire threatens our community.

## EMERGENCY PREPAREDNESS CHECKLIST

### If you have 10 minutes:

- Evacuate people, children, pets: Have a pet carrier and leash/halter for each furry friend
- Essential documents: passports, visas, wills/trusts/POAs, insurance cards, birth certificates, medical records, password list: in waterproof bags. Consider making copies of these now.
- Cell phones, chargers, laptops, fresh batteries
- Prescription medications and list of medications
- Purses, wallets, credit cards, cash
- Eyeglasses, sunglasses, contacts, contact solution, hearing aids
- Pet food, people food/snacks\*
- Water bottles/water\*
- Keys to house, cars, garage
- Precious jewelry
- First aid kit\*
- Whistle\*
- Necessary assistive devices (wheelchair, walker)
- Toothbrush and toothpaste

### If you have 30 minutes more:

- OTC medications and vitamin supplements
- Memories: photos, scrapbooks
- Electronics that will fit in the vehicle

- Clothing for 2-3 days: hats/visors, jackets, gloves, sturdy shoes
- Non-precious jewelry, watches
- Art
- Calendar/daytimer
- Self-care items: lotion, soap, shampoo, sunscreen, toothbrush and toothpaste, feminine and incontinence products
- Flashlight/working batteries
- A cooler with ice
- Blankets or sleeping bags
- Cat litter/box, pee pads
- Tool kit
- Towels

\* Having a ready-to-go box or bag with non-perishable snacks, water, a whistle, and a first aid kit saves time and can be used for emergencies and travel.

### WHEN THERE IS FIRE DANGER:

- Make sure your vehicles are gassed up and backed into the driveway whenever possible.
- Keep your cell phone charged.
- Have a contact list of family, friends, neighbors.
- Know if there are neighbors who are disabled or may otherwise need your help to evacuate safely; have their phone number.
- Have a fire extinguisher and fire blankets in the vehicle if possible.

### BEFORE DIRECT FIRE DANGER:

- Remove leaves, branches, clutter, other kindling from at least five feet around your home, garage, deck, and outbuildings. Firewood should be no closer than 30 feet from buildings.

*continued on page 5*

**(Clip AD & Save For Later)**



## HELPING HANDS

### Compassionate Care

**"We are given two hands. One to help ourselves – the second to help others."**

**"My focus is on the aging population needing assistance with the activities of daily living. I aim to make a significant difference, enhancing the lives of our elders, and their families, while helping each individual retain as much independence as possible." –Vickie**



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Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**Babysitting/Nanny Services.** BLS/CPR Certified. Avail. May 25-Aug.7th. I am a nursing student at Colorado Mesa and will be home for the summer. I am a friendly, reliable and trustworthy caregiver who is super excited to give your kids loving care. I have experience with infants-6th grade. **Text or Call Gemma 303-263-3573 or [gemmamac44@gmail.com](mailto:gemmamac44@gmail.com).**

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**Spring Yard Clean Up and Miscellaneous Jobs.** Hard working local 18 year old seeking additional work. Call/text Will 720-471-1713.

**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.

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**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](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.

## Fire Season, *continued from page 4*

- Trim tree branches that hang above buildings. Keep at least five feet from sides and roof; branches should be no closer than ten feet from chimneys.
- Remove flammable items along fences. Rake leaves, remove branches, clutter. Wood fences are conduits for fire.
- Make certain your house number can be seen from the street.
- Purchase a fire extinguisher and fire blankets.
- Speak to your neighbors if their yard is unsafe.
- Build a list of contacts and locations to meet up. This may include home, school, and work numbers.

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 Call Duane for a market analysis or any real estate questions you may have!

## Woodmar Square Statistics for April 2026

### Current Homes FOR SALE in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	\$700,000	\$749,000	2
Tri/Multi-level	\$684,500	\$684,500	1
Bi-level	None	None	0

### Current Homes UNDER CONTRACT in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	\$710,000	\$710,000	1
2-story	None	None	0
Tri/Multi-level	\$649,999	\$699,998	4
Bi-level	None	None	0

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

	Lowest	Highest	How Many?
Ranch Style	\$475,000	\$700,000	4
2-story	\$645,000	\$710,000	5
Tri/Multi-level	\$599,900	\$710,000	10
Bi-level	None	None	0

The statistical information is based on MLS data Apr. 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  
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