

March 2014

Please visit us at: [www.ccvillagenorth.org](http://www.ccvillagenorth.org)

# Cherry Creek Village North

## CCVN Board Members

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[quinnegan@aol.com](mailto:quinnegan@aol.com)

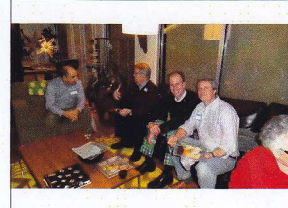
## ARC Committee

Alan Saltzman  
9182 E. Tufts Circle  
[atsaltzman@comcast.net](mailto:atsaltzman@comcast.net)

Paul Oppgard  
\*see listing above

## Social Committee

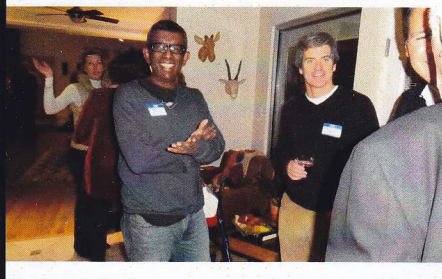
Mary Chedsey  
9193 E. Stanford Ave  
[Chedsey@comcast.net](mailto:Chedsey@comcast.net)



## Holiday Party Fun

Oh, what fun was had by  
all at our December

Adult Holiday Party! Many thanks to Raj  
Devarajan and Sangeeta Guhathakurta for  
hosting a most festive and memorable  
holiday evening.





# Steel Drum Summer Camp!!!



June 16-20, 9 am - 3 pm \$175

Contact Lita Saltzman at:

303-773-6950

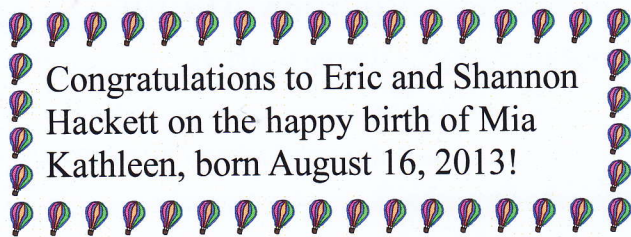
lsaltzy12@gmail.com

Register now at [www.RMSB.org](http://www.RMSB.org)

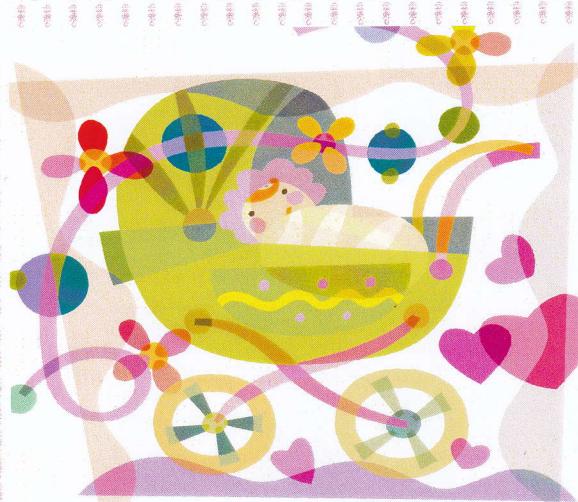
**Play REAL Steel Drums**

**Meet new friends**

**Performance on last day**



Congratulations to Eric and Shannon  
Hackett on the happy birth of Mia  
Kathleen, born August 16, 2013!



## *Mark Your Calendars:*

**Annual Easter Egg Hunt**  
**Hosted by the Hepola family**  
**4461 S. Yosemite Court**  
**Saturday, April 19, 11am**

**Jazz in the Hood Party**  
**Hosted by Dean and Shelly**  
**Goss**  
**4543 S. Akron Street**  
**Sunday, June 8, 5pm**



*Our deepest condolences to the Reddall family on the passing of Dorothy. Dorothy lived with her husband, Jack, at 4450 S. Alton Street for 36 years. She will be dearly missed.*



“May love and laughter light your days,  
and warm your heart and home.  
May good and faithful friends be yours,  
wherever you may roam.  
May peace and plenty bless your world  
with joy that long endures.  
May all life’s passing seasons bring the  
best to you and yours!”  
*An Old Irish Blessing*



### **City of Greenwood Village Updates**

**2014 Paving:** I was hoping we would have the summer paving schedule for CCVN, but it has yet to be finalized. Everything needs to be coordinated with Excel Energy as they will be putting the power lines underground along Radcliff. This is a very technical modification to the electrical grid and it is taking some time for Excel to design the implementation. All we know at this point is that the project will be about 8 weeks — weather permitting — and they plan to finish before the end of September.

**City Website Upgrades:** For those of you who have never visited the City website, you might find it an excellent information resource. Our IT staff has been hard at work designing a user friendly and helpful website for the City. I just want to highlight one feature that is growing every week. The “Notify Me” function of the website is a great tool to keep all of our residents informed about the many happenings in Greenwood Village. You can register here to receive email notifications of: Commission meetings, agendas and minutes, Public Works’ project bid postings, developmental projects including zoning hearings and variance requests, public hearings, and employment opportunities. You can also receive notifications about happenings at the Curtis Arts Center and events the City Park’s Department sponsors. Check it out. I am sure you will find more than a couple of useful features here:  
[www.Greenwoodvillage.com](http://www.Greenwoodvillage.com).

*T.J. Gordon, Greenwood Village City Council*

### **Clear Out Your Old Electronics — Recycle Responsibly! E-Cycle Colorado Electronic Recycling Collection Event Saturday, April 5th, 2014**

8am –2pm

6000 Victory Way, Lot H

Commerce City, CO (Enter at Quebec and 60th Ave)

\*Computers, laptops, tablets and cell phones are free

\*\$25 each ~ video display devices to include televisions and monitors (cash, credit, and debit accepted)

\*\$5 each ~ all other electronic devices with a power cord or powered by battery

~This event sponsored by the City of Greenwood Village~





**CCVNHOA December 2013 Annual Board Meeting Q & A Session  
Mayor Ron Rakowsky, County Commissioner Nancy Sharpe, and City  
Councilman T.J. Gordon**

City Councilman T.J. Gordon updated the HOA on plans for CCVN undergrounding. CCVN is the first residential neighborhood to participate in the Excel Energy 1% fund. The City engineers and Excel Energy have published maps of where the undergrounding will take place. The scope of the undergrounding project has changed; there are many more challenges than originally thought. As of now, there will be two main undergrounding projects in CCVN, one along Radcliff Avenue from Yosemite Street to halfway between Akron and Alton streets. The second project will be at the cut-through on Tufts Circle. City engineers and Excel Energy are currently in the process of designing the projects. T.J. noted that in his discussions with City Engineers, he learned that it would cost between \$20,000-30,000 if the homeowners in the four houses near the Tufts Avenue extension choose to extend the undergrounding along the power lines from Tufts Circle north to Tufts Avenue. T.J. also noted that the City has not received any direct contacts from the HOA or the homeowners that they in fact want to increase the scope of the project at their own expense.

T.J. mentioned his article in the August HOA newsletter concerning last summer's road construction projects and the City's plans for this summer's road projects. Meeting attendees mentioned that the new roads are great. The December newsletter will contain information about the City's budget. Rob Yang inquired about the construction in Village Greens Park. T.J. said that the City is removing its now illegal tap from Cherry Creek State Park and adding a new tap directly to Denver water lines in the CCHS bus lanes. This change will save Greenwood Village residents money in the long run because the city had been absorbing the small costs incurred on the west side of the State Park.

Mayor Ron Rakowsky said that AMG National Trust Bank is building a beautiful new Colorado headquarters at the northwest corner of Caley and Greenwood Plaza Blvd in the city town center. This is a wonderful opportunity for the City as AMG currently manages over 3 billion dollars in assets. County Commissioner Nancy Sharpe says she misses our neighborhood. She said that the County has approved the mill levy, with county revenues flat. From a county standpoint, things are very solid financially with a structurally sound budget.

Rob Yang asked about the renovations to the Dairy Queen strip mall. T.J. said that this is primarily a facelift on the façade of the old flower shop and a few of the surrounding storefronts. The former Greenwood Floral location will be converted into a made-to-order pizza place with a made-to-order burrito shop next door. These businesses are not franchises and the new owners are really excited about their potential. Fiddler's Green is preparing to undergo a huge and overdue renovation this summer financed by Anschutz. Russell Foote mentioned that Frisbee golf at Village Greens is a great addition to the park. The Mayor also reminded everyone that the Greenwood Village Trader Joe's Market will be having its grand opening on Valentine's Day.



# 2013 ANNUAL REAL ESTATE REPORT CHERRY CREEK VILLAGE NORTH

## Homes Sold in Cherry Creek Village North in 2013

STREET ADDRESS SELLER TYPE & TYPE	SOLD PRICE	LIST PRICE	PRICE/ SQ FT ABOVE GRADE	SOL D 2013	HOME STYL E	ABOVE SQ FT	FIN- ISHED SQ FT	BED ROO M	BATH ROO M	TOTAL DOM
Alton St - Individual Single Family	\$699,500	\$699,500	\$267	June	2S	2620	3669	5	4	4
Tufts Cir - Individual Single Family	\$785,500	\$798,500	\$215	July	Tri- Level	3656	3656	5	4	468
Akron St - Individual *Duplex	\$399,900	\$399,900	\$312	July	R	1280	2560	6	4	4
Akron Ct - Individual Single Family	\$775,000	\$800,000	\$199	Aug	R	3900	6474	5	7	19
Alton St - Individual Single Family	\$647,000	\$650,000	\$196	Aug	2S	3307	4446	6	4	27
Alton St - Individual Single Family	\$689,000	\$697,000	\$255	Sept	2S	2700	2700	4	4	4

## 2013 Summary ~ CCVN

AVERAGE SALES PRICE	AVERAGE PRICE/SQ FT	AVERAGE DAYS ON MARKET (DOM)
\$719,200 (Single Family) *DOES NOT INCLUDE DUPLEX	\$226 *DOES NOT INCLUDE DUPLEX	104 *DOES NOT INCLUDE DUPLEX

\*Homes on the Market as of 12/31/2013: None

\*Homes Under Contract as of 12/31/2013: None

**Collection of market data reported to MLS by multiple brokers ~ data provided by:**



**SUSIE ROY, Broker**  
303.949.1463  
Susie@Sells-Colorado.com

**Resident of Cherry Creek Village since 1991**

NOTE: THIS REPRESENTATION IS BASED IN WHOLE OR IN PART ON DATA SUPPLIED BY METROLIST, INC. METROLIST DOES NOT GUARANTEE NOR IS IT IN ANY WAY RESPONSIBLE FOR ITS ACCURACY. DATA MAINTAINED BY METROLIST MAY NOT REFLECT ALL REAL ESTATE ACTIVITY IN THE MARKET.



March 2014

## NEIGHBORHOOD BUSINESSES/ADS

### Organized CHAOS

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Sean M. McNamara

Broker Associate

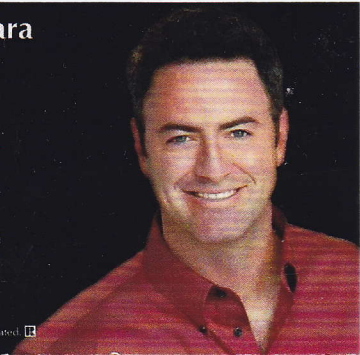
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## Susie Roy

303.949.1463

[Susie@Sells-Colorado.com](mailto:Susie@Sells-Colorado.com)

*Serving Greenwood Village & resident of  
Cherry Creek Village since 1991*

**2013 Five Star Award Winner~5280 Magazine**

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