

CHERRY CREEK VILLAGE NORTH NEWSLETTER

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Happy New Year!

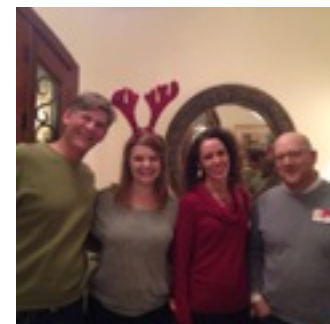
“For last year’s words belong to last year’s language. And next year’s words await another voice. And to make an end is to make a beginning.” - T.S. Eliot



Thanks to our gracious neighbors, the Widoff’s and the Reiff’s, for hosting two



wonderful neighborhood events at the end of 2015; the Halloween Parade and Party, and the Adult Holiday Party! Please express your gratitude to Josh and Edie Widoff for hosting the Halloween festivities and to Rick and Daphyne Reiff for opening their home to CCVN during the holidays.



A Heartfelt Thank You!

A huge thank you goes out to our HOA Board Members who completed their terms of office in December. These neighbors truly went above and beyond in their service to our neighborhood! Please extend a big thank you to these neighbors when you see them out and about!

Teri Castledine is a realtor who brought a lot of valuable information to board meetings through her active involvement in our community. She lives at 4417 S. Akron St. with her husband, Jeff, and their daughter, Kendall.

Barbara Dorsey was probably the first person you met in the neighborhood in her role as the Chairperson of the Welcome Committee. Barbara and Dean have spent countless hours making CCVN's entrance gardens beautiful works of art! Barbara lives at 4524 S. Alton Street and still gives out the BEST Halloween treats for kids and adults alike!



Dean Goss served in many positions on the HOA Board, most recently as Board President. Dean is tremendously well-respected by past and current board members for his ability to run a productive meeting and walk the sometimes tricky line between too much and too little management. He lives at 4543 S. Akron St. with his wife, Shelly.

Karen Kronauge served as Treasurer of the HOA and keeps impeccable books. She serves on other boards and really knows the in's and out's of HOA policies and laws. Karen has moved to Denver with her husband, Steve, and is dearly missed in CCVN and on the board.

Mary Lou Smith served on the HOA board for many years as Secretary. Mary Lou is a good listener and always has just the right thing to say. She is a retired teacher who lives with her husband, Bill, at 4410 S. Alton Street.

Sunny Weber is a writer, speaker, and Animal Behaviorist & Humane Educator. Her specific knowledge of animal and wildlife issues was very valuable on the board. Sunny recently published a book and you can read about it here. Sunny lives at 4288 S. Alton St.



All outgoing board members received a beautiful clock commemorating their gift of time to the CCVN HOA Board of Directors.

New Board Members Elected!

Please welcome the new members of CCVN’s HOA Board. We know everyone is very busy, so having these neighbors volunteer their time and energy is truly appreciated. And while we miss the past board members, we know CCVN is in good hands with our newly elected membership: Dianne McCallister (President), Jenny Mancini (Treasurer), Shannon Hackett (ARC), Edie Widoff (Welcome), Debra Reinhard (at-large), Dan Hozian (at-large), and Henry Gardiner (at-large). Jeff Denchfield will serve on ARC as a non-board member.



Community Appreciation

The tactical events on South Alton Street last June certainly had an impact on our entire neighborhood, but most significantly the neighbors in very close proximity to the event. Many neighborhood businesses came together to host dinner for the residents of lower South Alton Street the evening after the suspect was apprehended. Please patronize these area businesses and thank them for their generous donations of food to our neighbors on such short notice.

JD’s Bait Shop (Dennis and Jenniffer McCann)

Jerusalem Restaurant (the Wahdan family)

Jimmy John’s

Chick-fil-A on Arapahoe Road

Ya’s Ya’s

Architectural Review Request Form

We commonly hear the question, “When should I use this form?” We are a covenant-controlled neighborhood. According to our covenants, ANY change, alteration, or modification to your property must be submitted to your HOA Board in writing for approval **prior** to work being started. The process is easy, just complete the ARC form and either send or hand-deliver it to Paul Opegard, Shannon Hackett, or Jeff Denchfield.

PLEASE MARK YOUR CALENDARS!



The Kleeman Family is hosting the Annual HOA Easter Egg Hunt on Saturday, March 26th, from 10am - 12noon. Please bring your baskets and join us! We look forward to seeing you for the fun!

December 8th Annual HOA Meeting, Hope United Methodist Church

Dean Goss called the meeting to order at 7:05 pm. Dean asked the new and outgoing board members to introduce themselves.

City Council Report/Question and Answer: Dean introduced Councilman T.J. Gordon, Mayor Ron Rakowsky, and Police Chief John Jackson. The Mayor opened by saying that Saturday's Denver Post noted Greenwood Village as one of the snobbiest communities in America. He said this survey was based on the percentage of college educations, median home prices, and the number of art galleries in our community. The Mayor introduced Stephanie Price, the Vice Chair of Village Resource Center, an interfaith 501c3 established to help people in need in 80111. Stephanie recently relocated to Greenwood Village from Evergreen to help respond to people in crisis in this area. She said that the goal of Village Resource Center is for area churches to combine their services, hire a social worker, and provide help to people in need. Right now the center is working on directing their faith resources to housing assistance. Fifteen people need help this December. If you are able to donate your time or resources, or know of a family that could use assistance this holiday season, please contact the Village Resource Case Manager at 720-636-5382. Councilman Gordon began by mentioning that 14,000 people live in Greenwood Village, but 50,000 work here during the week. This presents a unique situation for Village residents. Councilman Gordon mentioned many commercial developments that took place in Greenwood Village during 2015, including the new AMG Bank and CO Bank buildings in the Village Center, and a new Class A medical building at the Landmark. The Landmark is being rebranded and tower sales have ramped up. The Greenwood Village maintenance facility just completed a major \$8 million dollar renovation and expansion. In April 2016, the new 11,000 square foot South Metro fire station #31 which services CCVN will open. Granite Properties is building a new 280,000 square foot Class A building in the Village Center. The Westin Hotel is coming to the Village Center on the East side of I-25 in the RTD surface parking lot. The I-25 and Arapahoe Road interchange is receiving a \$75M dollar rebuild. Village Greens Park is doing some redevelopment by the pond and the City would like CCVN's input during the public hearings. Village Greens Field 11 will be converted to turf since there are no turf fields in the City. Additionally, the CCHS girls' softball team is pushing for a dedicated softball field and facility. The girls' program pressed the school district for a stand-alone facility and the high school, Army Corps of Engineers, and City have worked hard to come up with a solution. The CCVN HOA board did send a letter to all parties stating a preference for the location of this facility at Field 8. Councilman Gordon said that currently all parties are working to make the location happen at Field 8. The Disc Golf and Mountain Bike courses are seeing great usage. In 2016, the City will be working on the Comprehensive Plan focusing on the Orchard Light Rail Station area and the Arapahoe Road Corridor. Staff is meeting with Excel Energy this week on the under grounding of a few CCVN power lines. Councilman Gordon introduced Chief John Jackson. The Mayor mentioned that there is no other city of this size that has such a popular and well-received police chief. Jackson has been in the position for five years. Jackson said that we are very lucky to live here. He will address the South Alton Street tactical incident, teenage smoking at the cut-through and in the neighborhood, and traffic in CCVN. The Chief said to be sure to check the GV website for a complete report on the South Alton Street tactical response. This situation came into our City from an outside jurisdiction. A narcotics officer had been following an individual and the chase went through the park and ended up in a home in CCVN. An 8-year-old extricated himself from the home unharmed. At the time of the incident, the



(*Annual Meeting minutes, continued*) department was in training and a lot of people were working. The siege continued for 21 hours, with 19 of them active, involved police work. The suspect was highly noncompliant and the police tried many tactics with the most important priority getting him out alive. The Chief said he takes full responsibility for the action of the department. Greenwood Village Police asked the National Tactical Association to investigate the incident. The Los Angeles police force has had a very positive response to the Greenwood Village Police Department's good communication and patience during the standoff. Chief Jackson is proud, disappointed, and sad at the same time. We live in a safe community with a very dedicated police department. The Mayor said they will go through the proper channels with regard to insurance and help residents if necessary. Councilman Gordon mentioned that residents have complained about traffic in the City. He said that recent traffic studies have indicated that traffic is really not that much higher than in years' past. Mayor Rakowsky said there should be some lessening of traffic when the I-225/I-25 construction is complete. Police Chief Jackson said that one sergeant and four officers work on tobacco, alcohol, and drug issues for CCHS. He mentioned that there are certainly ups and downs with these problems and currently they see vaping, pot, and nicotine as the biggest offenders at the high school. Jackson said his strategy is not to criminalize kids. The police are also addressing sexting right now and having access to Creek 101 freshman classes' helps officers talk directly to students about dangerous behavior. Please call the Chief if you see any issues. Injury accidents are down 27% this year in the City. Please call if you would like a police unit to come out to ticket traffic violations in CCVN. Chief Jackson said the Arapahoe County Emergency Communications Authority just purchased a new reverse 911 system which will have the capacity to send notifications both to home and cell phones in an emergency. Councilman Gordon said that Lita Saltzman's plan for a musical park is going forward at Westland's Park. Good job, Lita!

President's Report/Year-End Review: Dean said that this year in the neighborhood six houses sold. The highest sales price was \$679,500. The median sales price was \$560,603. The HOA has instituted new covenant enforcement polices and roofing standards. The ARC is working on a flowchart for addressing complaints. Dean stressed that the board tries very hard to be thoughtful about enforcement. For example, the City cautioned CCVN not to install the dog waste stations. Since they were no longer returnable, the City purchased the stations from us.

Vice President's Report: Frank Hare said thank you to everyone for stepping up to be new board members.

Treasurer's Report/Budget: Jenny Mancini passed out the pro forma (estimated budget report) 2015 financials. Since it is only December 8th, this is not yet complete. There was nothing out of the ordinary or unexpected this year. We show an income of \$19,000 because we have 190 houses in the HOA and homeowner's dues remain at \$100. As per the last few years, next year's budget looks much the same as this year.

Architectural Review Committee Report: Paul Opegard instructed that if you have a visible exterior home improvement project, you must submit an ARC request. This year there were 35 ARC requests and approvals. These requests fall into six general categories: roofing (6), paint exterior changes (8), fence (4), additions/rebuild (2), landscape (2), and other – windows, paving, garage doors – (8). Please share the information of contractors you have liked to help your neighbors with their projects. We have two new ARC members, Shannon Hackett and Jeffrey Denchfield. Paul said the new HOA roofing guidelines were put in place this year because we needed to firm up standards for the neighborhood and also meet the requirements of the City. Rick Spoor commented that he went through the roof approval process this year. It was easy, helpful, and to the homeowner's benefit.

**Beyond Fight or Flight: A
Compassionate Guide for Working with
Fearful Dogs**

Endorsed by Dr. Temple Grandin and other animal welfare experts, *Beyond Flight or Fight: A Compassionate Guide for Working with Fearful Dogs*, is considered the quintessential tool for anyone who has taken a fearful dog into their homes and hearts.

Written by CCVN resident Sunny Weber, the real-life stories of saved dogs and practical advice are a culmination of her over 25 years of work in animal welfare, specializing in fearful pets. Sunny has rehabilitated and re-homed over 100 dogs, cats and horses. She is also a professional humane educator and teaches about wild animals.

Sunny’s CCVN backyard is a Certified Habitat with the National Wildlife Federation and she belongs to our neighborhood book club. Sunny has resided in CCVN for over 21 years and volunteers for our neighborhood, city, numerous pet rescues, and the Dumb Friends League Shelter.

For more information contact Sunny at: www.sunnyweber.com

Find her book on Amazon.

Holiday Lights Recycling

Ace Hardware in Greenwood Village is offering a free Holiday Light Recycling program. Simply drop off any old burned-out light sets or less-than-efficient lights through February 2, 2016. The lights will be sent off for recycling and all proceeds will benefit the Children’s Miracle Network through the Ace Foundation. All proceeds from the lights collected in this region are channeled directly to benefit the Children’s Hospital here in Denver. Ace Hardware is located in the Cherry Hills Marketplace, 5910 South University Boulevard.

Did You Know? Monthly HOA Board Meetings Are Open to All

CCVN’s Monthly HOA Board Meetings are open to all residents. We encourage you to attend a meeting to learn more about what’s happening in YOUR neighborhood. Meetings are held the second Tuesday of every month beginning at 7PM. The next meeting will be held at the home of Dianne McCallister, 4348 S. Alton Street, on February 9th. The rest of the 2016 board meetings are posted at ccvillagenorth.org.

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

SUSIE ROY, Broker
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**2015 ANNUAL REAL ESTATE REPORT
CHERRY CREEK VILLAGE NORTH**

Homes Sold in Cherry Creek Village North

STREET ADDRESS SELLER TYPE & TYPE	SOLD PRICE	LIST PRICE	PRICE/ SQ FT ABOVE GRADE	SOLD 2015	HOME STYLE	ABOVE SQ FT	FINISHED SQ FT	BED ROOM	BATH ROOM	TOTAL DOM
Tufts Pl - Individual Single Family	\$432,000	\$499,000	\$243	Jan	Ranch	1780	2047	3	3	63
Stanford Pl - Individual Single Family	\$615,000	\$615,000	\$314	Mar	Ranch	1958	1958	3	3	5
Alton St - Individual Single Family	\$465,500	\$499,000	\$206	April	Tri- Level	2256	2632	4	3	3
Stanford Pl - Individual Single Family	\$679,500	\$685,000	\$265	April	Ranch	2563	3800	4	4	12
Yosemite - Individual Single Family	\$620,000	\$625,000	\$258	July	Ranch	2402	2402	3	3	10
Akron St - Individual Single Family	\$551,621	\$575,000	\$208	Nov	2Story	2656	2656	5	3	67

2015 Summary ~ CCVN

AVERAGE SALES PRICE	AVERAGE PRICE/SQ FT	AVERAGE DAYS ON MARKET (DOM)
\$560,604 (Single Family)	\$249	27

Homes on the Market as of 12/31/2015

NONE

Homes Under Contract as of 12/31/2015

List Price	Above SF	Finish SF	Beds	Baths	U/C DATE
\$553,025	2395	3068	4	4	12/22/15

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.

Just a Reminder!

Short-term leases (less than six months) of any kind — AirBnB, VRBO, etc., — are expressly prohibited in CCVN per our HOA Bylaws and Covenants.

(Annual Meeting minutes continued from page 5)

Nominations and Elections: Dean presented the proxies for our new officer candidates, Dianne McCallister for President and Jenny Mancini for Treasurer. They were unanimous in favor of both. Dean asked for a show of hands for Dianne McCallister as our new HOA Board President and Jenny Mancini as our new HOA Board Treasurer. Show of hands was also unanimous in support of both. The five current members of the board presented recognition clocks to the six outgoing members and thanked them for their years of service.

New Business: Dean said thank you; it has been a real pleasure serving as your HOA Board President. He has a plan for the entrance gardens next year. The board sang Happy Birthday to Dean and presented him with a cake.

Dean moved to adjourn the meeting at 8:45 pm, seconded by Mary Lou Smith, and unanimously approved.



More fun than piano lessons, I can have you playing a song in 15 minutes. Check out these adorable and affordable "MINI" steel pans. Come try one out!. Call Lita at 303.773.6950 or come over on Sunday January 31st from 1-3 PM. Special pricing available for the 1st 5 customers.

SNOW AND ICE REMOVAL ON RESIDENTIAL SIDEWALKS AND DRIVEWAYS



The law in Greenwood Village requires all residents to remove snow and ice from their sidewalks within 48 hours and businesses to remove snow and ice from their sidewalks within 24 hours after accumulation. This requirement also includes removal of snow and ice from sidewalks in the front and side of a residence (corner lots).

This requirement does not extend to walkways leading from the sidewalk to the residence nor to sidewalks or trails abutting the rear property of a residence. Clearing snow around mailboxes is also the responsibility of the occupant. Please look out for your neighbors who might need a hand with ice and snow removal on their properties.

"When one neighbor helps another, we strengthen our communities."
Jennifer Pahlka

Neighborhood Ads/Businesses

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Susie Roy
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