

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

LINDA'S TIDBITS

Linda Nixon, Chairperson

August 6th is National Night Out! The Fun Fest Party will be at the Clarkson Park 5:30 to dark on Tuesday night! Bring a chair and a favorite drink and listen to the live music band by Neil Z and Andrea Love.

On the menu this year is: Sirloin ¼ Pound burgers, Hebrew ¼ pound hotdogs, Scotts Pulled BBQ Pork, BBQ Chicken, Baked Beans, Green and Pasta Salads, Famous 6 cheese Mac, Boca burgers for our vegetarian friends (quantities are limited), Chips. Drinks provided are Water and Lemonade. Feel free to bring your own favorite drink.

We will have all the games and the car show and Rachel's Face painting, Bouncy House, Photo Booth by Metrum Credit Union, The famous Cake Walk. Visit all the great booths like: The Steller group providing their snow cones, Qdoba, The Corner Bakery cookies, Dairy Queen, Snobahn fun! Noodles & Company Job Fair, Smash Burger, State Patrol, Arapahoe County Sherriffs Department to get a badge! The Chik-fil-A Cow is coming! Yogurt Land, Dairy Queen, The Famous Wizard will be there also with his magic! Come and enjoy meeting some new friends and neighbors.

WE want to THANK ALL OF OUR SPONSORS: Thank you to The Steller Group for all your generous support and sponsorship, Big Daddy's, King Soopers, Edible Arrangements, Great Clips, Board Room, Safeway, Parry's Pizza, Yogurt Land, Wells Fargo Bank, Wood House Spa. Please support all of the companies that support us by going to their establishments and using their services to keep Southglenn thriving! Stop by the Door Prize Desk and take a chance to Win some really great prizes this year! (Must be a current dues-paying member to win prizes.)

We can always use volunteers the day of Fun Fest. We never have enough people to help set up early in the day. Can you help with some of the set up at noon? Also we need cakes and goodies for the cake walk. Please let me know if you can help with either one of these. Linda Nixon at LANDSnixon@gmail.com or 303-795-8083.



UPCOMING EVENTS:

- 8/6 – Fun Fest for National Night Out
- 8/21 – SGCA Board Meeting
- 9/18 – SGCA Board Meeting
- 10/16 – Open Forum
- 11/13 – Volunteer Appreciation Dinner
- December – Cookies & Crafts with Santa

FEATURED THIS MONTH

- Fun Fest!
- Sears Redevelopment
- Dog Walker Watch
- Latest from Southglenn Country Club



NEXT MEETING

August 21st, 2019
7 p.m. at St Tim's, 1401 E Dry Creek,
West Lower Level Entrance
Monthly on 3rd Wednesday
Everyone is welcome.

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

Chairperson: LINDA NIXON (TERM ENDS 2020),
303-795-8083, SGCA.chair@gmail.com

Vice-Chairperson: SUSIE ELMER (2020),
720-629-4179, SGCA.vchair@gmail.com

Secretary: DORA CASH (2021),
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Membership/Volunteers: LINDA NIXON

SouthGlenn Living is published monthly, except January, by the SouthGlenn Civic Association.
PO Box 2024 Centennial CO 80161-2024

PLEASE SHARE

If you have news, practical advice, or time- or money-saving tips, why not share it with your neighbors in a future issue of Southglenn Living? Send your article (and photos, too, if you have them) by the 15th of the month, to: attn: Editor Southglenn Living, PO Box 2024, Centennial CO 80161-2024. Or email to SGCA.Editor@gmail.com.

Note: This newsletter is not an appropriate forum for political issues. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. Previous Southglenn Living issues can be found online at SouthglennCivicAssociation.org.

ARAPAHOE COUNTY LAUNCHES “DOG WALKER WATCH” (DOG OPTIONAL)

Dog Walker Watch program encourages neighbors to help law enforcement be the eyes and ears of the community. The program is for everyone and requires no special training – you don't have to be a dog walker to participate, that's just the name! Because law enforcement officers can't be everywhere, citizen involvement is essential. Many arrests of criminals come as a direct result of citizens contacting police about suspicious activity. Please remember:

Behavior is suspicious; People are not.

What is suspicious activity?

1. Vehicles traveling at a low speed, or at a high speed, especially in the overnight hours.
2. Approaching vehicles in driveways, but not going to the front door.
3. Apparent transactions occurring from a vehicle.
4. Vehicles parked in an unusual location, either unoccupied or idling.

5. Knocking on your door, but looking for someone you don't know...and doing that at multiple homes. They are checking to see if the home is unoccupied.

The non-emergency number for the sheriff's office is 303-795-4711. Always call 911 if it is an emergency. Be specific – describe the behavior and location. Answer questions from the dispatcher. Finally, remain calm, speak clearly and find a safe location.

CENTENNIAL ACTIVE SENIORS

The Centennial Senior Commission has scheduled several new events for the coming months. Based on survey responses, we learned that attendees want a mix of educational and entertainment events, and we are keeping that in mind as we schedule future events. Take a look at our upcoming <http://www.centennialco.gov/activeseniors> and sign up online. Please note that all of the events require registration to ensure that we have adequate seating for all who wish to attend. If you have questions, call 303-754-3316 or e-mail cgiffin@centennialco.gov.

ADVERTISING

The deadline for advertisements is the 15th of the month for the next month's issue.

To place an ad, call **Colorado Lasertype, 303-979-7499**. Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com
and click on the “Advertising Rates” link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the civic association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the civic association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

VOLUNTEERING — AN AMERICAN TRADITION

Volunteering in America has a long tradition dating back to our nation’s founding. According to the VolunteerMatch.org web site, “Benjamin Franklin developed the first volunteer firehouse in 1736, an idea that has become the country’s norm, as more than 70% of all firefighters today are volunteers.” The US National Service.gov web site reports that mothers and fathers volunteer at higher rates than most other demographic segments. I’m sure some of you reading this message are nodding about your own volunteer efforts to serve on school committees, sport committees, art committees and other endeavors. Southglenn Civic Association is no exception and needs volunteers to come up with new ideas and help implement them. We also will have upcoming needs for newsletter editor and treasurer. We want to be a relevant organization and a value to our community. The board would appreciate your help in carrying on a great American tradition of volunteerism. Please come to a monthly meeting (info on front page) to learn more.

SPECIAL THANKS TO SGCA MEMBERS PAYING DUES LAST MONTH

The SGCA Board of Directors would like to thank the following neighbors who paid their \$20 2019 annual dues. Thank you all for your continued support! We look forward to seeing you at events, and at our SGCA Board of Directors meetings each month!

Ahrens	Griffin, B&E	Renz
Au	Harrington, K	Sherrer
Badger	Johnston, B&L	Smith, B&J
Blincow	Kaczmarek	Spoerl
Brown, C&B	Knight	Stillwagon
Campbell/Mearsha	McCubbin	Stoddard
Colgan	McKissen	Swain
Cornell	Medsker	Talbert
Curits	Miles, R&J	Uebbing
Edwards	Miller, E&L	Van Ark
Escue	Nikkel	Wood, M&J
Geiger	O’Neill, S&M	Worthing
Gillespie	Oliver	
Griess	Ortiz	

**METRO DENVER
FARMERS’ MARKET
MARKET ON YOUR CALENDAR**

<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCT. 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 15 - SEPT. 28 9077 W Alameda Ave Alameda & Garrison (Mile Hi Church) 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 5 - OCT. 27 Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 12 - SEPT. 25 Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Check out our great recipes online!

For more information call the Metro Denver Farmers’ Market Hotline

303-887-FARM

www.denverfarmersmarket.com

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STREETS AT SOUTHGLENN REDEVELOPMENT

Learn about the proposed redevelopment and stay informed. Some resources:

- **Centennialco.gov/southglenn** - Sign up for email notifications
- **Citizensforabettercentennial.org** - Join the mailing list at the end of the website. Click on “Neighbors for the Streets at SouthGlenn” and sign up for email notifications.

Ron Phelps, a candidate for City of Centennial District 1 Representative, has taken a keen interest in this redevelopment. He provided the update below on July 17 to those on his distribution list.

“I wanted to update you on a meeting I had this week with Mr. Don Provost who is the owner of Alberta Development Partners. LLC. They are one of the developers involved in the redevelopment.

The meeting on July 16th was cordial and candid. We discussed only his part of the redevelopment, which is the former Macy’s property. Don cannot & did not speak on behalf of the other developer, Northwood Ravin.

Timing for Macy’s. First, there is an agreement that Macy’s will be in place until next May or so. How can they stay in business with such low sales? Well, I learned that many of the malls with box stores that were built in the 70’s were done with an agreement that the developer would deed over the land at no cost to the box store. However, the box store was responsible to build their own building (costs, approvals, permits, etc.). This is what happened back in the day for both Sears and Macy’s. So, from a business model perspective, both stores need less than normal retail success to stay viable, because they don’t have any real estate costs. There is a P&L line to meet, which Sears couldn’t – but by and large, this legacy agreement allows for these box stores to stay in business a lot longer than they otherwise could.

Small group meeting with developer. Don agreed to meet with a small group, but no more than 10 of us. The sole purpose of the meeting is to discuss – not negotiate or debate. Not that he isn’t willing to be negotiable, but more that he isn’t ready to discuss/reveal what their plans will be in their formal submission. I believe that the formal submission will follow the traffic study by a couple of weeks.

Traffic Study. The most difficult part of yesterday’s conversation with Don was on the topic of traffic. His interests – and therefore costs - in the study end where the redevelopment project ends. However - and I tried to make this point twice - that our neighborhoods are impacted beyond that scope, and we need someone to help mitigate issues. I expect that this will have to be the city, via the Neighborhood Traffic Management Program (NTMP). The traffic study is expected to be completed by mid/end of August.

Potential Third Community Meeting. This proposed meeting would occur after the formal submission and after the referral period, and therefore when the plans are in final form. (The referral period is when the plans are sent to school districts, sheriff office, South Suburban, CenCON, and others for feedback.) This meeting would be an “educational” forum for us to learn about the final, reviewed redevelopment plans, and ask questions. He said he’ll discuss with his team and get back with me. I’m optimistic.

Our next meeting [for Neighbors of The Streets at Southglenn]. I think we wait until the traffic study is done, unless there are other developments.”

If you’d like to receive Ron’s updates regarding this redevelopment project, please send an email to RonPhelps@gmail.com and ask to be added to his distribution list.

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Littleton, CO 80120 www.denverwills.com

GREETINGS!

Southglenn Country Club Board of Directors

As a member of the Southglenn community, SGCC has always strived to be an unmatched value for local recreation and community fun. The country club board is looking to create a flourishing future for the club. This season the Gators swim team has performed at a high level and our junior golf program is thriving once again. The club has also added a number of combined member and community events and has continued to market the club to both the Southglenn residents and outside the area.

This year the club is continuing to gain momentum however, it is not where it needs to be financially. The past years of lower memberships and minimal dues increases have not allowed for the opportunity to address the ongoing and preventative maintenance that facilities such as this require. As a consequence, this year has presented several financial challenges that go significantly above and beyond the day-to-day operational expenses of the club. These include: purchasing two used mowers; replacing



aged/non-working pool filters; the need to grind down years of layers of paint on the pool deck for safety concerns and the need to remove several dead or dying trees that posed an imminent safety hazard. Additionally, the dated look of the clubhouse was brought into the 21st century with a new coat of paint. Future capital expenses that need to be funded include irrigation system debt, tennis court repair and parking lot upkeep to name a few.

Since the annual membership dues (usage fees) are used to fund the annual and recurring expenses associated with day-to-day club operations - daily course, pool and building maintenance; irrigation, insurance for the entire facility; employee costs to name of few, the SGCC Board of Directors made the decision to assess dues-paying membership to cover the additional expenses incurred this year.

The assessment along with continued and improving community participation are a start to maintaining SGCC as a high value community club that is also a beautiful part of the neighborhood.

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Your neighborhood newsletter publisher

SOUTHGLENN Last Month's Stats!

Homes FOR SALE in Southglenn June 12, 2019– July 15, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$362,500	\$515,000	1408-1690	3
2 Story	\$479,000	\$530,000	2354-2480	2
Bi-level	\$449,988	\$449,988	2240	1
Tri-Level/Multi Level	\$409,000	\$539,900	1899-2158	3

Southglenn continues to be a strong market! Call me with any questions!

720-530-1045

www.ourhomesforsale.com

Homes UNDER CONTRACT in Southglenn June 12, 2019– July 15, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story	\$515,000	\$520,000	1824-1862	2
Bi-Level	\$465,000	\$465,000	3079	1
Tri-Level/Multi Level				0

Homes SOLD in Southglenn June 12, 2019– July 15, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$492,500	\$492,500	1804	1
2 Story	\$495,000	\$495,000	2102	1
Bi-Level	\$478,000	\$478,000	2054	1
Tri-Level/Multi Level	\$364,500	\$364,500	1173	1



Experience isn't Expensive—It's Priceless!

KRISTI BRINGLE

Based on information from Metrolist, Inc. for the period of 06/12/2019 through 07/15/2019. This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist does not guarantee nor is in any way responsible for its accuracy. Data maintained by Metrolist may not reflect all real estate activity in the market.

KRISTI BRINGLE
 RE/MAX PROFESSIONALS
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 LITTLETON CO 80127

kristibringle@remax.net
 720-530-1045



Call me for a free market analysis on your home!

SOUTH SUBURBAN ACTIVE AT ANY AGE

The Active at Any Age Summer catalog is now available online and at any South Suburban Parks and Recreation facility. Some of the trips planned for August include: Leadville Scenic Train Trip, Applewood Seed Company, Barr Lake State Park Hike, Lake Dillon Boat Tour. There are trips in September that have an August RSVP deadline such as: Day in Cripple Creek, Beauty and the Beast, Broomfield Veterans Memorial Museum. For more information, please call the Active Adult Programs Coordinator or the Trips and Tours Coordinator at 303-730-4606.



We had great participation at this year's Fourth of July Bike Parade!

SOUTHGLENN ON NEXTDOOR

If you have not already heard about Nextdoor, it is a social communication service that helps bring neighbors together. It works differently than most social platforms because it limits communication and information sharing to your community and optionally to your surrounding neighborhoods. Amenities include: marketplace to search/buy/sell/give away items, group interests, neighbor directories and events. It is also used for official communication from Arapahoe County Sheriff, City of Centennial, South Suburban Parks and Recreation, etc. I guarantee you've never seen lost pets find their owners so fast! The SGCA Board uses Nextdoor to publish timely notifications and answers to questions for neighbors. Please see for yourself at www.nextdoor.com.

It's hard to beat a person who never gives up.
—Babe Ruth

Buying or Selling? Call Me.



Many real estate agents will say they love your neighborhood, but not many can say they actually live in it. I have been residing and selling homes in Southglenn for over 30 years!

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***** HOST FAMILIES NEEDED *****
Spring International Language Center in Littleton is seeking families to host international students. Families must be interested in cultures, have private bedroom for student. Compensation of \$800/month for room & board. Contact Missy at 303-794-2622 or missy@spring.edu

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

LISTEN TO CITY COUNCIL MEETINGS

The City of Centennial would like to encourage you to attend some upcoming City Council meetings. If you don't feel like coming to the City Offices you can listen to the meetings in real time through the City website. Here's what you need to know. City Council study sessions begin at 6 p.m. and the regular meetings start at 7 pm in the Council Chambers of the Centennial Civic Center located at 13133 East Arapahoe Rd. If you would like to listen to the live audio of the meeting visit www.centennialco.gov

go to Online Services, Listen to Meetings under the Stay in Touch column. The live audio button appears next to the word 'agenda' when the meeting begins. You may need to refresh your screen if you do not immediately see the link.



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SOUTH SUBURBAN ACTIVITIES OF INTEREST

This Space Intentionally Left Blank For Teen Services

PERSEIDS METEOR SHOWER

Join South Platte Park for the biggest celestial show of the summer! Lay back in our lakeside meadow and enjoy a campfire, s'mores and good ol' fashion stargazing before the bustle of fall begins.

Who: All ages

When: Mon, Aug 12, 8 pm - 12 am

Where: South Platte Park

Price: \$5 - \$8 Resident, \$7 - \$10 Nonresident

NINJA NATIONAL AGILITY COURSE

Do you have what it takes to be an American Ninja Warrior? Come try your skills on the Ninja Nation course that will include 120 feet of agility obstacles and a warped wall! Hour and a half long sessions will be available throughout the day based on participants' age.

Who: Ages 6-Adult

When: Sunday, September 8 - 6-8 years 12-1:30;

8-10 years 1:30-3:00; 10-12 years 3:00-4:30; 13-Adult 4:30-6:00

Where: Dekoevand Park

Price: \$25 - District Resident, \$30 - Non-District Resident

PLEASE JOIN US

Southglenn Civic Association is an all-volunteer non-profit organization that was formed when the first homes were built in 1964. **Our mission is to protect the quality of life and improve our community, participate in civic activities affecting Southglenn and encourage participation in government.** While our annual dues are voluntary, we strongly encourage you to pay this small \$20 contribution each year, so that we may continue to provide these services. And yes, we mean you, whether you own or rent your property! To pay your dues, you may either mail them using the form below or bring them to a monthly SGCA meeting, every 3rd Wednesday at 7 p.m. SGCA meeting, every 3rd Wednesday at 7 pm, or online at www.southglenncivicassociation.org



Name(s): _____ Street Address: _____

Email Address: _____ Phone: _____

Household members: No. Adults _____ No. Children _____ No. of years living in Southglenn: _____ Today's Date: _____

Would you like to receive this newsletter electronically? Yes ___ No ___

Would you volunteer or become a board member with SGCA? (We'll call you) Yes ___ No ___

For Your Teen Service Directory Listing

As a dues-paying member, you have the opportunity to add your teen's name to our Teen Services listing in the newsletter. This listing gets the word out to the whole neighborhood that your teen is available to make some spending cash in exchange for lawn care, snow shoveling, babysitting, or maybe some random chores.

First Name	Last Name Initial Only	Age	Babysitting	Red Cross Certification	Pet Sitting	Lawn Care	Snow Removal	Misc Chores	Phone No
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

Make **\$20** check payable to Southglenn Civic Association (or SGCA). Your canceled check will be your receipt for dues through 12/31/2019
Send your check with this form to: Southglenn Civic Association, PO Box 2024, Centennial CO 80161.

THE DENVER BUSINESS JOURNAL'S TOP 5 MILE HIGH LEADERS 2018



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