

# South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

## LINDA'S TID BITS

Linda Nixon, Southglenn Civic Association Chairperson

**Happy Easter Everyone!** Our weather has been a little crazy with the last big snow storm! Let's hope we have sunshine on the day of our Easter Egg Event! We hope to see you at Southglenn Civic Association's Annual Easter Egg Hunt! It is our first huge spring event at Clarkson Park 1-3 p.m. Sunday, April 7th. We will have our huge Easter bunny to take pictures with from 1-2 p.m. Easter Egg Hunt will start at 1:15 p.m. SHARP! We have several

different activities planned! It will be a fun-filled afternoon with the following activities:

- Giant Egg Downhill Roll contest.
- Guess how many candies are in a huge clear egg and win the egg!
- Bring a decorated egg of your own design. The best-decorated egg will win a prize!
- The Easter Egg Hunt! Search

for over 3000 eggs by age group. It will be so much fun!!

- Find a golden coin in your eggs and you will win a prize!

### Do you know what is happening at Southglenn shopping mall?

Just in case you haven't been reading your newsletter or going to the meetings, our Southglenn mall is likely going to turn into more apartments at Southglenn. That's on top of the 202 that are already there. Where will they build all of these, you ask? The old Sears building and the adjacent parking lots. The preliminary plans look like it will consume all of that area backing up to the sidewalk on Easter. After the Sears property redevelopment, Macy's will undergo a similar redevelopment of the store space and parking lot directly east of the store. The Macy's-area redevelopment could eventually include more apartments up to 6 stories high with underground parking along with a little retail and office space in the near future. If you would like the City of Centennial to have another community meeting to explain this, you must call the City and request another community meeting. They have the plans with pictures and all the information. Call Kelly Hickler in charge of Public Participation, 303-754-3378 or



*continued on page 2*

## 2019 EVENTS

**April 3:** 6:30 pm - Centennial Airport

Community Noise Roundtable

**April 7:** 1 p.m. Easter Egg Hunt @ Clarkson Park

**April 29:** 6 p.m. - District 1 @ Goodson

**May 2:** 4 p.m. – FAA Community Workshop  
@ Aurora Municipal Center

**June 2:** Splash Dash 5k

**June 22:** Dumpster Day

**July 4th:** Bike & Dog Parade

**July 12&13:** Garage Sale Days

**August 6:** Fun Fest for National Night Out

**October 16:** Open Forum

**October:** Trunk or Treat

**November 13:** Volunteer Appreciation Dinner

**December:** Cookies and Crafts with Santa

## TAKIN' IT TO THE STREETS!

Pat Benhmida

Every time I visit The Streets at Southglenn, I find myself impressed, disappointed, pleased and conflicted. I think the quality of the development—the streets, the buildings, the stores, the iconic fountain, the winter ice skating rink, the beautiful summer flowers, the social events—is quite high.

However, a variety of stores and restaurants seem to have limited appeal given how quickly they come and go, and storefronts are vacant for what seems concerning lengths of time. Now that Sears has closed; its building and property sold, and the Macy's building and property sold, what is it going to become and what impact will the transformation have on us?

The first of two (or possibly three) Open Houses  
*continued on page 3*

## NEXT MEETING

**April 17th, 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, landsnixon@gmail.com

Vice-Chairperson: SUSIE ELMER (2020),  
720-629-4179, SusieOhle@yahoo.com

Secretary: DORA CASH (2019),  
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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 SGCivicAssoc@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.

## LINDA'S TIDBITS, *continued from front page*

email khickler@centennialco.gov or Michael Gradis Project Manager at 303-754-3356 or email at Mgradis@centennialco.gov. You can find more information at:

[www.centennialco.gov/Business-Services/the-streets-at-southglenn.aspx](http://www.centennialco.gov/Business-Services/the-streets-at-southglenn.aspx).

Our membership drive is underway! Dues are only \$20.00 please pay your dues now! You can pay online and by mail or better yet, come to the meeting on April 17th at St Timothy's Church located at 1401 E Dry Creek Rd, enter through the lower west doors. Pay now and make this the best year yet, for dues-paying membership.

We have a lot of new people that have started routes delivering this newsletter for us. We could not do it without you! If you would like to

be a fill-in for someone on vacation, ill or injured, please let me add you to our list! LANDSnixon@gmail.com or 303-795-8083.

We still have room on our SGCA board and we are looking for some energetic people that have great ideas to keep us moving forward and can also help to implement. We have different events and committees that you can sign up for now! Email Landsnixon@gmail.com or call me 303-795-8083.

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## 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](mailto:getinfo@coloradolasertype.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com)  
and click on the "Advertising Rates" link.

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## TAKIN' IT TO THE STREETS, *continued from front page*

for the Streets at Southglenn was held on March 19. (Future meetings will be announced but too late to include in this issue.) The meetings are required by the city and intended to give us an opportunity to engage in dialogue with the development team and learn about what they are proposing and learn about the review process. Unfortunately, our hosts were not prepared for the 200 people who showed up at the old Sears building. We were too many, more than their format could handle. Ten to 20 people surrounded each of the speakers, straining to hear... "The number of residential apartment rental units will be..." What did he say? Was that 400 or 800 or 1,600? The renderings of the new buildings looked like four and five stories. But wait, did he just say eight stories? Just how many people are we expecting to cram in? What's this going to do to traffic? Just what are the zoning laws as they stand now, and what are the developers asking to be changed? We showed up ready to engage but it was quite impossible to work out the jumble of information through the chaos.

Everyone I spoke to afterward said they left with as many questions as they had when they walked in. Many said they were fearful that the Planning and Zoning Commission and City Council might be too hasty to approve the changes to the Streets at Southglenn Master Development Plan which would allow greater heights and densities

(and traffic?) without allowing us adequate opportunity to absorb, understand and communicate the size and impact increased density will have on our nearby communities. Hopefully, the next meeting will be more organized.

Notices by the City regarding upcoming meetings are being sent to all HOA's and Civic Associations registered with the City that is located within 1 mile, adjacent property owners within 200 feet of the Streets at Southglenn, and to CenCon (Centennial Council of Neighborhoods). The job of getting the word out has been placed essentially on the shoulders of the volunteer association leaders.

If you would like to view the developers' January 7th presentation to the City online, you can view it through this web address: [www.centennialco.gov/economicdevelopment](http://www.centennialco.gov/economicdevelopment)

Southglenn Civic Association board members agreed to take an active role in raising awareness and representing Southglenn with the resources available to them and partnering with other communities who have reached out. Please, if this is important to you, and you would like to get involved, reach out to [info@southglenncivicassociation.org](mailto:info@southglenncivicassociation.org).

You can also contact the City directly: Michael Gradis, Senior Planner, at 303-754-3356 or at [mgradis@centennialco.gov](mailto:mgradis@centennialco.gov).



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## ACTS OF KINDNESS

*Dale Rottschaefer, Editor*

It's easy to be kind when expecting something in return. But it's the Random Acts of Kindness that happen in Southglenn that are extraordinary. We look out for each other, we care about each other, and we DO for each other. In January, I posted on Nextdoor an offer to help any neighbor who was in a financial pinch due to the government shutdown. While I didn't get any takers, there were 7 neighbors who also offered to help with the helping! I've also been reading other posts of gratitude from our residents about our residents (mostly about snow removal) and I thought I'd share some of them.

- Good Neighbor Award - NEIGHBORHOOD WATCH  
- We caught her! Our neighbor Kelli was snow

blowing our driveway this morning! Thanks for being such a thoughtful neighbor!

- [Re: found a beautiful Greyhound] Thank you for rescuing her Emily! It is way too cold for her to be out without a coat!
- Thank you to everyone who shovels their sidewalks. As a walker in the neighborhood, I have noticed that more sidewalks have been cleared in the past couple of snowstorms than previously. I would like to thank everyone for taking the time to clear your sidewalk. I was especially impressed with the job done on the sidewalk adjoining Southglenn Country Club. The kids walking on it going to school will be much safer.
- High five to a dad supporting & encouraging a spirit of integrity, caring and community ~ wish you lived next door :)

It's heartwarming to hear about neighbors helping neighbors - and the expressions of gratitude. Let's continue being the most extraordinary neighbors and take care of one another. I'd love to make this a regular feature in the newsletter. So, if you would like to thank a neighbor for an act of kindness or a good deed, please send your message to [SGCivicAssoc@gmail.com](mailto:SGCivicAssoc@gmail.com).

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Questions? Please Contact Missy Crew or Danyelle Wall  
at [cherryknollspool@gmail.com](mailto:cherryknollspool@gmail.com)



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## DUES RENEWALS

A hearty thank you to all the households who have paid their \$20 annual dues since last month. Don't forget, next month we will be doing another prize drawing. The drawing is for a Peet's Coffee. Everyone whose dues are current by April 15 is included! Renew early for more chances to win!

Allen/Watts	Crissman	Lester, L&C	Rainier/Smith
Arthur	Cross, H&C	Liddick	Ratliff
Backes	Curtin	Lund	Reed
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Barton	Duke, T	Madruza	Sandoval
Beard	Emch	Magee	Scappaticci
Blakely, T	Finch/Murrin-Finch	Mauro	Sherman
Bond, R&J	Fisher/Dickerhoof	McCullough	Shinabery
Borg	Frieson	McGee	Simmons
Boyce	Genson	Menger	Snow, J&P
Bradford, A&C	Glidewell	Mestnik	Stein
Brandt	Glover/Smith	Morgan, R&L	Stephens
Breiner/Saucedo	Grealy	Mullins	Stone
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Burton, F	Hedges, C&T	Nguyen, Vo	Thompson, E
Bylovas	Hendee	Nichols	Tjelmeland
Camarena	Hernandez	O'Neill, B&D	Van Wetter
Cavanaugh	Hillman	Olsen, D&V	Vogel
Chancey	Hoy	Opitz	Vosburgh
Christensen/Maxey	Jarrett/Trembath	Overbeck, K	Weil
Clark, B&B	Jeffers	Ozmai	West
Comfort	Johnson, G&J	Parachini	Wilson, D&A
Consigli	Kearnes/Madruza	Phillips, R&M	Wood/Martin
Coriano	Keller, S&S	Proctor	

## EASTER EGG HUNT

Sunday April 7 starting at 1 p.m.

Clarkson Park

- Pictures with The Bunny: 1-2 p.m.
- Easter Egg Hunt
- Giant Egg Downhill Roll
- Decorated Egg Contest
- Guess Quantity
- Prizes!!



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-Tammy

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"We live in the SF Bay Area where we have pretty cool summers. But when we have a heat wave, sometimes for a week at a time, we have no way to cool our house. By running my QC just in the early morning and at night, my house stays comfortable all day. I am happy with my purchase. In hindsight, I should have installed it with the option of remote control. It would be convenient to turn it on and off from bed."  
-Richelle

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"We are pleased with the performance of the Quiet Cool whole-house fan. It is a lot quieter than the all-house fan we installed in our last home. Installation was much easier. We did not have to frame a hole in the ceiling of the hallway."  
-John

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# SOUTHGLENN Last Month's Stats!

## Homes *FOR SALE* in Southglenn February 15, 2019– March 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story				0
Bi-level	\$559,000	\$559,000	2625	1
Tri-Level/Multi Level	\$466,000	\$550,000	2151-2624	2

## Homes *UNDER CONTRACT* in Southglenn February 15, 2019– March 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$530,000	\$530,000	1551-1715	2
2 Story	\$482,000	\$515,000	1936-2342	2
Bi-Level				0
Tri-Level/Multi Level	\$434,900	\$434,900	2008	1

## Homes *SOLD* in Southglenn February 15, 2019– March 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$419,000	\$510,500	1256-1272	2
2 Story	\$525,000	\$525,000	2484	1
Bi-Level				0
Tri-Level/Multi Level	\$463,900	\$463,900	2222	1

*Southglenn continues  
to be a strong market!  
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questions!*

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Based on information from Metrolist, Inc. for the period of 02/15/2019 through 03/14/2019. 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.

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## SOUTH METRO DENVER AREA BRACES FOR POTENTIAL FLIGHT-PATH CHANGES

*Ellis Arnold writer for The Centennial Citizen*

**Below are excerpts from full article February 19, 2019**

The Federal Aviation Administration's NextGen project — an effort to increase safety and efficiency of air transportation across the country — began in 2007 and is expected to be largely in place by 2025. In the Denver area, the potential overhaul lies in the NextGen Denver Metroplex project, which aims to optimize arrival and departure at local airports, including Denver International Airport, Centennial Airport, and some others. The rub in the south suburbs is a possible moving of flight paths that generally stay east of Interstate 25 and south of DIA to a new corridor that could run above the areas of Littleton, Englewood, and Cherry Hills Village, for example.

Centennial Airport officials said the proposal would change one route's approach into the airport "dramatically." "The BRNKO route generates multiple concerns," said Robert Olislagers, executive director of Centennial Airport, using the path's technical name. "First, if implemented, it puts aircraft over communities that have previously not seen much or any air traffic."

Disruptions to daily life and disturbances to the environment are among the consequences south metro-area

mayors fear could land on their cities if a federal plan to reroute airplane traffic is implemented as it has appeared so far.

**[The full article at [CentennialCitizen.net](http://CentennialCitizen.net).]**

The FAA plans to present an environmental assessment this spring and hold public workshops in May, with a 30-day additional comment period after the last event. It's anticipated the FAA will present a final environmental assessment in September and begin implementation around March 2020. The first Public Workshop is scheduled for May 2, 4 pm at the Aurora Municipal Center located at 15151 E Alameda Parkway. Phoenix, Washington DC and other metro areas have pursued litigation with the FAA over Metroplex implementation in their area. It is imperative that people attend these public workshops.

While Metroplex is an initiative of the FAA, Centennial Airport also has Community Noise Roundtables, monthly public meetings held the first Wednesday of each month. The next is scheduled for Wednesday, April 3 at 6:30 p.m. at Arapahoe County Lima Plaza (Arapahoe Room) - 6954 S Lima St., Centennial CO 80112.

Visit [www.metroplexenvironmental.com/oapm.html](http://www.metroplexenvironmental.com/oapm.html) for more information on the proposal.



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### Southglenn Residents go with Pro Disposal & Recycling!

A new program has been established for Southglenn residents. The greater number of residents signed up with Pro Disposal & Recycling the less Southglenn residents will be paying, plus one FREE month service with yearly sign up.

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	<u>\$22.75 per month or \$250.25 per year for trash and recycling</u>
51% To 75%	\$18.50 per month or \$203.50 per year for trash only
	<u>\$21.75 per month or \$239.25 per year for trash and recycling</u>
76% To 100%	\$16.50 per month or \$181.50 per year for trash only
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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://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.

# 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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# THIS SPACE INTENTIONALLY LEFT BLANK FOR TEEN SERVICES

## MARK TWAIN AUCTION FUNDRAISER

Our Mark Twain Elementary School PTO will be hosting its annual spring auction fundraiser, Bids For Twain Kids, at the SouthGlenn Country Club on Saturday, April 27th from 6-10 p.m. This is an adults-only event and a great way to mingle with friends and neighbors. Tickets can be purchased at [BidsForTwainKids.org](http://BidsForTwainKids.org) for \$35 per person. Ticket cost includes admission, food, cocktails, and access to the silent and live auction items. We will also be having a DJ and trivia! "Date Night" attire is suggested. Space is limited so buy your tickets soon. See you on Saturday, April 27th!

## SPRING AT SOUTHGLENN COUNTRY CLUB

Southglenn Country Club is getting ready for the 2019 season. Coming up in April:

**Sat. April 6 @ 1:00 pm – JUNIOR GOLF PARENT MEETING**

**Sat. April 6 @ 3–6 pm – OPEN HOUSE**

**Sun. April 7 @ 2:00 pm – GATOR SWIM TEAM REGISTRATION**

**Sat. April 20 @ 10-11 am – ANNUAL EASTER EGG HUNT**

**Men's, Women's, & Couples' Golf Leagues** will be starting soon.

**Food Truck Thursdays, Movie Nights, Grillin & Chillin by the Pool** nights and the ever popular **4<sup>th</sup> of July Celebration** are some of the social events filling the calendar.

Visit SGCC website - [www.southglenncc.com](http://www.southglenncc.com), Southglenn Country Club Facebook page, stop in or call 303-798-1656 for more information on this "hidden gem."

## 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](http://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.

# REAL ESTATE IS LOCAL.

## SOUTHGLENN NEIGHBORHOOD STATS



### 2000-2011



AVG OF **30** HOMES SOLD PER YEAR

### 2012-PRESENT



AVG OF **60** HOMES SOLD PER YEAR

### SOUTHGLENN PRICE & SALES HISTORY 2000-2019



*Interested in **refinancing**, **remodeling**  
or **selling** your home and  
need to know your **actual value**?*

*Call your area expert, The Steller Group,  
for a **complimentary** value analysis.*

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