

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

SRD STANDS FOR SPECIAL RECREATIONAL DISTRICT

Pat Benhmida and Dale Rottschafer

And apparently, so do we.

The eyes have it. At Southglenn Civic Association's Open Forum meeting October 18th, hands were raised in earnest to move forward with the idea to form a special recreational district (SRD), to convert the 22 acres that currently belong to the non-profit, Southglenn Country Club, Inc., into Southglenn's community center. We agreed that a SRD is the best legitimate solution to protecting our community from the fallout of the Club's foreseeable collapse.

Among the crowd sat four members of the Centennial City Council — Candace Moon, Stephanie Pike, Kathy Turley and CJ Whelan — who were there to do a little campaigning for themselves and chose to hang around and listen in on a lively dialog that, to their surprise, turned into something big — the genesis of a community uniting.



THE CLOCK IS TICKING...

Anne Phelps

I attended the SGCA Open Forum on Wednesday October 18th to listen to the ideas from the SG Civic Association "Civic" regarding the SG Country Club "Club". I bought my house in Southglenn in 2011. The financial troubles of the Club have been ongoing since I moved here.

I've been in the Club a handful of times to attend SG garden club meetings. The club wanted to start charging our group to use the clubhouse, which was understandable, but we had no funds, so the garden club disbanded after meeting a few times at people's homes. I've thought about joining the club. I do enjoy swimming and considered joining for the social events, but never pursued membership because I could never seem to justify the cost.

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How this all came about is a story we know we'll have to be telling over and over again in the coming months.

We want you to also know the story — so well, in fact, that you'll be able to talk about it with authority, to all your friends and neighbors. We're busy preparing materials that talk about the merits of a SRD —explaining what a it is, and is not, why we think we need it, what happens if we do nothing, pros/cons, facts, charts, FAQ's, and what it's going to take to make it happen.

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UPCOMING DATES

- 11/7 Election Day
- 11/14 Southglenn Country Club Annual Meeting 7pm
- 11/15 Southglenn Volunteer Appreciation Dinner
- 12/9 Pancakes with Santa 8 am to 10 am at SGCC
- 12/16 Holiday Cookie/Ornament Decorating, Whole Foods 3-5pm

NEXT MEETING

No meeting in November due to Volunteer Appreciation Dinner.

SRD STANDS FOR, *continued from front page*

We are honored to accept the appointment as representatives and proponents of the Southglenn SRD. Our goal is to get this on the November 2018 ballot and win the vote. We cannot do it alone.

We're calling upon our Southglenn neighbors to help us get the word out, to every single voter in our 1333 households, — through hand and mouth and electronically — beyond the reach of this little newsletter.

We'll need volunteers to help develop a web page, Facebook page, community bulletin board, yard signs, a network of volunteers to be block captains who can coordinate coffees and get-togethers with neighbors. And, of course, we'll need money. There is no rich developer in the background driving this. (That's exactly what we hope to avoid!) It's just us pooling our resources. We created a sign up sheet and combined it with our SGCA membership form (Page 9)

Going forward, we will do our best to keep the lines of communication open.

Here's to you, Southglenn. Thank you for your integrity and trust.

CLOCK TICKING, *continued from front page*

So where does that leave me? I care about my neighborhood, my property and I want to have a voice in what will happen with the Club property. I believe, as many in the neighborhood have also expressed, that we would like to keep this 22 acre parcel as open space in one form or another. Clearly, something needs to change.

Civic has held 2 brainstorming sessions and is proposing to create a special recreational district. A district would give property owners certain powers to tax themselves through a mill levy and a district can own property. This approach seems reasonable to explore as an alternative to forming an HOA. People attending the meeting thought the idea was good and, by a show of hands, expressed their approval for Civic to go forward to further explore forming a district.

We are lucky to have our civic association working hard to explore the future of this property. I am in support of this effort. The clock is ticking; the Club is in dire financial condition and the time is now for us to do something about it. I encourage you to step up, spend some of your time to ensure you have a voice in the future of this property.

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

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303-795-8083, landsnixon@msn.com

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PO Box 2024 Centennial CO 80161-2024

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

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THE HOLIDAY SEASON IS HERE! HERE'S WHAT'S HAPPENING IN THE NEIGHBORHOOD:

The **Volunteer Appreciation Dinner** will be on November 15. Please call to reserve your spot! Contact Linda Nixon LANDSNixon@msn.com or call 303-765-8083.

Get ready! The **Holiday Lights Decorations Contest** starts in November till January, for all Southglenn residents. You can win a \$25 gift certificate for any of the four categories: Most Lights, Most Religious, Most Nostalgic or Most Creative. Contestants outdo themselves every year. It's fun to go around the neighborhood looking at all the houses that have decorated for this and vote on the best one. Linda Nixon will count up the votes she received through your phone calls and emails by the end of December and deliver the gift prizes herself. It seems like we never stop asking for your vote on one thing or another, but here's a chance to vote for something fun!

The Southglenn Country Club will host their annual **"Pancakes with Santa"** on Saturday, Dec. 9th, from 8 to 10 am, at the club. This is a **FREE** member & community-wide event. Invite your friends and family to join us for some holiday fun! Bring the kiddos for pancakes, crafts, music and

meet our guest of honor, **SANTA!** Stay tuned for more details.

Decorate Cookies and Ornaments with Santa at Whole Foods 3 pm to 5 pm, Saturday December 16. Come take a picture with Santa, make an ornament for your tree and enjoy a cookie that you decorate yourself. While walk-ins are always welcome, it would be ideal if you would RSVP by calling or emailing Linda Nixon.



PANCAKES WITH SANTA CLAUS

SATURDAY, DEC 9TH, 2017

8:00-10:00 am

Southglenn Country Club

1489 E. Easter Ave., Centennial

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TO ALL YOU GENEROUS SOUTHGLENN VOLUNTEERS

Generous with your time, generous with your giant spirits. We'd like to do something nice for YOU for a change. You —walkers, deliverers, money raisers, ticket takers, bakers and good-will ambassadors. Please rsvp to give us the opportunity to thank you for all the many things you do throughout the year, including delivering the newsletter you hold in your hands. We want to show you it doesn't go unnoticed. The **Volunteer Appreciation Dinner** will be on November 15. Please call to reserve your spot before by the 12th! Linda Nixon is waiting for your call.

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SO, WHERE DO WE BEGIN? ("SAY, DID SOMEBODY BRING A MAP?")

Pat Benhmida

It's time we begin in earnest. We start by reaching out to our neighbors who have any combination of brains, experience, time and interest to help convince at least 600 of our Southglenn residents to write a check for \$100 in support of a special district. By reaching this goal, we accomplish two things:

- 1.) *We establish unequivocally we have the vote, that at a minimum, 600 votes can be counted on in the 2018 election.*
- 2.) *We amass the necessary funds to retain legal representation and professional services to usher us through the formal petition process and public hearings before the county board of commissioners, city council and district courts to finally placing Southglenn Special Recreational District on the 2018 ballot...for a landslide victory.*

In the meantime, we are busy creating handout materials – Fact Sheets, FAQ, Meeting Notes - to have handy when we hit the streets. We are lucky to have a public relations specialist
continued on page 5

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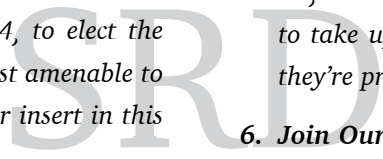
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SO, WHERE DO WE BEGIN? *continued from page 4*

among us who has volunteered to help us brainstorm strategies and communication tools, from social media to yard signs. Thank you Katie Murrin, and welcome. If you want to help, here are the 7 top things you can do now, that will have the greatest impact in the next critical months:

1. **Vote.** Cast your vote on November 14, to elect the three Club BOD candidates that are most amenable to serving Southglenn community (see our insert in this newsletter)
2. **Renew your membership in SGCA.** Fill out your SGCA membership renewal form in the back of this newsletter and agree that you want Southglenn to become a Special Recreation District.
3. **Write us a check.** The \$100 will be placed in a escrow account that is solely for SRD, and will be held there until March 31, 2018. If when we succeed in collecting 600 individual contributions, we will then hire the big guns. If we fail to reach our 600 goal, we will take this as a sign that the level of interest in becoming a SRD is not enough to reasonably expect to win an election — your \$100 will be returned.

4. **Reach out to your neighbors.** Ask them what they've heard and if they have an opinion. Share your opinion. Create a buzz on your block.
5. **Become an Opinion Leader.** We are looking for speakers, block captains and organizers — who are ready to take up the fight and are not shy to talk about why they're proponents of SRD.
6. **Join Our Obstacle Removal Team.** Find out what people are thinking, the reasons behind objections and help us understand how to speak their language.
7. **Call or email us.** Let Pat or Dale know you want to volunteer. Let us know your specific strengths and preferences and how we can hook up with like-minded troopers.



CURRENT DUES

Thank you to the following households for bringing your dues current this past month.

Ahrens	Conway	O'Melia
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Benson	Little	Phelps
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SOUTHGLENN Last Month's Stats!

Homes FOR SALE in Southglenn September 15, 2017– October 16, 2017

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$498,000	\$499,950	1272– 1493	2
2 Story				0
Bi-level				0
Tri-Level/Multi Level	\$410,000	\$410,000	1868	1

Homes UNDER CONTRACT in Southglenn September 15, 2017– October 16, 2017

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$379,000	\$425,000	1551-1576	4
2 Story				0
Bi-Level	\$449,900	\$449,900	1136	1
Tri-Level/Multi Level	\$429,000	\$480,000	1937-2151	2

Homes SOLD in Southglenn September 15, 2017– October 16, 2017

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$576,000	\$576,000	2064	1
2 Story				0
Bi-Level				0
Tri-Level/Multi Level	\$375,000	\$459,000	1698-2132	2

If you are thinking of selling this year, PLEASE call me! Don't miss out on the HOT market.

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KRISTI BRINGLE

Based on information from Metrolist, Inc. for the period of 09/15/2017 through 10/16/2017. 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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TRUE OR FALSE?

You have to be a dues-paying member to vote in a SGCC election.

False. You have a vote simply by virtue of being a Southglenn homeowner. If you're a dues-paying member of the club, your vote counts like two people. We encourage you to participate in the upcoming SGCC annual meeting on Tuesday, November 14, 7 pm. You never know...things just might go your way for a change.

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51% To 75%	\$18.50 per month or \$203.50 per year for trash only
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SOUTHGLENN CIVIC ASSOCIATION MEMBERSHIP RENEWAL FORM & SOUTHGLENN SPECIAL RECREATIONAL DISTRICT ELECTION PROPOSITION

Southglenn Civic Association (SGCA) is an all-volunteer non-profit organization that was formed when the first homes were built in 1963. Our mission is to protect the quality of life and improve our community, participate in civic activities affecting Southglenn and encourage participation in government.

Your \$15 annual membership goes toward a whole host of neighborhood activities that benefit your whole family throughout the seasons (such as this monthly Southglenn Living newsletter, annual Easter Egg Hunts, Dumpster Days, Neighborhood Garage Sales, Fun Fests, Volunteer Dinners, and Holiday Lights Contests, to name a few.) Our annual dues are 100% voluntary. To qualify for membership of the Civic Association, you must be a resident, either renting or owning a home, in Southglenn.

On October 18, 2017, SGCA accepted the appointment by the Southglenn community to support and advocate for the formation of a Special Recreational District (SRD), with the purpose of converting Southglenn Country Club, Inc. into a Southglenn recreational community center that will be operated by and for the residents of Southglenn, protected against undesired development, in perpetuity as an open space/community/recreational facility, to be self-governed by people of Southglenn. SGCA's appointment as fiduciary and representative agents will continue for an estimated period of approximately one year. Our all-volunteer coalition will work toward ensuring that the people of Southglenn have every opportunity to raise adequate initial funds to employ legal representation and professional services required to successfully pass all district, city, county and judicial electoral qualifications to be placed on the November 2018 ballot.

If you support the SRD effort and wish to contribute and/or volunteer as an active proponent, please initial the optional agreements and sign on the form below. A good-faith commitment of \$100 for our legal fund will be required. Our goal is to collect \$100 from a minimum of 600 Southglenn households, by March 31, 2018. When we are successful in reaching the goal of 600, we will apply this money toward payment of professional services to initiate the SRD process, (legal, surveyor, engineering fees, etc.) If we are unable to reach our goal of 600, your \$100 will be fully refunded to you.

Additionally, 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. Look to the Teen Services section of this newsletter for more details.



Name(s): _____ Street Address: _____

Email Address: _____ Phone: _____

Household members: No. Adults _____ No. Children _____ No. of years living in Southglenn: _____

Southglenn Civic Association Membership Annual Dues **\$15**
Optional Southglenn Special Recreational District (SRD) Good Faith Commitment / Legal Fund **\$100**

1. Agreement to move forward converting Southglenn Country Club, Inc. into a Southglenn Community Center that will be developed and enhanced by and for the residents of Southglenn, protected against development, in perpetuity as an open space/community/recreational facility, to be self-governed by people of Southglenn, and that the formation of a Special Recreational District is the pathway to this solution.
2. Agreement to appoint Southglenn Civic Association's special, all-volunteer coalition as fiduciary and representative proponents of the formation of the Southglenn Special Recreational District.
3. I affirm that I am a resident of Southglenn.

Optional Donation for Southglenn Special Recreational District Formation, Administrative Costs (\$10 Recommended) \$ _____

Total Amount Paid **\$ _____**

Would you like to receive this newsletter electronically? Yes__ No__

Would you like to know more about volunteer opportunities with SGCA or with the Special District campaign? Yes__ No__

(Please tell us the best way to contact you: (email/phone?) _____)

Make checks payable to Southglenn Civic Association (or SGCA.) Send your check with this completed form to: **Southglenn Civic Association, PO Box 2024, Centennial CO 80161.** Or drop them off when you come to one of our monthly meetings, the 3rd Wednesday of every month at 7 PM. Your \$100 contribution signifies your agreement to the terms. Your canceled check will be your receipt.

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