

# South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

## FUNFEST NATIONAL NIGHT OUT WAS A SENSATION ONCE AGAIN!

The Community came together for a night of fun with 22 booths to look at and taste some goodies from. About 35 sponsors donated great door prizes! The Steller group with its huge sponsorship and snow cones made it a night to remember!

I want to thank Metrum Credit Union for the Photo Booth and Wellsfargo with the 4 great seats for the Rockies tickets, and Qdoba with the Chips and Queso so yummy, ANDY'S frozen custard was so great and Yogurtland was terrific, and Edible Arrangements chocolate covered fruit and smoothies! DQ was the game entertainment center. Special thanks to all of my special volunteers that worked different booths and tables. Scott Nixon, Sean O'Neil, Scott Elmer, Seth Nerenburg, Judy Dreiling and her boys, Chuck Kane with his truck use along with him helping in several areas to set up and take down. We had some special young folks like the Dreiling's family which helped with everything. The Bouncy House: Shinaberys, Blocks, and Zmyr's families. The Cake Walk: The Nice's, Shinaberys, Van Wetter's, Thank you for teaching the young to help the community! Thank you, to all the wonderful volunteers, booth venders, Arapahoe Sheriff's

*continued on page 2*



September

## UPCOMING EVENTS:

**Sears Redevelopment City meeting #2**  
still TBD, YOU STILL HAVE A SAY,  
go to the city website for updates!

9/18 – SGCA Board Meeting

10/8 - SG Country Club Annual Election

10/16 – Open Forum

10/30 - Trunk-or-Treat at the SGCC

11/13 – Volunteer Appreciation Dinner

December – Cookies & Crafts with Santa

## FEATURED THIS MONTH

- Fun Fest Recap and Sponsors
- Mark Twain Fall Fest
- News from Southglenn Country Club
- Breast Cancer Event by Brewery Boot Camp
- Update on Sears Redevelopment

## LAST NIGHT OF DANCING IN THE STREETS AT SOUTHGLENN

The music continues at the Streets of Southglenn as the summer concert season gets into full swing. The free concert series fills the air with music at Commons Park. Shows run from 6:30 - 8:00 p.m. Remember to bring a chair or go all out and pack a blanket and picnic to enjoy along with tunes.

- **August 28 - That 80s Band** - tribute band that can play all the favorites from everyone's favorite decade

## NEXT MEETING

**September 18th, 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),  
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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.

## FUNFEST NATIONAL NIGHT OUT, *continued from front page*

Dept, and the Highway Patrol for making this extra special night at Clarkson Park. Thank you to all other volunteers: Dora and James cash, Lewis Pugh, Louise Bridges, Dorothy Mauro, Casey and John Badger, Nelda Jones, Greg Neirling, Gwen Jenkins, Merry Synder, Sean and McKenzie O'Neil, Seth and Tammi Nerenberg, Dale Farmer, Mary Kokias, Pat Benhmida, Shelby Foster, Brandon Ruminisky, Bill and Donna O'Neil, Cathy Evans, Alia Andrews, Susie Ohle Elmer, Anne Phelps, Jim Ballard, Andrew Spaulding, Joyce Trembath, Karen Jarrett, Harriet Lorence, Jackie Shinabery, Judy Dreiling, Melissa Thacker, Ray and Diane Briscoe. Thank you to all the Car Folks that shared their fancy cars with us at the Southglenn Car Show! Also all of you that helped with the desserts with the cake walk goodies including DQ and Whole Foods and Kings Scoopers! We can always use volunteers and sponsors!

— By Linda Nixon



## 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)  
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## THANK YOU FUN FEST SPONSORS!

A Big Thanks goes out to all of our great sponsors who make this special night possible for all of the Southglenn and Southwind residents.

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WHOLE FOODS, MARK TWAIN PTA, YOGURTLAND,  
THE CORNER BAKERY, BAD DADDY'S, ATA KARATE OF DENVER,  
PARRY'S PIZZA, ALL OF THE CARS AT OUR SGCA CAR SHOW,  
THE ARAPAHOE COUNTY SHERIFF'S DEPARTMENT,  
AND THE HIGHWAY PATROL



## FUNFEST

Your SGCA board members have many fun activities to bring the community together, but we also have a job to do representing our neighborhood. We try to keep close to the city, what it is doing, and how it will affect us.

We are also part of Cencon. CenCON is comprised of Neighborhood Association representatives within the City of Centennial. Current CenCON membership: we pay to belong, represents approximately 22,000 Centennial homes in about 59 different Neighborhood Associations. In addition, CenCON reviews development plans for projects within the City of Centennial and gives requested critical input as an official referral agency of the City's Community Development Department, like the project at (THE STREETS OF SOUTHGLENN). The input from CenCON is seriously considered by the Mayor and City Council in their decision making process. We also donate to our schools and neighborhood projects like the playground equipment and electrical outlets now at Clarkson Park.

*continued on page 4*

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

<p style="text-align: center;"><b>Saturdays</b> <b>SOUTHWEST PLAZA</b></p> <p>MAY 4 - OCT. 26 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="text-align: center;"><b>Saturdays</b> <b>LAKEWOOD</b></p> <p>JUNE 15 - SEPT. 28 9077 W Alameda Ave Alameda &amp; Garrison (Mile Hi Church) 10am-2pm or Sellout</p>
<p style="text-align: center;"><b>Sundays</b> <b>HIGHLANDS RANCH</b></p> <p>MAY 5 - OCT. 27 Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center;"><b>Wednesdays</b> <b>LITTLETON</b></p> <p>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

## WELCOME BACK TO CHRIST-CENTERED EDUCATION

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## FUNFEST, *continued from page 3*

We have Dumpster Day, which is set up to help keep trash out of our neighborhood. Folks can get rid of the trash/junk from around their house. It helps keep our neighborhood clean from neighbors accumulating trash. The small amount we ask you to pay for dues is spread far and used wisely. After Fun Fest, we are now at about 405 members, which equals around \$8,100. Fun Fest alone is about \$2,500, and for Dumpster day is about \$3,000. Those are the only two things that we do that usually take more than we have membership money for. We have been saving for our monument signs for at least 20years. We have the plans, we have the signs and the engraver, but to have a company put them in the ground is about \$2,700 a sign. So the labor is more than the signs, even though we have a smoking deal on all 10 of the signs. We need to have at least 600 out of the 1385 home owners to participate every year to keep up with the tasks at hand. We also have a need for some new signs for the different functions and things we have going on in the neighborhood. These signs will help communicate if it is a meeting you need to come to, or an important function! The cost of them will only be about \$100-\$200 or more for the year. We want to give a hand-out at the next centennial and neighborhood

meetings where a lot of people are expected to attend. We will want people to be informed in writing as well, so it will all cost!

I just wanted the neighborhood to understand we do a lot more than an Easter Egg Hunt with candy. It is not just about the fun things we do in our neighborhood! We do very important things you can't always see behind the scenes like Cencon! Years ago, we the SGCA saved the library from them removing it from Southglenn, which is now an issue with the Streets of Southglenn's proposed changes. The Country Club is a huge property that is always a concern of ours, we want to keep it as it is, of course, but at least as open space, and that would take money to pay taxes and insurance on it!

WE the SGCA are always thinking of our neighborhood's best interest! **It is never too late to pay your dues!** It would be nice to have them in January each year so we know how much we have to work with, but we will take them anytime! We are working on more sponsorship through our community and we could not do a lot of things without our wonderful volunteers! Welcome Fall! Watch out for the children going back to school, so slow down. Be a good Neighbor!

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# UPDATE FROM THE SGCC BOARD OF DIRECTORS

As school starts back up, and we wind down the summer season, the SGCC Board of Directors would like to communicate our appreciation to our members and our neighbors for their ongoing support. As a board, we have been working on building a strategic plan that enables the club to address ongoing deferred maintenance, debt to irrigation bond holders, increased labor costs and increased operations costs.

One of the most challenging aspects for the board is to budget for these items appropriately, before knowing the final membership numbers each year. The budget is built in January, but our membership drives don't end until the beginning of June. In the past, we have addressed budget shortfalls through donations and fundraising. This year, however, we were forced to address deferred maintenance issues and the resulting expenses through a membership assessment, the first membership assessment in decades.

The SGCC Board of Directors is anticipating a dues increase for the 2020 season, which will account for ongoing maintenance expenses, as well as to adjust for the increases in labor and operations costs. Even with the

dues increase, Southglenn Country Club continues to be one of the best values in the area.

The SGCC Board of Directors election is happening on October 8, 2019 at 7:00 p.m. at the SGCC Clubhouse. If you are interested in running, please send a short biography (no more than 200 words) to the club. You can either email your bio to southglenn@southglenncc.com, or may drop it off at the SGCC office. Interested candidates must be a current member of the club. The deadline for interested candidates to submit their candidacy is September 15, 2019. Board positions are for two-year terms.

Additionally, the SGCC board is looking to move to a more cost effective form of communicating and informing neighbors and members. If you are interested in receiving information and annual election ballots via email, please email the main office at: southglenn@southglenncc.com. Please include your name, address and preferred email contact information in the email.



## UPCOMING EVENTS:

**Annual Election** - Tuesday, October 8, 2019, 7:00 p.m.

**Trunk-or-Treat** - Wednesday, October 30, 2019, 5:30 p.m.

# SHOP LOCAL

When you buy from a small business, you're not helping a C.E.O. buy a 3rd vacation home, you're helping a little girl get dance lessons, a little boy get his team jersey, moms & dads put food on the table.

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# SOUTHGLENN Last Month's Stats!

## Homes FOR SALE in Southglenn July 15, 2019– August 16, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$445,000	\$504,900	1144-1692	2
2 Story	\$519,900	\$519,900	2480	1
Bi-level	\$449,000	\$549,000	2240-2625	3
Tri-Level/Multi Level	\$499,900	\$514,900	2089-2158	2

## Homes UNDER CONTRACT in Southglenn July 15, 2019– August 16, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$375,000	\$515,000	1144-1542	3
2 Story	\$475,000	\$475,000	2354	1
Bi-Level				0
Tri-Level/Multi Level				0

## Homes SOLD in Southglenn July 15, 2019– August 16, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$345,000	\$345,000	1690	1
2 Story	\$510,000	\$515,000	1824-1862	2
Bi-Level	\$465,000	\$465,000	3079	1
Tri-Level/Multi Level	\$384,000	\$384,000	1922	1

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

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# MARK TWAIN ELEMENTARY FALL FESTIVAL

**Save the Date: Sat., October 5, 2019  
from 3 - 6 p.m. on Twain's campus**

Our 4th annual Fall Festival is the first Saturday in October! This is a community event; ALL are welcome! Join your friends and neighbors for an afternoon of play and socializing. Attractions include bounce castles, an inflatable water-slide, DJ, face painters, Kona Ice, cake walk, popcorn & cotton candy, many games and fun prizes. Current Twain students get (10) free tickets. Affordable tickets are available at check-in for the community-at-large. This is not a fundraiser and all proceeds support future community events. Cash or checks only, please. Don't miss this wonderful neighborhood celebration! Hope to see everyone there!

—By Amy Gamber

# SPECIAL THANKS TO SGCA MEMBERS PAYING DUES LAST MONTH

The Southglenn Civic Association strives to make life in our neighborhood as friendly and fun-filled as possible. 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!

Alexander, B&J	Diggins	Korneev	Petrie	Smolin
Bauer	Dreiling	Lawver	Peugh	Strathman
Bennetts	Fein	Leaman	Ramirez, T&S	Van Stelle
Block	Gedde	Leib/Greenway	Richardson	VanRyn
Braden	Guillen	Liffrig	Roberts	Wangaard
Carroll	Gullickson	Mock	Rose	Wells
Ceriani	Herman	Moyer/Hebener	Schoniger	Wendell
Curley	Hunter	Nice	Shahan	

# BREWERY BOOT CAMP FOR BREAST CANCER EVENT

The Breast Cancer event is completely non-profit and ALL proceeds go towards breast cancer RESEARCH here in the state of Colorado. This will be the 4th year and we expect approximately +300 participants and hope to raise over \$20,000 dollars towards the cause. You can find out more information at <http://brewerybootcamp.com/breastcancer/>. The event will be held at Fairways Plaza, Countyline and Colorado Blvd. September 28th.



# 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!*

**I am not just a Realtor...  
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*Mary Lou McGurren*, Broker Owner

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## REDEVELOPMENT AT THE STREETS AT SOUTHGLENN

Since the last article, there's been another meeting with the developers with a small group of 10 of us from the Neighbors for Streets at SouthGlenn. We met with Don Provost (Alberta Development), Kyle Whitaker (Northwood Ravin) & Brian Cleary (Northwood Investors). The 90-minute meeting was open, direct and candid discussion. There was no negotiation but we did share our concerns and ideas. Below are notes and updates from the Aug 8th meeting. (By the way, as of Aug 19th, this group numbers 382 individuals from over a dozen neighborhoods surrounding the S@SG.)

But first, why a small group meeting? Well, partly for meeting organization and partly because of space. For example, finding a location large enough to safely and legally allow us to meet is difficult. We will have another large group meeting once the traffic study is completed and the developers have a revised plan to present.

Note: Often we'll count a two story as 20'. In other words, each "story" is equal to 10'. That's not accurate. It's better to calculate as 13' for each floor. So, four stories

equate to ~52'. The actual height might shift down to 12.5' per story, but the developers suggested using 13'.

Remember that the current "ask" is to amend the blueprints (Master Development Plan) to:

1. Increase building height limit from 50' to 100'. Since March, the developers have said that they will be asking for less (perhaps 52'-78' to allow for 4-6 story building).
2. Reduce the total amount of retail from 909,815 to 500,000 sq feet. Likewise, this changes the ratio of mixed use (less retail and more residential).
3. Increase the number of allowed residential units from 350 units to a total of 1,950 units. Since March, the developers have said they will be reducing the count to an unspecified number.

### We expressed our thoughts, concerns and suggestions:

- The group emphasized that getting commitments in writing is very important and we reviewed the history of Littleton Village and how it soured West-Centennial residents who now no longer trust elected officials, staff and developers to keep commitments.
- The traffic study is underway and has been extended an additional two weeks to account for the school-year traffic. The developer is adding traffic counters to update daily traffic counts.
- Traffic study is expected to continue into September and to be ready to be submitted to the city around late September or early October.

### Need to Update Your Will?

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**Patrick M. Plank, Attorney at Law**  
26 West Dry Creek Circle, Suite 420  
Littleton, CO 80120 [www.denverwills.com](http://www.denverwills.com)

*continued on page 9*



## Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

**THIS SPACE  
INTENTIONALLY LEFT BLANK  
FOR TEEN SERVICES**

To add your teen's name, please complete the Southglenn Civic Association Dues Renewal form inside of the back cover of this newsletter. If you have questions, please email [info@southglenncivicassociation.org](mailto:info@southglenncivicassociation.org). We need your teen's name, age, a parent's phone number and the categories to be included. Categories: **(B)** Babysitting; **(\*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting; **(C)** Chores. You must be a dues paying member of the Southglenn Civic Association to have your name listed. No recommendation or endorsement of any of the names on this list is implied or stated by the association board or Colorado Lasertype.

## REDEVELOPMENT, *continued from page 8*

- We stressed our view that more community space and parks are in huge demand in West-Centennial.
- Adding both community spaces and parks will enhance and increase restaurant/retail traffic and make for more sales tax revenue, not less.
- The total number of units the developers are interested in building is being revised down from the March number of 1600 units. Both developers expect that their revised concepts will include less residential than initially presented.
- The developers have agreed and committed to having future communication, including providing our group with the plans (once updated and in a public form) so we can all meet to learn and discuss. They are open to as many meetings (within reason) as are helpful for the community to understand what they want to do, and to get our feedback on the development plans.

### Next steps:

I expect that the next large group meeting will occur in late September/early October. The developer seems willing to find a venue large enough for all of us, and to attend the meeting to present their latest concepts and vision. Two key milestones need to be completed; traffic study and developer's revised plans.

—By Ron Phelps

## 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.



What our customers say...

Service-Oriented  
 Relationship-Oriented  
*Trustworthy*  
**Goes-the-Extra-Mile**  
 Hardworking Ethical Supportive  
**Knowledgeable**  
 Honest *Informed*  
**Reliable** Dedicated  
 Attentive **Caring**  
 Team  
**Customer-Service** *Responsive*  
*Professional*



720.593.9355

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