

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

SEPTEMBER 2021 LINDA'S TIDBITS:

We had our inaugural movie night, August 28th and it was wonderful! We decided this will become an annual event! **Thank you to Kristi Bringle for paying for the Cinema Company! Thank you to the Steller Group and Metrum Credit Union for their donations for Concessions!**

I feel like we have been in a slump since the Covid shutdown, and we need to shake it off by having events, volunteering, and getting involved again. Great ideas for how to get involved are to show up at City Council Meetings and P&Z Meetings. Especially show up for the meetings about Southglenn and zoning & code changes. **Let's show up in the large numbers for our voice to be heard!**

We are so happy to have been told by Ryan Thompson the Neighborhood Service Manager from the City: The grant we applied for HAS BEEN AWARDED from the City for the MONUMENT SIGNS. Some will be installed before the snow falls, YAY! WE are so excited to start to make this happen finally!

THANK YOU TO: Tracy Johnson! A wonderful neighbor that has volunteered to let us put a shed in her yard. This will allow us to save money and stop paying a storage unit! The SGCA stuff will have to be moved and a shed build in her yard! Will you volunteer to help move the stuff and build the shed? Please contact me if so, Linda Nixon, at 303-795-8083.

Join us next SGCA Meeting, on September 15th @ 7 p.m. We have invited District 1 & 2 City Council candidates and elected officials to come to our meeting. Come meet your representatives and candidates! Meeting will be held at St Timothy's Church. Make sure to enter at west doors, bottom floor.

DO YOU LIKE WHAT THE CITY HAS PLANNED FOR OUR COMMUNITY? Do you want traffic lights on Arapahoe Road and Clarkson? Do you think our neighborhood can withstand more traffic? Do you like what is planned for the Streets of SouthGlenn? Are you satisfied with Twain closing? We want to know what you think, please come to the next meeting! Look at the plans on www.Centennialco.gov or Call your District Representatives Kathy Turley 303-754-3451 email Kturley@centennialco.gov and Candace Moon 303-754-3354 email cmoon@centennialco.gov.

SGCA SEPTEMBER DASHBOARD:

- Candidate Meet and Greet: City Council Districts 1 and 2. St. Timothy's Church 7 p.m. during next SGCA meeting Sept. 15th.
- StreetSmarts at SouthGlenn. Shop at SouthGlenn and log your receipts in to raise money for local schools. More information is available at <https://www.shoppingpartnership.com/southglenn/index.html>
- Sept. 18th: Centennial's 20 year celebration from 10 a.m. to 4 p.m @ the Streets of SouthGlenn.
- Find regular updates online at urielakiva.substack.com.

HOMECOMING WEEK:

- Sept. 15th at Arapahoe High School: 7 p.m. Powder Puff Game. 8:30 p.m. Fireworks. No chairs allowed, bring blankets – watch from the field.
- Sept. 17th Homecoming Football Game at LPS Stadium at 7:00 p.m.
- Sept. 18th Homecoming Parade starting at Littleton High School at west parking lot at 10 a.m. Parade goes through SouthGlenn ending at the Streets of SouthGlenn.



UPCOMING EVENTS

- Sept. 15th Next SGCA meeting @ St. Timothy's 7 p.m.
- Sept. 18th Centennial 20th Anniversary Celebration @ SouthGlenn, 10 a.m. to 4 p.m.
- Oct. 22nd Spooky Streets @ SouthGlenn, 4:30-7:30 p.m.
- Nov. 2nd Municipal Elections
- Nov. Volunteer Dinner
- Dec. Cookies with Santa
- Dec./Jan. Holiday Lights & Decoration Contest

NEXT MONTHLY MEETING

September 15th, 7 p.m.

at St. Timothy's.
Everyone Welcome.

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

Chairperson: LINDA NIXON (TERM ENDS 2023),
303-795-8083, landsnixon@gmail.com

Vice-Chairperson: SUSIE ELMER (2023),
720-629-4179, susieohle@yahoo.com

Secretary: DORA CASH (2021),
720-209-1947, SGCA.Secretary@gmail.com

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awspaulding@hotmail.com

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Newsletter Editor: SUSIE ELMER
Co-Newsletter Editor: URIEL AKIVA (2023), akiva@chinkultic.co

Historian: TBD

BOARD MEMBERS:
CATHY EVANS (2023), sgca.engage@gmail.com
BILL & DONNA O'NEILL (2021)
720-573-3916, donna7423@comcast.net

Membership/Volunteers: LINDA NIXON
Managers of Newsletter Distribution/Delivery Volunteers:
BILL AND DONNA O'NEILL

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.

CITY OF CENTENNIAL

Please make sure to VOTE for the District 1 City Council election on November 2nd. Let's have the turnout in Southglenn be the highest in the city.

Learn about who is running for District 1? Do they live in our area? Are they for the PEOPLE or the City? What are their positions on topics that are important to you?

The City Council allowing developers to make changes to many areas in our City may not affect us immediately, but in the long term, could be detrimental to Southglenn. We need to show up to support the communities fighting to maintain their neighborhoods on the east side of Centennial, so they will reciprocate the support if we need it for along University!

City Council Meetings 1st Monday of each month and the 3rd Monday of each month! It will be Sept 6th and Sept 20th. Meetings start at 7 p.m.! WE CAN'T DO THIS ALONE!

We can tell them we don't want or need at light at Clarkson! Please stand with us to make it happen!

MEMBERSHIP NEEDED!

Please continue supporting our neighborhood and become a member of the SGCA. Current membership is LESS THAN HALF of what it normally is in August. We usually have at least 300 members by now, so we are way down! We NEED TO RALLY as a neighborhood, like we are known for when it is important! We are vital to our neighborhood! Our wonderful events have taken place because of the board working hard to get donations since memberships are down! That is what makes our neighborhood special, is our neighborhood people! So, please pay your annual \$20.00 dues. Thank you! Thanks again, for all the volunteers we do have!

— Sincerely, Linda Nixon!

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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@coloradolaser.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.

A REPUBLIC IF YOU CAN KEEP IT...

There is so much going on right now that just doing updates once a month in the printed newsletter isn't going to give our community the level of service you deserve. Seeing this problem I brainstormed some ways to get info out to the community more quickly and efficiently between publications. The solution I have adopted is by creating a substack. Now you can go to urielakiva.substack.com for regular updates on what is going on in our community. Substack is just an online platform that will allow me to put all the stories and items that we get at the Civic Association and SouthGlenn Living out to you on a faster basis. The substack will never replace SouthGlenn Living, there is something great about having that little newsletter in your hand when you are looking up something you saw the other day or hunting for a babysitter or dog walker. Feel free to stop on by and check out the substack, you can sign up for e-mail alerts when stories come out if you want. Here are some of the stories that are in the hopper:

Arapahoe County Looking at Changing the County Emblem.

A whistle blower contacted us to report that county staff had begun the process of changing the county emblem, which I'll just call it the "Indian head" as a shorthand. I contacted Arapahoe County and confirmed that staff were in early discussions to change the emblem, but that no marketing firm or money had been spent on the project.



- **Why this matters:** As you can see from the closing of Twain Elementary, sometimes staff can control the process in government in such a way so that by the time the public gets involved it's a fait accompli.
- **Why is this happening:** Sources report that some members of staff and some residents feel that the "Indian head" is offensive. Indigenous mascots have been abandoned by many different organizations across Colorado. A state law as passed this summer that bans "derogatory American Indian mascots" by public schools. SB21-116 doesn't ban public schools being named after any tribes, just the use of any images or symbols. Removing the "Indian head" would follow the pattern set in place by SB21-116.
- **What can you do:** Contact the County Commissioners and let them know how you feel about the symbol, if you support removing it or keeping it.
- **How much would this cost:** Just focusing on street name signs. If there are 10,000 street signs and a sign team can remove and replace 40 signs per day, then it would cost \$180,000 to replace the street name signs. This assumes you have 2 staff at \$20 per hour (not factoring in vehicle or fuel costs) and each sign only costs \$10. Given government efficiencies, more likely somewhere closer to \$250,000 just to replace the street name signs.

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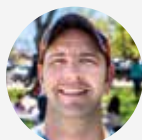
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– KEN G Centennial, CO

A REPUBLIC IF YOU CAN KEEP IT..., *continued from page 3*

- **Best outcome:** The Commissioners either decide the symbol isn't offensive and keep it, but if it must go, they select a few finalists designs and send it to the voters for us to pick the replacement.
- **Thinking outside the box:** We could do this in a completely revenue neutral way...just like Mile High Stadium, we could sell the naming rights to the county to offset the cost of changing everything. Imagine this, we could live in Gordita County Colorado where our motto could be "Live MÁS" with Taco Bell sponsoring us! Just thinking about it makes me hungry.

Major Resident Pushback Against Proposed Zoning Change at Streets of SouthGlenn

The City recently closed its comments and questions for the SouthGlenn zoning change discussion. It looks like over 300 citizen comments were posted in they were overwhelming in their opposition to the zoning change.

- **Why this matters:** Currently there are 214 residential units built at the Streets of SouthGlenn and the current development plan allows to build a max of 350. The

developer wants to expand that number to 1,125 units. The proposal also requests modifying the permitted height on the Sears and Macy's parcels from 50 ft to 75 ft. This proposal would also decrease the amount of retail by almost one third, from 909,815 sq ft to 621,000 sq ft.

- **Why is this happening:** The developer has decided that with the changing retail market they want to focus on renting apartments instead of renting retail.
- **What about all that extra tax money:** There is an issue here. To make a long story short, and please go to the website to see all the primary documents to get a feel for how bad it is, the developer has essentially found a way to pocket the property and sales taxes at the Streets of Southglenn too.
- **Who is the developer:** Alberta Development Partners.
- **Where do the taxes go:** The Centennial Urban Renewal Authority (CURA) remits 76% of the sales taxes and 100% of the property taxes to the SouthGlenn Metropolitan District (SMD). The public investment on this project is estimated at \$85 million all to the SMD. The SMD, which is a Title 32 Metropolitan District under Colorado law appears to have never had an election to its board, it instead just cancels the elections. Right now there is one person on the SMD board, David Goldberg, a Principle at MREI (Miller Real Estate Investments). Before David was with MREI he was a Principle at Alberta Development.

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<p style="text-align: center;">Wednesdays LITTLETON JUNE 16 - SEPT. 29 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>	<p style="text-align: center;">Sundays HIGHLANDS RANCH APRIL 11 - OCT. 31 Highlands Ranch Twn Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>
<p style="text-align: center;">Thursdays CLEMENT PARK JUNE 17 - SEPT. 30 Next to Playground 7306 W. Bowles Ave. • Littleton 10am-2pm or Sellout</p>	<p style="text-align: center;">Check out our great recipes online!</p> <p style="text-align: center;">For more information call the Metro Denver Farmers' Market Hotline</p> <p style="text-align: center;">303-887-FARM</p> <p style="text-align: center;">www.denverfarmersmarket.com</p>

SOUTHGLENN Stats for the last Month!

Homes FOR SALE in Southglenn July 15, 2021– August 16, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$599,900	\$630,000	1144-1576	3
2 Story				0
Bi-level	\$620,000	\$620,000	2774	1
Tri-Level/Multi Level				0

Homes UNDER CONTRACT in Southglenn July 15, 2021– August 16, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$525,000	\$525,000	1120	1
2 Story	\$524,900	\$624,900	1862-2295	4
Bi-Level	\$574,900	\$605,000	1955-2046	2
Tri-Level/Multi Level	\$545,000	\$795,000	2184-3388	2

Homes SOLD in Southglenn July 15, 2021– August 16, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$515,000	\$716,500	1256-1551	2
2 Story	\$627,500	\$627,500	2102	1
Bi-Level	\$600,000	\$600,000	2625	1
Tri-Level/Multi Level	\$504,000	\$800,000	1607-2294	7

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

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Based on information from Metrolist, Inc. for the period of 07/15/2021 through 08/16/2021. 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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A REPUBLIC IF YOU CAN KEEP IT..., *continued from page 5*

- **What can you do:** Alberta has a sweet deal and I assume they didn't expect half of Centennial to be in an uproar about changing their redevelopment plan. That was before the tax issues and the metro district became public knowledge. Right now you can contact your City Council Representative and tell them how you feel about the proposed changes. Contact the candidates for Council and get them on the record as to if they support the change or not.
- **Best outcome:** This has exposed some real problems with Centennial's government and the SMD. We need some real reforms, and we need them to take place as soon as possible. My own humble suggestion is that Council needs to do an audit of how much of the City budget is going to these metropolitan districts. The city budget last year was just shy of \$100 million (that was up 14.2% from 2019 so don't let anyone tell you that Centennial is hurting for money because of Covid). Just the SouthGlenn tax deal could be over 3% of the city budget each year. Secondly,


Council needs to assert its authority over the CURA and the metro districts and pass an amendment to the code that CURA is prohibited from remitting any tax money to any district that hasn't made a good faith effort to advertise its elections and filled any vacancies within a short period of time. Districts that don't meet the low threshold of having elections and elected bodies would be cut off from the tax subsidies that are their reason to exist at this point. Our governments, even metro districts, must be made up of the people to serve the people, not made of corporate insiders to serve big corporations. Corporations are certainly free to finance and own the land their development sits on, but not with a metro district.

- **Thinking outside the box:** The SouthGlenn Metropolitan District doesn't pass the smell test. The United States Constitution guarantees a "republican form of government" in Article IV, Section 4 known as the guarantee clause. If ever there was a test case for this clause it would be the SouthGlenn Metropolitan District. Here you have a government that doesn't have elections and that exists to serve corporations, not its residents...and it does have residents, there are over 200 apartments inside that district, not to mention all the business owners who rent in the district.

Next month we will have our inaugural "Best O' The Glenn" competition. Feel free to sent us an e-mail if you have a category for the competition, such as "best place to take a first date" or "best happy hour". Businesses within one mile of the SouthGlenn Country Club Clubhouse will be eligible.

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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: _____ Rent or Own: _____

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 for period 1/1-12/31/2021
Send your check with this form to: Southglenn Civic Association, PO Box 2024, Centennial CO 80161.



FALL

Activities

AROUND COLORADO



Arvada

Harvest Festival
September 10-12
arvadaharvestfestivalparade.com

Aurora

Nick's Fall Fest
Starting in October
nicksgardencenter.com

Boulder

Boulder Fall Fest
September 10-12
boulderdowntown.com

Munson Farms
Pumpkin Patch
Opens mid-September
munsonfarms.com

Munchkin Masquerade

October 31
boulderdowntown.com
Harvest Festival
October 6
growinggardens.org

Cañon City

Colon Orchards
July 10-December 9
colonorchards.com

Harvest Fest at the Winery
September 25
abbeywinery.com

Castle Rock

Starlighting
November 20
castlerock.org
Oktoberfest
September 18
crgov.com

Colorado Springs

Boo at the Zoo
October 16-17, 23-24, 29-31
cmzoo.org

Miners' Pumpkin Patch
Saturdays in October
minerspumpkinpatch.com

Harvest Festival
October 2 & 3
minerspumpkinpatch.com

Crested Butte

Chili & Beer Festival +
West Elk Loop
September 11
travelcrestedbutte.com

Cripple Creek

Donkey Derby Days
August 14 & 15
visitcripplecreek.com

Denver

Oktoberfest
September 17-19 & 24-26
thedenveroktoberfest.com
Glow at the Gardens
October 19-24
botanicgardens.org

Fright Fest
Weekends in October
elitchgardens.com

Pumpkin Harvest
Festival
October 1-3
fourmilepark.org

Divide

Howl-o-ween
October 31
wolfeducation.org

Turkey Toss
November 25
wolfeducation.org

Erie

Anderson Farms
Pumpkin Patch &
Fall Festival
September 22-October 31
andersonfarms.com

Keystone

Oktoberfest
September 4
uncovercolorado.com

Estes Park

Elk Fest
October 2-3
uncovercolorado.com

Fort Collins

Chicken Olympics
September 11
spookyspumpkinpatch.com

Community Harvest
Festival
October 6
colorado.com

Golden

Beer Tasting & Chili
Cook-Off
October 9
visitgolden.com

Greeley

Oktoberfest
September 25
greeleycalendar.com

Hudson

Mazzotti Farms Corn
Maze & Pumpkin Patch
Weekends through
October
mazzottifarms.com

Lafayette

Cottonwood Farm
Pumpkin Patch
September 26-October 31
cottonwoodfarms.com

LaSalle

Fritzler Farm Park
Fall Days
September 19-October 31
fritzlerfarmpark.com

Littleton

Pumpkin Festival
October 8-10
botanicgardens.org

Corn Maze
September 17-October 31
botanicgardens.org

Harvest Festival
October 9
littletongov.org

Longmont

Oktoberfest
September 25
lhbfoundation.org

Monument

Colorado Pumpkin Patch
September 18- October 31
coloradopumpkinpatch.net

Morrison

Ciderfest
September 25
morrisonciderfest.org

Parker

Oktoberfest
September 17-19
uncovercolorado.com

Platteville

Miller Farms
Fall Harvest Festival
Labor Day- Mid
November
millerfarms.net

Pueblo

Chili & Frijoles
Festival
September 24-26
uncovercolorado.com

Steamboat

Springs
Oktoberfest
September 18
uncovercolorado.com

Thornton

Hill's Harvest
September-October 31
hillsharvest.net

Windsor

Poudre Pour
September 25
colorado.com

Information subject to change.



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