

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

LINDA'S TIDBITS

Linda Nixon-Chairperson, SGCA

April showers bring May flowers! I hope we have the rain. We need the moisture so badly! Maybe a rain dance would help?

The EASTER EGG HUNT and our wonderful huge BUNNY was a great success and everyone had a great time. It was so fun to see all the kids and all the wonderful families out in the park. The Easter Bunny took lots of pictures with the kids. We had some special winners with the golden eggs - they all won a gift certificate from Bad Daddy's Burger Bar or Chick-fil-A. For the GUESS THE AMOUNT of candy in the huge egg, the winner was Caden Carlson with is guess of 300 - the real count was 298. I would like to thank Chick-fil-A and Bad Daddy's Burger Bar. I am so grateful for the wonderful volunteers that stepped up and helped me this year and made this happen. I could not have done it without them! Susie Elmer and Scott Nixon, Dora and Jim Cash, Dorothy Mauro, Louise Bridges and Ann Bridges, Karen and Joyce Trembath, Jennifer Griess and her two girls Brynlee and Nayomi (they were such a big help!), Easter Bunny Joe Mostowy, Harriet Lorence, my candy stuffer! Thank you all for doing such a great job!



Attention: Special Meeting for all voting members of Southglenn Country Club (if you are reading this, that includes you!). The meeting will be April 9th at 7pm in the Mark Twain gymnasium. Please try to attend. More importantly, is be sure to vote on the ballot that you will receive very soon. It is the most important thing you can do for your community! We encourage all residents to return their ballots via mail or to the clubhouse in person before the day of the meeting.

continued on page 2

YOU HAVE QUESTIONS, WE HAVE ANSWERS

SRD Committee

As we get closer to the Southglenn Country Club Special Meeting, April 9, here are, to the best of our knowledge, answers to questions you may be asking. What this meeting is about? The purpose of the April 9 special meeting is to authorize the transfer of property, assign contracts, and delegate obligations to a special district in the event one is formed. This vote has no effect on your current taxes or Club operations.

Will I be getting a ballot? Yes, if you are Southglenn homeowner you will get a ballot. If you are also a current dues-paid member of the Country Club you will get two.

continued on page 4

SGCA EVENTS THROUGH THE 2018 YEAR

Membership Drive: Jan-April

SGCC Special Meeting of Members:

DATE CHANGED TO April 9th

Splash Dash 5K: June 3rd

July 4th Bike Parade

Garage Sale Days: July 13th and July 14th

Dumpster Day: July 21st

Fun Fest: August 7th

Volunteer Dinner: November 14th

Making Cookies & Decorations with Santa:
December 8th

Lights and Decoration Contest: Dec-Jan

NEXT MEETING

April 18th

Monthly on 3rd Wednesdays

7 p.m. at St Tim's

Everyone is welcome.

TIDBITS, *continued from front page*

While the SRD initiative continues and we would appreciate your support, Southglenn Country Club has sent mailers to our neighbors with some great deals. They have lowered their prices just for Southglenn homeowners! You can't pass this up! I would like us to get them at least 300 new members from our homeowners in Southglenn for this year. Please tell them the SGCA sent you!

SGCA is continuing our 2018 membership campaign. SGCA dues are still only \$15. Once again Stellar Group will be sponsoring Garage Sale Days with advertising, signage, and maps of participating households. You must be a SGCA dues paying member to be included on the maps! Start sorting and pricing your stuff that you'll want to sell during the July 13 & 14 Garage Sale Days. It is coming soon! Right on the Garage Sale Days' heels is Dumpster Day on July 21. We are contemplating two lines – one for those with current SGCA dues that can zip in, zip out; another, slower line, for those paying dues that day. Plan ahead and pay your dues today!

VOLUNTEERS! Thank you to all of my newsletter delivery people. We have two newsletter delivery routes open on the north side of Arapahoe. If you want a short, 30 minute monthly route, call me and I will set you up! We always need volunteers so please sign up now to help out when you can. We need your help with a couple of projects we are trying to do. Please help grow the membership to SGCA and also the SGCC. If you're interested talking with your neighbors, let me know.

We are taking reservations for a booth this year at FunFest! If you know of a company that would like to have a booth at FunFest let me know.

— Linda Nixon at LANDSnixon@msn.com
or call me 303-795-8083

Thanks again, have a great Spring Season and show your neighbors, friends and family some special kindness.

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

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PO Box 2024 Centennial CO 80161-2024

Back issues of Southglenn Living can be found at SGREC.org

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.

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— Carl Jung



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THIS PLACE IS OURS

Jill Burbach, 20-year Southglenn Resident

I've been following along and participating in the conversations about the formation of a Special Recreation District. I understand that people don't want to pay more taxes (I don't know anyone who does). However, I believe that investing in ourselves and our community is priceless. The 'club' once was the hub of the community and it can be again. Keeping it an "outdated golf course" that some claim they wouldn't use is lacking in vision. It could be so much more. Heritage Greens has a community pool, sand volleyball and park area that is packed all summer and has families sharing meals together in the evening along with other very fun events (that is very much a draw to moving into that neighborhood). Homestead Farms has a neighborhood sand volleyball league that brings out the neighbors in friendly competition all summer long. Cherry Knolls allows its neighbors to use the newly renovated clubhouse for anything you want (grandpa's 80th birthday, a baby shower, family reunion, etc). We could use the hardly ever used tennis courts for Pickleball (apparently the fastest growing sport in the nation) or install a basketball hoop if they aren't being used for racquet sports. And

the list goes on. Viewing the 'club' as it is now and saying it is not worth our time and money is shortsighted. It could be so much more. Investing in this precious resource will help our property values, and that is a tangible and practical way to look at this. But it is the intangible that we should all really be focusing on. Intentionally creating community in the crazy world we live in is worth more than a few bucks and brings value that cannot be truly measured.

This place is ours. Let's keep it and make it what it has the potential to be.

MARCH DUES

| | |
|------------|----------------|
| Ahrens | Macke |
| Alpern | McCubbin |
| Barrett | Menger |
| Barton | Morgan |
| Bauman | Murrin |
| Bialka | Nelson, J&W |
| Blake/Emch | Parachini |
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| Kilbarger | Wood |

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ANSWERS, *continued from front page*

Look for your ballot(s) in the mail the first week of April. We recommend mailing in your ballot immediately, so it arrives at the Club before the meeting date of April 9 — whether or not you plan to attend the meeting.

What do I do if I don't receive a ballot? You may call the Country Club at 303-798-1656 to request a ballot. However, as a board member advised: according to the Club bylaws, the Club is under no obligation, and does not intend to provide an unlimited number of extra ballots. A mailer from the Club Board of Directors suggested you ask the SRD committee for answers to five (actually 15) questions. These are our answers:

1. How much would I have to pay for this new tax if the Special Recreation district is passed in November? Who will be included in the new Special Recreation district tax base? Could taxes increase in the future and what is the process for increasing taxes? The Club's tax returns tell us it takes \$400-450,000/year to operate the facilities. We divided this amount by the number of the projected tax base of 1332 Southglenn homeowners to come up with

our estimate of \$300-\$350/household/year. A final assessment can only be ascertained by a legal team and only if we achieve 2/3 majority at April 9 meeting. All 1332 single family homes in the Southglenn Subdivision will be included. The goal in determining the initial tax rate is to assure we don't need to ask voters for a tax increase. Because a Special District is subject to TABOR, tax increases would have to be approved by voters.

2. Will the amenities of a pool, tennis and Par 3, nine-hole golf course remain in the Special Recreation District? That is the point of this initiative — to keep a pool, tennis and Par 3, nine-hole golf course. A special district's governing document is a service plan. The service plan must be approved by SSPRD, the city, the county, and a district judge before seeking voter approval. If, in the future, Southglenn wants to change the service plan, the same steps are required.

3. Will the special Recreation district be taking out a loan? What does that entail? How is the loan paid back

continued on page 5

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ANSWERS, *continued from page 3*

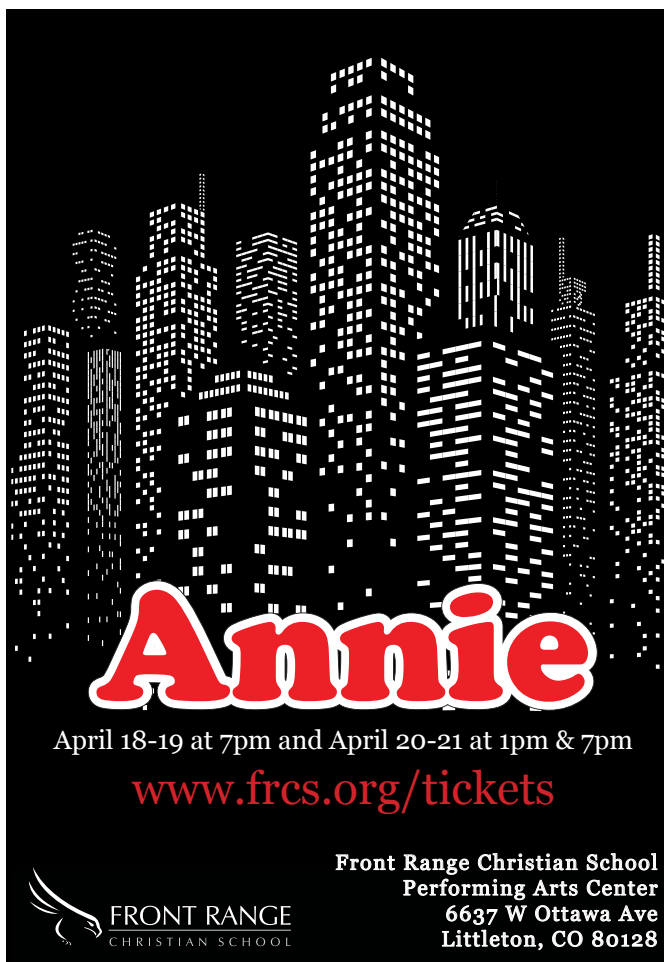
on an annual basis? Who is responsible for paying back the loan? As we have more clarity on the financial condition of the club and understand financial needs for maintenance and repair, we do anticipate voters will be asked to approve debt. One of the benefits of a Special Recreation District is access to traditional financing. Some debt would most likely be used to repay the 10-year-old unsecured \$225K loan already owed by the Country Club if better loan terms are available. The current notes have not received a principal payment since 2011. Any debt incurred by the Special District would be repaid per the terms of the loan. The Special District will be responsible for repaying the debt, primarily from resident and non-resident use-fees.

4. Should there be a transfer of assets if approved by voting members, what entity is going to control SGCC? Who is the governing board and how are they selected? If the provisional conveyance passes at the special meeting on April 9, Southglenn Country Club, Inc. will continue

to be controlled by the Southglenn Country Club Board of Directors at least until November. In November if a Special Recreation District is approved by the community, the Special District will be controlled by a new Board of Directors. These directors must reside or own property within the district and will be elected at the time of district formation.

5. I am a current non-resident member of SGCC. What happens to my membership? How will my membership status change if the SRD is passed? If the SRD is passed in the November election, membership status of non-resident members in good standing with SGCC, will be unaffected though the term of their membership. After that, we anticipate non-residents may continue to purchase similar yearly golf/tennis/swim memberships at rates determined by the new board of directors. We expect these rates will be comparable to what non-residents currently pay.

Answers to these and other questions can also be found on SGREC.org.



Annie

April 18-19 at 7pm and April 20-21 at 1pm & 7pm

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| Bustillos | Driscoll | Heppler | | | | |

SPECIAL RECREATION DISTRICT PARTNERSHIPS

Did you notice the flier inside this newsletter from Great Outdoors Colorado (GOCO) about Generation Wild "100 Things to Do Before You're 12"?)? FYI...Title 32 special districts with parks and recreation authority are eligible for funding from GOCO and participation in various campaigns.

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WE HAVE QUESTIONS TOO

The SRD committee has used every tool available to us to educate our residents about the formation of a Special Recreation District. As we all seek to make informed decisions, we have some good questions to ask the Southglenn Country Club:

1. Why are the SGCC board meetings closed?
2. Will the 2017 SGCC taxes reflect a \$8-10k loss?
3. Thus far there are 208 members for the 3/1/2018-2/28/2019, how much is that in dollar terms? What is the current bank balance?
4. What is the annual number of non-renewals? Why is there attrition and what has been done to address it? What are the results of these efforts?
5. Why has membership level remained stagnant around 400 the past 3 years? What has SGCC done to increase net membership? What has worked and what hasn't?
6. Besides voluntary membership dues, what other sources of funds does SGCC have?
7. What happens if SGCC cannot pay property taxes?
8. What has been the cost of Full Family and Family Swim & Tennis memberships for the past 10 years?



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SOUTHGLENN

Last month's stats!

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| Style | Lowest | Highest | SqFt | How Many? |
|-----------------------|------------|-----------|-----------|-----------|
| Ranch | \$3425,000 | \$479,950 | 1272-1611 | 2 |
| 2 Story | | | | 0 |
| Bi-level | | | | 0 |
| Tri-Level/Multi Level | \$429,900 | \$429,900 | 2132 | 1 |

Homes *UNDER CONTRACT* in Southglenn February 15, 2018– March 15, 2018

| Style | Lowest | Highest | SqFt | How Many? |
|-----------------------|-----------|-----------|-----------|-----------|
| Ranch | \$385,000 | \$385,000 | 1530 | 1 |
| 2 Story | \$485,000 | \$498,000 | 2246-2514 | 2 |
| Bi-Level | \$479,900 | \$479,900 | 2774 | 1 |
| Tri-Level/Multi Level | | | | 0 |

Homes *SOLD* in Southglenn February 15, 2018– March 15, 2018

| Style | Lowest | Highest | SqFt | How Many? |
|-----------------------|-----------|-----------|-----------|-----------|
| Ranch | \$440,000 | \$550,000 | 1144-1600 | 5 |
| 2 Story | \$536,000 | \$536,000 | 2208 | 1 |
| Bi-Level | \$375,500 | \$375,500 | 1800 | 1 |
| Tri-Level/Multi Level | \$416,000 | \$416,000 | 1868 | 1 |

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

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HEROES IN OUR MIDST!

Dale Rottschafer (Proud Aunt)

On St Patrick's Day, with one hour left on their shift at Goodson Pool, Southglenn residents and Arapahoe High School students, Spencer (18) and Kassie (15) Christensen were in for some excitement. Shortly after Kassie relieved her brother from the lifeguard chair, she noticed one of the regular lap swimmers was motionless underwater. Concerned something wasn't right, she fast-walked the pool deck toward him, watching for movement. Another nearby swimmer noticed her concern and tapped the swimmer, but there was no response. Kassie immediately blew her whistle and literally jumped into action. Within seconds she pulled the swimmer above water and to the edge of the pool. Spencer was on break with another guard that had just completed a private lesson. Without a thought or hesitation, he grabbed the AED (defibrillator) and the other guard grabbed the backboard and met Kassie at the edge of the pool. While another lesson instructor called 911, these three got to work.

Kassie recounts, "It was a blur. I don't even remember doing things, or who did what - drying him off, attaching the AED. I can't remember." However, with the defibrillator attached, Kassie and the other guard DID perform CPR and

shocked as directed by the device. Spencer ran to get the "grab and go" bag which contained another resuscitation device and said, "It felt like the world went silent. There was no sound at all." The defibrillator shocked the swimmer three times before the EMS arrived and took over.

Several EMTs let these guards know the man was conscious in the ambulance and speaking. Whatever may have caused his unconsciousness in the pool, this man would not have had a chance of survival if he had remained underwater. Another medical professional familiar with the case even reached out to tell them they "did a heck of a job."

The lifeguards received thorough training, were prepared to respond in an emergency, and most importantly, they were paying vigilant attention. "When in doubt, GO! is the rule," said Steph Petersen, Vice President for Drennen's Dreams Foundation. DDF's mission is emphasizing the importance of high safety standards for lifeguards, pool management and aquatic facilities. Petersen added, "Thank you to South Suburban Parks & Rec for having Drennen's Dreams present to their lifeguards our information and emphasizing how critical their job is. We are so proud of these guards. Drowning is preventable."

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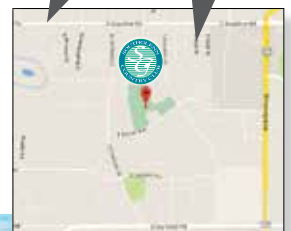
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A&M Lawn Service - Spring Specials! Lawn Aeration: avg \$40/5,000 sq ft., Spring fertilization: \$40-\$60, Power Raking \$85/5000 sq. ft. Weekly Mowing avg \$25-\$40. Landscape, Sprinkler Installation & Repair, Sprinkler System Start-Up & Repairs. Family owned. Lic/Ins. 303-791-5551.

PIANO LESSONS: Suzuki & Traditional Methods. Ages 3-Adult. All levels. Ann B.M., M.M., 303-798-7351

Lone Wolf Sprinklers. 30+ yrs. exp. Repairs, start-ups, updates & winterizing. Free estimates. O: 720-362-2563 C: 720-934-6701.

Taylor's Lawn Service. Aeration, Sprinkler start ups, Variety of landscaping services. 7/308-5698.

Highlands Pride Painting- 303-738-9203

FENCING - new installation and repair. Established in the neighborhood with excellent references. We take care of all your Cedar wood fencing needs. FREE Est. Call: 720-280-4746.

Yard & garden design, consult & planting www.oakesgardendesign.com 3/999-8228

Mile High Lawn & Garden. Complete lawn care & landscaping. Free est. 3/908-4846.

Spring air duct cleaning & chimney cleaning. Chimney repairs 10% off 720-299-7782.

Personal Trainer: In-Home personal training; program design includes Nutrition, Cardio & Resistance training. Chad at 303-981-0138. www.atlantispersonaltraining.com

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

Allison Cares. Your Personal Assistant.

*Home health care *Child care *Yard work/cleanup *Snow shoveling *Housecleaning/organizing *Property management/maintenance *Clean move-outs/move-ins *Errands *No job too big or too small *I care about all your family needs. Call for an estimate. 303-875-7271. allisonfultoncares@yahoo.com.

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

OB PAINTING. Interior/Exterior. Free Estimates. Rob: 303-986-8198

House & Carpet Cleaning: 3/292-0115

Haul it 4 less. Junk/Debris Removal 4 less. We take all furniture, junk & yard debris & Hot Tubs. Cheap appliance removal. Not much more than a roll off-we do labor. Peter 303-249-1980. www.haulit4less.com.

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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Neighborhood Expertise * Honesty * Integrity

It is my privilege to be of service to you. Your business and referrals are greatly appreciated. Please call me for a competitive analysis of your home.

Mary Lou McGurren, Broker Owner

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SOUTHGLENN CIVIC ASSOCIATION

2018 MEMBERSHIP RENEWAL FORM & SOUTHGLENN SPECIAL RECREATIONAL DISTRICT ELECTION PROPOSITION

SouthGlenn Civic Association (SGCA) is an all-volunteer non-profit organization that was formed 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. 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.

In October 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. The appointment of SGCA as fiduciary and representative agents will continue for an estimated period of one year from time of appointment. 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 complete the optional section on the form below. A good-faith commitment for our legal fund is requested. If we are successful in the Special Election to convey ownership of SGCC to a new district, if one is formed, we will apply the money collected toward payment of professional services to initiate the SRD process, (legal, surveyor, engineering fees, etc.). If we are not successful in the Special Election to convey ownership, your good-faith commitment will be fully refunded to you.



Name(s): _____ Street Address: _____

Email Address: _____ Phone: _____

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

2018 SouthGlenn Civic Association Dues:

\$15

Teen First Name/Last Initial: _____ Age: _____ Phone: _____

Circle services: Baby Sitting Red Cross Certified Pet Sitting Lawn Care Snow Removal Misc Chores

Would you like to receive newsletter electronically Y / N

Would you like to volunteer with SGCA? (Newsletter Delivery, Easter Egg Hunt, Fun Fest, etc) Y / N

SouthGlenn Special Recreation District – Are you in favor of SRD formation?

Y / N

1. Agreement to move forward converting SGCC into Special Recreation District.
2. Appoint SGCA's special, all-volunteer coalition as fiduciary and representative Proponents of formation of SouthGlenn Special Recreation District.
3. Affirm that I am resident of SouthGlenn.

Can we list you on website and in newsletter as a supporter of Special Recreation District? Y / N

SouthGlenn Special Recreation District Good Faith Commitment/Legal Fund* (any amount) \$ _____

Optional SRD Donation for Admin costs (website, copies, mailing, etc.) - \$10 suggested, unused funds absorbed by SGCA \$ _____

Would you like to volunteer for SRD? (host gatherings, communications, business evaluation, legal, etc) Y / N

Total Amount Paid \$ _____

Payable to Southglenn Civic Association (or SGCA.) Send to: **SGCA, PO Box 2024, Centennial COO 80161 or pay online SGRec.org.**

*If we are unsuccessful conveying ownership in Special Election, your Good-Faith Commitment will be refunded. Your cancelled check is your receipt.

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



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