

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

DON'T BLAME THE COUNTRY CLUB

SRD Committee

This article is about the formation of Southglenn Special Recreation District (SRD).

In early February, we turned to our supporters to ask their opinion on how to reach the remaining 1,000 silent and/or unheard members of our community, and how to gain more momentum and cover more ground with our limited resources. With their counsel and approval, **we are changing our course**, slightly... *(A shout out to our group of contributors: Thank you for your wisdom, encouragement, creativity and support!)*

HERE IS PLAN A

We have a great many hoops that we have to negotiate successfully if the Special District is to become a reality. However, all that effort could be for naught if the Club is not available to be transferred to the Special District. Therefore, rather than put the cart before the horse, we propose to ask the SGCC Board to call a **special election in April to approve the automatic conveyance of the property** to the District in the event the creation of the District is approved by the voters in November. A “yea” vote on this ballot will accomplish a number of positive things. First, it would make clear to all that the property is, in fact, available for transfer - this proposition isn't just lofty thinking, it is real. Second, since the voters in Southglenn, assuming they respond in adequate numbers to this vote, have the ability to control the vote at the Country Club level, the vote to approve the transfer would likely succeed if we are successful in generating sufficient interest. Third, the response to this vote would give us a strong indication regarding the ultimate results of the vote in the general election and should go a long way toward generating support of our efforts and eliminating any apathy towards the formation of the District. Accordingly, we

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LINDA'S TIDBITS

Linda Nixon-Chairperson, SGCA

Our wonderful huge BUNNY is so excited to see you at the EASTER EGG HUNT March 18th at Clarkson Park top of the hill by the playground. 1:30-3:00 pm. We start the hunt at 1:30 sharp so be on time and line up at your age group sign! The eggs are gathered fast! Other games will follow the Easter EGG Hunt, so have your kids stay and win prizes! This early Easter season we might have a lot of snow — so it could turn into a Sledding Party/Easter Egg Hunt! If it snows, bundle up and bring your sled because, snow or shine, we will still have fun!

My thoughts about Special Recreation District (SRD) and preserving the Southglenn Country Club

continued on page 2

UPCOMING EVENTS:

Membership Drive: Jan-April

Easter Egg Hunt: March 18th

SGCC Special Meeting of Members: April 11th

Splash Dash 5K: June 3rd

July 4th Bike Parade

Garage Sale Days: July 13th and July 14th

Dumpster Day: July 21st

Fun Fest: Aug 7th

Volunteer Dinner: November 14th

Making Cookies & Decorations with Santa:

December 8th

Lights and Decoration Contest: Dec-Jan

NEXT MEETING

March 21st

Monthly on 3rd Wednesdays

7 p.m. at St Tim's

Everyone is welcome.

TIDBITS, *continued from front page*

Property: The initiative continues and we are still gathering support in order to continue to have the current Country Club property protected. I predict, if the city or anyone else gets a hold of it, we will not like what becomes of it! Also, your house value may go down! Especially those homes that surround the property. I know, I don't have kids in school, but I support the schools 100 percent, I don't use South Suburban very often, but I support them as well. I have had a membership to Country Club and only went three times, but I still support the Southglenn Country Club! If you want this property to continue, you need to show your SRD support so we can have it forever as "what WE want it to be" not what the City allows it to be! Yes, we need to continue to keep the the Club running to the best of its ability as well, until we can preserve it with the SRD plan. So, we are asking you to support your neighborhood and support SRD and join the Country Club this year. It is our neighborhood facility — the more of us joining, the better we can make it. The prices are so reasonable, you can't afford not to support it this year! As Southglenn homeowners, we can't afford to lose this precious property anytime in the future — we need to work to preserve it. 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!

The Southglenn Civic Association is running its membership campaign as well. Our fees are still only \$15.00 and we have many wonderful things planned for the year.

VOLUNTEERS! 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 of SGCA and also the SGCC. If you're interested in talking with your neighbors, let me know and we can give you a packet of information. Contact me, Linda Nixon at LANDSnixon@msn.com or call me 303-795-8083.

Also, we are taking reservations for booths 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.

SOUTHGLENN CIVIC ASSOCIATION

WHEN YOU BUY A HOME, YOU BUY A NEIGHBORHOOD

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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

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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THE CITY OF CENTENNIAL WANTS TO HEAR FROM YOU

The third and final phase of the City's Comprehensive Plan, Centennial NEXT is underway. Residents and businesses are invited to provide feedback on what they would like to see "next" in Centennial. The City will be out and about throughout the City gathering feedback at Whole Foods and local coffee shops and breweries in March and April. Visit centennialco.gov/centennialnext to see where they'll be and learn more about what they're up to. Your feedback is important.

DON'T BLAME THE COUNTRY CLUB, *continued from front page*

have decided to spend some money now (that's the slight change of course mentioned above)...

In the next few weeks, you will be hearing more about this by way of flyers on your door, email messages, posts on Nextdoor, and finally a **ballot in your mailbox** asking voting stakeholders comprised of all Southglenn residents and dues-paying members of the country club, to decide on the conveyance of property. By our collective yea or nay, we either ramp up for a vigorous campaign which is Plan A. Or we move on to Plan B.

HERE IS PLAN B

The "nay" vote prevails, we disband and refund the Good Faith contributions, as stipulated, and leave the future of this property to the fates. The end.

Our fingers are crossed for a resounding **yea in this special election**. This special election in April has nothing to do with your property tax, or changing the operational status of the club. But it has **everything to do with maintaining our right to have a say about the club**. We have voting power now but this will go away if we don't take action. **Decide, or someone else will be making decisions for you.** To our knowledge, there is no other

recourse to protect and preserve the property (and consequently, your own property value) when the SGCC no longer has the capital to do it for us. **We cannot blame the SGCC. They've sounded the alarm, more than once.** Currently, they are shouldering weak membership, the resignation of their long-time reliable general manager, as well as the sudden resignations of two long-standing board members.

Additional information about this upcoming election can be found on our website SGREC.org. We welcome your questions and suggestions, info@sgrec.org.



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Join the Cherry Knolls Swim Club beginning March 1st
 Questions? Please Contact Missy Crew or Danyelle Wall
 at cherryknollspool@gmail.com

IF WE FORM A SPECIAL DISTRICT, WHAT'S IN IT FOR ME?

SRD Committee

This is THE question most frequently asked. The answer is: The possibilities are limited mostly by our own vision.

The formation of a Special District will accomplish several things. To begin with; it preserves ownership of the 22-acre property for Southglenn, and protects Southglenn from becoming over-developed and congested. It assures we have the financial stability to operate, maintain and enhance what we now have, into perpetuity. If none of that means anything to you, consider this:

A Special Recreation District can offer a community gathering space with social events to foster connections and reduce isolations. For example — Instead of seniors driving to the other side of I-25 or across Littleton, they could travel up the hill to meet with others. We received a note from a 47-year resident. She wrote: "What are you doing for all the senior citizens? How about 1. Socials - pot lucks, snacks. 2. Free speakers. 3. Holiday Light tours at reasonable rates (for those who don't drive). 4. Easy to do crafts or projects for other non-profit groups

- nursing homes, children, schools, library, etc. 5. Older type of movies." But who's to say these sorts of activities should be limited to seniors. Why couldn't activities of this nature and beyond be offered to everyone? Why do we have a clubhouse in the middle of our neighborhood that sits vacant and dark far more hours than not? Why not let teens gather in the building to do homework, play games, maybe get some tutoring. Book, garden, Bunco groups (etc.) could meet here instead of stressing over last minute cleaning or pulling out extra chairs at home before company arrives. We could play poker or host football viewing events or have neighborhood potlucks.

From conversations with our residents, the SGCC used to be that hub, but our residents have long been pushed out and priced out. Reclaiming this neighborhood space will enhance our standard of living now, and improve property values while making it easier to sell our homes when we are ready to move on. Doing nothing accomplishes none of those things.

The other great reason to form a SRD is that we in

continued on page 5

Coming Up at Front Range Christian School

Summer Camps

- **Baseball:** May 29-June 1; 9am-noon; ages 6-12; \$150
- **Soccer:** June 4-7; 9am-noon; grades 3-8*; \$125
- **Football:** June 11-14; 9am-noon; grades 3-8*; \$125
- **Drama:** June 11-15; 9am-2pm; grades 1-6*; \$165 (lunch not included)
- **Basketball:** June 18-21; 9am-noon; grades 3-8*; \$125
- **Volleyball:** June 25-28; 9am-noon; grades 3-8*; \$125

(*grades refer to Fall 2018)

frcs.org/camps

Spring Musical
April 18-21
Nightly at 7pm; 1pm matinees on Friday and Saturday.
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WHAT'S IN IT FOR ME,

continued from page 4

the neighborhood get to re-imagine and decide what we want to do with the land. Yes we will pay taxes but we will also finally have revenue to make improvements and make changes. Keeping a Par 3 golf course may not be the answer. Making improvements to the existing clubhouse, installing pavilions for barbecues, and adding sand volleyball courts might be the answer. The re-imagined space will be a great draw for young families to join our neighborhood and start the cycle all over. It also keeps a bit of a safe bubble around Twain, which is nice.

That's the beauty of it, the country club does not have to stay exactly the way it has always been and we as residents get to help decide what it will look like going forward – but only if 2/3 of the ballots for the special election in April vote “yea.” We will have the best of recreational amenities compared to any surrounding neighborhood... without waiting lists or membership dues for residents... without an HOA... without covenants. It will be Ours. Community. Priceless.

The decision is still ours to make...for this very narrow window of time.

UPCOMING SRD INFORMATION SESSIONS AT SOUTHGLENN LIBRARY

- Monday, March 5, 7:30 pm, Meeting Room A
- Thursday, March 8, 2:30 pm, Meeting Room A
- Tuesday, March 13, 7:30 pm, Meeting Room B
- Thursday, March 15, 12:30 pm, Meeting Room A
- Saturday, March 24, 2:30 pm, Meeting Room A
- Thursday, March 29, 10:00 am, Meeting Room B
- Thursday, March 29, 7:00 pm, Meeting Room A

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ANNUAL SPLASH DASH 5K

Steph Petersen, Resident and

VP of Drennen's Dreams Foundation

On June 3 this year we will have the Splash Dash 5k in memory of our neighbor, Drennen Peter O'Melia, who drowned on June 6, 2010 at age 12. Proceeds from the race will go to the Drennen's Dreams Foundation. One of the primary missions of Drennen's Dreams is promoting pool safety and ensuring that no more unnecessary deaths occur due to insufficient training of lifeguards, lack of necessary monitoring and medical equipment, and mismanagement of pool facilities. We are in process of lining up sponsors and volunteers for our event. If you would like to join our illustrious group of sponsors or if you are able to volunteer to assure we have another successful event, please reach out to Melissa O'Melia at 303-488-7440 or momelia@drennensdreams.com. Thanks in advance for your support. We look forward to another fun run through the Southglenn neighborhood!

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WHAT DOES A “\$23,000 BUDGET SURPLUS” MEAN?

Stephanie Maxey, Resident, SGCC Member, Former SGCC Director

Last month SouthGlen Country Club (SGCC) ran a full-page advertisement in the newsletter indicating it “will end the calendar year with a projected budget surplus around \$23,000.” **Does this mean SGCC finished the year \$23,000 in the black?** Despite this “budget surplus,” there is a large group of residents working to create a Special Recreation District - why?

The original SGCC 2017 budget predicted a loss of \$33,000. The actual result was a loss of \$8,000. While that is \$23,000 ahead of budget (\$33,000-8,000=\$25,000, actually), **it is still a loss.** The club has lost on average \$70,000+ each year from 2010-2016. While 2017 is an improvement, it is still a loss. Much of the improvement in 2017 is attributable to fundraising efforts in September-kudos to the organizers and SGCC board for doing a great job. But a “budget surplus” is different than a profit,

and for SGCC the “budget surplus” is still a loss. Any “surplus” from fundraising is not sustainable. Simply put, the club has lost money every year since 2010 and continues to lose money.

That’s why we need to do something to protect Southglenn’s community asset.



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	\$24.50 per month or \$269.50 per year for trash and recycling	
35% To 50%	\$19.75 per month or \$217.25 per year for trash only	
	\$22.75 per month or \$250.25 per year for trash and recycling	
51% To 75%	\$18.50 per month or \$203.50 per year for trash only	
	\$21.75 per month or \$239.25 per year for trash and recycling	
76% To 100%	\$16.50 per month or \$181.50 per year for trash only	
	\$19.50 per month or \$214.50 per year for trash and recycling	

SOUTHGLENN

How are 2018 sales so far?

Homes *FOR SALE* in Southglenn January 1, 2018– February 15, 2018

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$494,950	\$494,950	1272	1
2 Story				0
Bi-level				0
Tri-Level/Multi Level				0

Homes *UNDER CONTRACT* in Southglenn January 1, 2018– February 15, 2018

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$400,000	\$550,000	1144-1600	5
2 Story	\$500,000	\$500,000	2208	1
Bi-Level	\$365,000	\$365,000	1152	1
Tri-Level/Multi Level	\$400,000	\$400,000	1868	1

Homes *SOLD* in Southglenn January 1, 2018– February 15, 2018

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$400,000	\$413,500	1715-2039	2
2 Story	\$486,000	\$486,000	2171	1
Bi-Level				0
Tri-Level/Multi Level	\$405,000	\$405,000	1562	1

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

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SPECIAL THANKS TO SGCA MEMBERS PAYING FEBRUARY DUES

Dale Rottschafer, Treasurer

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 dues in February. Thank you all for you continuing support and we look forward to seeing you at events and at our SGCA Board of Directors meetings each month (7 pm third Wednesday of the month, St. Tim's).

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Boyd	Haynie	O'Neill	Stone
Cannon	Hendee	Oraker	Stowell
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Damon	Kisch	Plohocky	Westphal
Dankenbring	Kokias	Reed	Womack

DISCUSSION REGARDING THE INCLUSION ELECTION FOR THE LITTLETON FIRE PROTECTION DISTRICT

Come to the March Southglenn/Southwind Civic Association Board meeting to learn more about the upcoming Littleton Fire Protection District election to join with the South Metro Fire Rescue Protection Authority. This Inclusion Election is the first step in the proposed unification of South Metro and Littleton FPD. Please attend on Wednesday, March 21st at 7:00 p.m. at St. Timothy's Episcopal Church located at 1401 E Dry Creek Rd, Centennial, CO 80122. You will have the opportunity to get your questions answered and learn more about what is coming so please attend.

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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.

TOP 100 MOST INFLUENTIAL BROKERS IN COLORADO



Meet The Team: Seth Jones

Seth is a buyer's agent with The Steller Group and holds a master's degree in adult education methodologies. An incredible listener with a dynamic professional background, Seth connects with clients in a way that makes them feel as though they've known him for years. His adept knowledge of how individuals learn allows him to ensure that his clients understand every detail of the process.

Seth has lived in Centennial with his wife and two children since 2012. Choosing the area because it seemed like a great place for their kids to grow up, Seth feels fortunate to have found an incredible community in which friendships have not only flourished over the years, but will endure for generations.

“ Our family could not imagine living and working anywhere else in Colorado. From the annual community events, to the vast offerings at the Streets at SouthGlenn, to traditions like The Steller Group's Fall Festival, there's seriously no place like Centennial. ”

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