

# South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

## LINDA'S TIDBITS

—Linda Nixon, Chairperson

July is so hot! So don't forget about your pets outside in this heat, make sure they have water.

Unfortunately, due to safety concerns and the unpredictability of our current times, we have made the difficult decision to cancel Fun Fest in accord to National Night

Out. We hope to plan something exciting when restrictions are lifted. Dumpster day was a huge success. We had 35 new people that signed up on Dumpster day. We had over 200 folks that used Dumpster Day! Thank you so much to all the wonderful volunteers Dora Cash, Harriet Lorence, Eddee Worthing, Scott Nixon, Richard Beard, Cathy Evans, and Seth Nerenberg that helped make this day great! Also thank you to Chris 303-263-5519 the appliance/ metal recycler. A huge thank you to the COLORADO PREMIER TREE CARE Brandon LLC at: 720-990-7004. Thank you to Kristy Bringle 720-530-1045 for her Sponsorship.

Bill and Donna O'Neill - We need folks to sign up as a sub to take someone's route when they go on vacation. Call Now! Meet some new folks and get some exercise!

Call now! Please sign up now to help your neighborhood by volunteering for activities coming up.

Don't forget we are still trying to raise money for new development monument signs to be placed in the ground for Southglenn entrances! We need you to help with the cost to help get them in the ground. Thanks! We have a new group that is working on different ideas to earn money for our signs. Join the committee now. Contact Cathy Evans

Thank you again, we are counting on your support!

That is what makes our neighborhood special!

Thanks, Linda Nixon

## LIKE TO WRITE?

Want to help the neighborhood by becoming an editor of our newsletter?

Contact Susie at [sgca.editor@gmail.com](mailto:sgca.editor@gmail.com)



## UPCOMING EVENTS:

(Look for posted signs for confirmation)

- July 4: Bike & Dog Parade
- July 10&11: Garage Sale Days
- July 15: Monthly Meeting
- August 2: Splash Dash 5K (new date)
- August 4: Fun Fest **CANCELED**
- October 21: Open Forum
- November: Volunteer Dinner
- December: Cookies with Santa
- December/January: Holiday Lights & Decoration Contest

## SOUTHGLENN PANDEMIC HELP LIST

First	Last	Phone
Pat	Benhmida	303-907-4549
Jill	Burbach	303-667-9088
Susie	Elmer	720-629-4179
Kelsey	Haddock	303-898-3022
Dale	Rottschafer	303-895-7139
Staci	Veitch	303-596-1989
Michael	Wing	303-478-2469

## NEXT MEETING

July 15th, 2020

(Look for signs to confirm)

Monthly on 3rd Wednesdays

7 p.m. at St. Tim's

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

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Membership/Volunteers: LINDA NIXON

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## 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.

## WHAT'S HAPPENING AT THE STREETS OF SOUTHGLENN

The neighborhood group (Neighbors for The Streets at SouthGlenn), which has representatives from our SGCA, has made progress in meetings with the developers to reduce the density, height, and some other elements from what developers first presented in March 2019.

These are all proposed and not final until a final request is submitted to the city by the developer.

1. Reduce total number of proposed new units by 825 (from 1950 to 1125):
  - a. 550 (Sears) + 575 (Macys) = 1125
  - b. March 2019 = was 1950 new units (800 + 1150)
2. Reduce total height from 100' to 75' for buildings along Race St. or Easter Ave. (no changes sought elsewhere). March 2019 was 100' for the whole property. (Also see #4 below.)
3. Increase the setback of the buildings from 25' to 50'. This will push any new building an additional 25' further away from the street (Race St and Easter Ave). March 2019 was 25'.

4. Use architecture that will tier back any building. The city uses 13' to calculate one story. For example, the first 50' in height (or 3 stories) has to be setback away from the street 50'. Anything taller than 75' (or 5 stories) has to be setback away from the street 75'. This pushes the tallest part of a building into the middle away from the street. Or, like a wedding cake where the tallest part of the cake is in the middle.

The above is summarized in the table below:

Design Element	March 2019	Latest
Total new rental units	1950	1125
Height	100 ft	75 ft
Setback	25 ft	Min 50 ft
Architectural design	Flat, even sides	Tiering with height

### Next Steps

With such a large group there are obviously going to be a range of opinions on what the best next step. Members of the large N4S@SG group have been given an opportunity to respond to a questionnaire on the three that best symbolize the range of opinions.

*continued on page 3*

## 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.

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.

# WHATS HAPPENING....

*continued from page 2*

A summary of the three options is below.

### Three options:

1. Petition for a city-wide initiative to limit the development of all multi-family residential projects within the city of Centennial for a specified time (like 10 or 15 years), limiting to 25 du/ac (no more than 25 units per acre). This is similar to what Lakewood recently did, and what Boulder and Golden have done.
2. Wait to see if City Council approves the rezoning, and if they do, launch a referendum petition to overturn all, or part, of the city council rezoning ordinance.
3. Accept the current stated updates and agree to let the project proceed without an organized effort to stop it.

The questionnaire will close before this newsletter is published, but you can read and review the PROS/CONS document in the N4S@SG email newsletter. Type this into your browser: <https://mailchi.mp/ed06c0d57643/streets-at-southglenn-please-vote-n4ssg>

# SOUTHGLENN NEIGHBORHOOD GARAGE SALE!

The 2020 Southglenn Neighborhood Garage Sale is scheduled for Friday and Saturday, July 10 and 11! Back for the seventh year, local real estate experts, The Steller Group, will be partnering with your civic association to organize and market this service for the community. The Steller Group, recognized as the #1 Real Estate office in the South Metro Denver Realtor® Association 2020, is sponsoring the event.

Participation is free; all marketing expenses are underwritten by The Steller Group. Advertising will be placed in The Denver Post, The Centennial Citizen, multiple online outlets and professionally printed directional signs will be placed the weekend of the sale. During the sale, buyers will be able to strategically navigate the neighborhood with the use of maps that designate which homes are participating.

To register for free as a garage sale location on the map and/or request an information sheet, please email [sgca.treas@gmail.com](mailto:sgca.treas@gmail.com). Deadline to register is Friday, July 5th.



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Jamey O'Donnell  
720-298-2021  
[www.otsride.com](http://www.otsride.com)




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# “EQUIPMENT CLOSET” LOANS MEDICAL SUPPLIES FOR FREE

—Pat Benhmda

For people recovering from surgery or an injury, having older relatives visit, waiting for permanent equipment to arrive or experiencing other need, South Metro Medical Equipment Loan Closet (SMMELC) offers loans of equipment for free for periods of up to three months.

If you're not a veteran, or a senior connected to a senior center, or belong to a church, there are very few options for this service. SMMELC provides equipment regardless of income or any other criteria, to any adult for the asking. They don't charge a fee for the loans but they do accept, and encourage cash donations to help pay rent, insurance, cleaning supplies and repairs.

The whole organization is made up of volunteers. The loan closet operates by appointment and is available during the week and most Saturday mornings, depending on when volunteers are available to assist clients. They're located near Arapahoe Road and I-25.

Their inventory of gently-used donated equipment includes: Wheelchairs and Transport Chairs, all kinds of Walkers, Shower Benches, Toilet Risers and Support

Frames, Bedside Commodes, Knee Cruisers, Crutches, all types of Walking Canes, Tub Grab Bars, and Bariatric Items.

Their phone number is 720-443-2013. You can learn more about SMMELC online at [www.medicalequipment-loan.org](http://www.medicalequipment-loan.org).

Please share this information with your friends, family, caregivers, doctors and therapists.

## KEEPING THE COMMUNITY SAFE

On Monday, June 22, Centennial City Council scheduled an update from the City's law enforcement provider, the Arapahoe County Sheriff's Office (ACSO). This update provided an opportunity for City Council to engage with the Arapahoe County Sheriff and ACSO Staff on law enforcement policies that govern ACSO operations and how they are applied in the City of Centennial. See how the meeting went online at the city's website.

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

<b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 2 - OCT. 31 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout	<b>43 YEARS</b>	<b>Saturdays</b> <b>LAKEWOOD</b> JUNE 13 - SEPT. 26 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout
<b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 3 - NOV. 1 Highlands Ranch Twn Ctr. 9288 Dorchester St. 10am-2pm or Sellout	<b>Wednesdays</b> <b>LITTLETON</b> JUNE 17 - SEPT. 30 Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout	<b>Sundays</b> <b>REUNION</b> JUNE 14 - SEPT. 27 Reunion Rec. Center 17410 Parkside Drive N. 10am-2pm or Sellout

**Check out our great recipes online!**  
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**720-299-4706**



# SOUTHGLENN COUNTRY CLUB

We need your support more than ever In a communication to our membership on May 29th, the Club indicated that due to the Covid situation, like many businesses the Club was facing a HUGE budget shortfall. At that time we had a 40% decrease in membership. In order to stay open until the end of the year, we needed \$90,000.

The course was closed temporarily to guests and GolfNow, reducing revenues. In the months of March, April & May there was huge uncertainty of people’s jobs, sports, summer activities and our pool opening. Our club was closed to gatherings. The Gator swim team season was also cancelled by the MHSL. We, like other businesses, were unsure of our future.

We had meeting on June 4th with members and some residents to discuss plans and brainstorm ideas with the GOAL to operate at least until December. We explained, with expense reduction measures, increased membership and a donation drive combined, raising \$60,000, the club could continue services until the end of September, but still needed \$90,000 to operate until the end of the year. We came away with some great ideas to implement immediately to increase membership and awareness of the club. Members and residents stepped up to volunteer to help. Susie Ohle, from the

Southglenn Civic Association, volunteered to hand out the newest marketing flyers to encourage Southglenn residents to be a part of the Club’s vision to stay viable for years to come.

The Club is encouraged by the response of donations and increased membership. On June 11th, we started our SUMMER SALE! We have a Monthly Membership option as well as an upfront Screamin’ Deal for new members! There is also renewal incentive rate to get last year’s members back! As in the past, we are running GolfNow tee times for revenue, but more importantly – exposure! We continue to plan revenue generating events. Tournaments are WELCOME at SGCC. The pool is operating but at reduced capacity following COVID guidelines and at reduced hours because of lower revenues.

Our goal has and always will be to provide the best possible conditions within our budget constraints. The club’s budget is not excessive and these smaller cuts will help, but will not solve the entire problem. Unfortunately, there have been recent capital expenditures that have been hard on the budget over the last 3 years.

*continued on page 7*

## 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: \_\_\_\_\_ 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 1/1-12/31/2020  
**Send your check with this form to: Southglenn Civic Association, PO Box 2024, Centennial CO 80161.**

# SOUTHGLENN Stats for the last Month!

## Homes FOR SALE in Southglenn May 15, 2020– June 15, 2020

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story				0
Bi-level	\$499,000	\$539,999	2172-2633	2
Tri-Level/Multi Level	\$449,999	\$525,000	1868-2042	2

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

**720-530-1045**  
[www.ourhomesforsale.com](http://www.ourhomesforsale.com)

## Homes UNDER CONTRACT in Southglenn May 15, 2020– June 15, 2020

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story				0
Bi-Level	\$445,000	\$539,900	2418-2760	3
Tri-Level/Multi Level	\$437,500	\$535,000	1868-2491	6

## Homes SOLD in Southglenn May 13, 2020– June 15, 2020

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$435,000	\$483,000	1144-1269	2
2 Story	\$543,000	\$543,000	2175	1
Bi-Level	\$505,900	\$505,900	2273	1
Tri-Level/Multi Level	\$615,000	\$615,000	1901	1



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# KRISTI BRINGLE

Based on information from Metrolist, Inc. for the period of 5/15/2020 through 6/15/2020. 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.

**KRISTI BRINGLE**  
 RE/MAX PROFESSIONALS  
 10135 W SAN JUAN WAY  
 LITTLETON CO 80127

kristibringle@remax.net  
 720-530-1045



**Call me for a free market analysis on your home!**

## COUNTRY CLUB....

continued from page 5

As of June 15th, the Club has received generous donation pledges from our membership totaling \$32,000. Since June 1, we have 44 new/renewing memberships totaling \$34,000. At this time (June 16th) the club will stay open until the end of September. But we can't stop there.

We still face an uphill battle and the club's existence is in your hands. The challenges we face are the same as many other businesses that had to shut their doors. We need the SOUTHGLENN COMMUNITY SUPPORT to keep this community asset alive. We know many have been impacted negatively in the recent months. We continue to need a strong foundation of community-based memberships. Don't want to join – donate to our GoFundMe page - [www.gofundme.com/f/save-southglenn-country-club](http://www.gofundme.com/f/save-southglenn-country-club). We can use ALL the HELP we can get to reach our goal. Southglenn Country Club is a truly a special place. Let's make sure it's around for generations to come.

–Thank you – Amanda, Sandy, Bob, Lili, Eric, Andrew, Austen and Doug

## LITTLETON GOING BACK TO SCHOOL?

I want to give you an update on the work of the LPS Restart Task Force; made up of teachers, special education professionals, school leaders, parents, and other professionals in nutrition services, school age child care, operations, and transportation. The Task Force has been working intently over the past three weeks to prepare for our students' return to school in the fall. We continue to hope that all students will be able to return to our schools for in-person learning in August. We also must be prepared to return to school in a hybrid-or "blended learning"- model if that is all we are allowed to do.

We are learning from research, closely studying the plans of other school districts locally and across the country and working to improve LPS distance learning, as it will likely have to continue in some form.

Task Force members were divided into five subgroups to address five different scenarios for the fall:

- Distance Learning for Secondary
- Distance Learning for Elementary
- Blended Learning 15:1 Ratio
- Blended Learning 10:1 Ratio
- Back to School with Parameters/  
Health Considerations

Each subgroup then reported its findings and recommendations to a group of Reactionary Readers composed of teachers, principals, parents, social workers and members of the health care community to get their reactions and thoughts.

*Think twice before you speak, because your words and influence will plant the seed of either success or failure in the mind of another.*

—Napoleon Hill



**Did You Know...** that this newsletter is published and printed free of charge due to advertiser support from local small businesses? Please show your thanks by using their services.

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# 7 TAX TIPS FOR HOMEOWNERS

**#1 RESEARCH:** Learn everything you can about tax deductions your home can provide. Before filing your return, make sure you understand how to report mortgage interest, personal property tax payments and points paid on your loan.

**#2 KEEP TRACK OF EVERYTHING:** When in doubt keep a receipt or record of what you have spent on your home. Err on the side of keeping everything. This will make it easier to maximize your tax return.

**#3 ALWAYS GO GREEN:** If you plan to make home improvements before selling or after you purchase a new home, always choose the most energy efficient options. While it varies from state-to-state, many states are still offering tax credits for home improvements which meet energy efficiency requirements.

**#4 WORK FROM HOME? DESIGNATE A SEPARATE SPACE:** It is becoming increasingly common for people to telecommute or work from home. If you are purchasing a new home, consider a home which will allow you to designate an entire room as a home office.

**#5 SELLING? KNOW WHEN TO INCLUDE YOUR GAIN:** If you are selling or have recently sold a home, you may be able to exclude the profit gained from your tax return. If the home you have sold, or are selling, was your primary residence for at least two of the last five years, you do not have to report a gain of up to \$250,000. If you own two homes, the home you spend most of your time is your primary place of residence.

**#6 REPORTING YOUR GAIN:** If your circumstances require you to report your gain after selling your home, know how to properly report this information. You can report it on Form 1040, Schedule D, Capital Gains and Losses.

**#7 KEEP EVERYTHING UP-TO-DATE:** Once you have moved, make sure you have updated your address with the U S Post Office and the IRS so you can be sure any documents or returns get into your hands as soon as possible. Use Form 8822.

## IT'S A GREAT TIME TO SELL!

IF YOU ARE CONSIDERING A MOVE – MARKET CONDITIONS ARE EXCELLENT  
FOR SELLING – CALL ME FOR A FREE COMPARATIVE MARKET ANALYSIS.



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**HaulIt4Less.** All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate cleanouts. Peter 303-249-1980. [www.haulit4less.com](http://www.haulit4less.com)

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 7th. Residents placing ads to sell household items are not charged a fee.

**SPECIAL THANKS TO SGCA MEMBERS RENEWING 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 dues in April. 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!

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

- |               |                 |              |
|---------------|-----------------|--------------|
| Akiva         | Ford            | Osili        |
| Alfonso       | Gedde           | Ratliff      |
| Allen/Watts   | Gieser/O'Connor | Reeder       |
| Benson        | Griess          | Rodenbaugh   |
| Blakely Smith | Haddock         | Sandoval     |
| Bostwick      | Johnson N&L     | Silva/Davis  |
| Boyce         | Leach           | Smith G&M    |
| Brown, K      | Leon            | Stan         |
| Buxton        | Long S&C        | Steinhauser  |
| Catlow        | Major D&L       | Stroud       |
| Clark B&B     | McClain         | Sullivan A&T |
| Cockshoot     | McEwen          | Talbert      |
| Curley        | McKissen        | Thompson D   |
| Dahrens       | Murphy A&K      | Toth         |
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