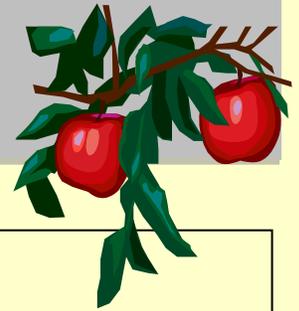


September  
2009

# AVA NEWSLETTER



Applewood Valley Association, P O Box 25, Golden, CO 80402  
www.applewoodvalley.com 303-202-1257

## From the President

By Barbara Barry

Greetings, homeowners! Our AVA organization has been functioning on your behalf for **50 Years!** That means the Board and committees have sought, received and acted on dozens of your suggestions and concerns regarding quality of life in our neighborhood. We adhere carefully to the terms of our charter and by-laws. And, due to that, we have gained unusually high-quality and important results where it has been necessary to represent our interests.

Being one of the original suburbs of Denver brings with it many challenges. We know it takes diligence and investment to sustain what we value here and to respond effectively both to opportunities and to problematic proposals. During the year since our last Annual Meeting, many of our members gained a great deal of knowledge about complex land use requirements and decision processes. That experience is truly valuable for enhancing our community and our position to deal with future issues. All of us benefit from the significant work done by a few hundred of our 2000 households. Extend a thank you to all those contributors!

## Action to ReZone Defeated

In the wee hours of the morning of February 24<sup>th</sup>, 2009 and after several hours of deliberation, the City Council of Lakewood voted 6-5 against the proposal to rezone the property at 2100 Youngfield to allow the construction of a restaurant. That vote culminated a very long process of opposition by the AVA and the neighborhood that took many turns, requiring great diligence and fortitude, and lots of perseverance. Since the fall of 2007 the proposal to build a restaurant was a very real concern, and if successful would have had a major impact on the quality of life that we enjoy in Applewood.

Our opposition to the proposal and the way we as a neighborhood handled ourselves was the real success story. Our presentations were succinct and professional. Even when we were unsuccessful with the Planning Commission we never lost our focus or our determination. We were complimented by both

*JOIN Us*

## **AVA 2009 ANNUAL MEETING**

Tuesday, September 22,  
Applewood United Methodist, 20<sup>th</sup> & Ellis St.  
Lower Hall - Plenty of Parking  
Meet and Greet 6pm Meeting Starts at 7pm

This year we look forward to real work on a Neighborhood Plan. We had started this effort in 2003 at the conclusion of a very difficult zoning case (Colfax at Youngfield). We wanted to establish many values, parameters and qualifiers so that all interested parties could view the widely-held expectations of this neighborhood and avoid future expenses of planning that would meet strong opposition. Our schedule for developing the Neighborhood Plan was disrupted by severe time demands posed by the massive effects of the Wheat Ridge/Cabela's proposals and some other policy and zoning proposals.

Although we couldn't embark on this in those years, we did continue coordinating our purpose and need with those who would use it. Our proposal received

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the Commission and the City Council for our organization and overall effort which was a testimonial to what can be done when a neighborhood unites, makes an effort to understand how the City works through its decision-making process and works within that process to present the importance of protecting neighborhood values.

Many of our neighbors donated countless hours of time to organize and prepare the opposition effort. We owe a debt of gratitude to them. Many of you were silent warriors, showing up at critical meetings to support the effort. We owe you our gratitude as well. Our success depended on everyone's efforts, both large and small.

*The AVA Board and the project steering committee are proud of our neighborhood and our effort. Thank all of you for your support. ~*

*From the President* from page 1

significant support when both the County and the City swiftly endorsed and submitted a joint application in October 2008 for a Colorado Heritage Grant. Funding of the state program was curtailed and we received none, however, the proposal is worthy and will be resubmitted. Copies of that application were sent last autumn to all members who had given us their email addresses. If you were not in the loop, we recommend that you join our very carefully controlled list; only the Board members can access it and we use it only for official AVA communications.

Our current schedule to complete this Plan over the next year or two (dependent on funding) is now coinciding with a new effort in Lakewood to update the whole original zoning code. Of course, Applewood was zoned and built before the City of Lakewood was incorporated and became the decision-maker on land uses for about half of our area. Just as Lakewood intends to define policies and standards for the future, Jeffco has been updating its own. Applewood Valley Association is in good company right now to make a far-sighted statement through an adoptable Neighborhood Plan to govern many decisions for our next 50 years.

We are distributing a Survey questionnaire this September. For all households this will be distributed in this newsletter. We are including homes in Applewood Knolls west of Simms and

homes immediately adjacent to Simms on the east side. For businesses and other property owners within the AVA boundaries, we will provide copies of the Survey questionnaire with an explanatory letter. Please make the effort to return your copy before the end of September. We will work with our Lakewood and Jeffco contacts to develop the baseline for the next steps. During our Annual Meeting we'll discuss the tentative schedule and activities for all of us to make this Neighborhood Plan happen!

There are many ways for each of us to enhance our neighborhood. Stay alert, be informed and provide your thoughts! Some issues are settled after we participate in the decision; others require continued attention. The 2007-8 proposal by R-1 to close Stober School is an example of the latter. We persuaded the School Board to formally withdraw that plan. But now, under financial strains, the whole school district is being reviewed by a Facilities Utilization Committee to determine how to cut costs. No doubt the same demographics and assumptions that produced the 2007-8 plan will push against Stober again. So, we are reinstating the AVA ad hoc committee to help our great community become effectively organized for this round.

Your presence is needed! Whether you choose to support the Stober efforts, the Neighborhood Plan, the zoning revision, or any other of our member's concerns (or even all of the above) we do need ample knowledge and action to produce the best results. ~

AVA would like to extend a special ***"Thank You"*** to the 15 members of our HOA that went the extra mile! They provided much needed funding to purchase the Lakewood Planning Commission Hearing transcript related to the rezoning request at 2100 Youngfield. This issue has drained much of AVA's resources.

The General Manager of Holly West/La Fonda de Acebo (an AVA member) has graciously offered to provide AVA with a fundraising opportunity to help offset some of these recent costs while providing a means to fund future endeavors on behalf of our Applewood community. Here it is!!

***AVA members take this ad to the restaurant and sign on to an AVA members list.***

***Your support will flow through the restaurant donations.***

***Holly West/La Fonda de Acebo will donate a portion of the pre-tax bill to AVA:***

***If your bill is less than or equal to \$30.00 → 10%      If your bill is greater than \$30.00 → 15%***

***Offer is valid Sunday thru Wednesday for either lunch or dinner and is not valid with any other discounts.***

***Holly West/La Fonda de Acebo, 3490 Youngfield St. (303) 232-9964.***



**A big "Thank You" to Holly West/La Fonda de Acebo for this generous offer!**

If you have fundraising ideas or are willing to make a donation to AVA, please don't hesitate to contact us at 303-202-1257.

**AVA Board Members**

Board Members are volunteers and hold a term of two years.

- President Barbara Barry
- Vice-President Lydia Creager
- Vice President-Membership Jan McQuade-Sturm
- Secretary Marianne Ortiz
- Treasurer Theresa Hendrickson
- Director Darlene Gollaway
- Director Tom Shoenborn
- Director Dave Laux
- Director Shirley Schneider



**AVA -The Applewood Valley Association is Your Neighborhood Homeowner Association**

AVA was chartered in 1959. It now contains over 1800 homes. It does not function the same as a "homeowner's association" in a covenant community. The original purpose was to ensure the integrity of the neighborhood, to maintain an intact suburban setting and to participate in future development decisions so that our community would remain unique.

Our purpose remains the same. AVA has active Board members who voluntarily keep up with proposed planning and zoning issues and meet community leaders. With the help of our website we are able to keep members informed and we will be asking for your assistance when there is a "Call to Action".

As our established community grows and changes, it is up to all of us to be ever watchful with regard to zoning changes, residential and commercial development, schools, traffic flow and safety. All of these impact us in one way or another. We hope you will become involved with AVA efforts and also encourage your neighbors to do the same. Be vigilant of proposed zoning changes and developments around you. Timing is everything!



***Did you know..?***

You can watch your Lakewood elected officials in action on Comcast Channel 8 or on the website.

See Lakewood on the web at [www.lakewood.org](http://www.lakewood.org)

Jefferson County on the web at [www.co.jefferson.us/](http://www.co.jefferson.us/)

And AVA on the web at [www.applewoodvalley.com](http://www.applewoodvalley.com)



**Your participation makes a difference**

We are currently accepting dues for the period from September 2009 to August 2010. Dues are \$10 per individual or \$20 per household and help pay for the newsletter and other AVA communications and allow you to vote. Please make your check payable to Applewood Valley Association and mail it and this form to:

**AVA, P.O.Box25, Golden, CO 80402**

**\$10 Individual (1vote\*)**

**\$20 Household (2votes\*)**

\*AVA By-Laws, Article III, Members, Sec 1 Membership

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Name

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2<sup>nd</sup> Name (if household)

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Address

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Email

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Phone

*Please Note! AVA is extremely careful about security of our membership data.*

## Do you own and reside...

North of Colfax,  
East from Eldridge,  
South of 26<sup>th</sup>/27<sup>th</sup>  
And West from Simms?

As a Homeowner,  
You are qualified to be a  
Member of AVA!!

Your neighborhood HOA  
Since 1959.

## Future of Stober Elementary School?

Jeffco Public Schools is evaluating  
Capital Facilities/Capital Usage again.  
Community Forums are scheduled to gather  
your opinions.

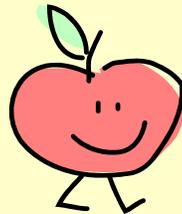
Saturday, Sept 12 at 9:00am  
At Manning School

Monday, Sept 14 at 6:00pm  
At Jefferson High School

Wednesday, Sept 16 at 6:00pm  
At Chatfield High School

Monday, Sept 21 at 6:00pm  
At Arvada West High School

For additional information follow our link  
on the AVA website.



**We're on the Web!**  
Visit us at:  
[www.applewoodvalley.com](http://www.applewoodvalley.com)

## AVA Annual Meeting

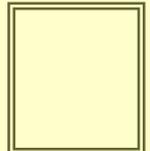
The AVA 2009 annual meeting will be held September 22 at the United Methodist Church at 20<sup>th</sup> and Ellis. Several AVA Board positions are up for election. Member participation is encouraged. You need not be an active member to attend a meeting. However, our charter requires dues to be paid by the deadline of 5 days prior to the annual meeting in order to vote. In practice, we welcome all participants to vote and only if there should be a divided opinion would it be necessary to limit voting to prepaid members.

We have invited current and prospective elected officials for a "meet and greet" at 6:00pm, so please come early. The meeting starts promptly at 7:00pm with presentation of several timely topics and an opportunity for Q & A.

Articles of Incorporation and By-Laws are accessible on the AVA website, [www.applewoodvalley.com](http://www.applewoodvalley.com).

See you there and bring your neighbor!!

AVA  
P O Box 25  
Golden, CO 80402



**Applewood Valley Resident Owner**