

AVA NEWSLETTER



Applewood Valley Association • P.O. Box 25 • Golden, CO 80402
www.applewoodvalley.com • 720.346.6525 • Chartered 1959

September 2011

Message From the AVA President

Who protects the character of our neighborhood?
Who keeps the quality of life that brought us here?

The answer is "All of Us" - in conjunction with the formal institutions we have established to provide services. However, it takes more than tending one's own home and family needs to achieve the desired neighborhood results. This past year, the resources needed to deal with our challenges have actually been supplied by only a small part of "All of Us."

You may be thinking 'what can or should I do as an individual?' Unless an issue reaches high profile as an urgent problem, it is common to slide it to the bottom of the priority list. AVA has been very successful in rallying to high profile demands, usually because the foreseen results are tangible. But, most long-term challenges present a bigger problem. They tend to be less noticeable, harder to define and schedule, sometimes boring or exhausting. Neglecting them can seriously harm our quality of life here.

Right now, those corrosive challenges outnumber the short-term demands. This year the short-term issues have been small and localized. Therefore, very few AVA members have been seen taking active neighborhood level roles. So, it has fallen to the ones committed to ongoing responsibilities (such as, PTA, charities, churches, sports coaching, auxiliaries, and AVA Board) for neighborhood preservation.

Ask yourselves questions like these: Do I know someone here who was victim of a crime this year? What would it mean if our elementary school is removed? How would it feel if all the houses were closer together from a zoning change? What can we do about rental properties with inaccessible landlords? What's going to happen with traffic from the new 200-acre shopping center now that Cabela's has gone away?

I hope that you will consider seriously the topics in this newsletter. Your involvement can make an important difference both now and in the long run. Please look into our suggestions for action.

You are cordially invited to attend the

2011 AVA Annual Meeting
Tuesday, September 20
6:00pm - 8:15pm.

Doors open at 5:45pm
Applewood Valley United Methodist Church
located at 20th and Ellis

2011 AVA Annual Meeting

The Applewood Valley Association 2011 annual meeting will be held September 20 at the United Methodist Church at 20th and Ellis. Six AVA Board positions are up for election. Member participation is encouraged. You need not be an active member to attend a meeting.

We have invited current and prospective elected officials for a "meet and greet" at 6:00pm, so please come early. The business meeting starts promptly at 7:00pm with election of directors and the featured topic of **Safety & Codes** and an opportunity for Q & A.

See you there and bring your neighbor!! We look forward to hearing from you.

For Immediate Action

As we go to print, two issues in this newsletter require immediate attention:

A public hearing to be held on **Wednesday, September 14, 2011** on the Jeffco Central Plains Area Plan - including a vote on a motion to adopt the final plan.

Lakewood City Council to conduct the standard public hearing and make the rezoning decision on Denver West Apartments **Monday, September 26, 2011** as part of the regular 7:00 pm Council meeting.

FOR IMMEDIATE ACTION:***Jeffco Central Plains Area Plan***

The Jeffco Planning Commission will conduct a public hearing and vote on a motion to adopt the final draft of this plan on Wednesday, September 14, 2011.

The revision of the Central Plains Community Plan from 2003 involves more than removal of the term "Community" from the title. It also shifts more of the defining authority from citizens to the Planning Department, to wit: "Transition Area" and Conversion of Properties fronting Colfax. Despite our submitted concerns, the draft Plan labels our Colfax Area as Transition. This will require us to watch and object when other parties try to apply that term. Do we really want to see commercial development close the gap between Golden Hill and Denver West?!!?

And, the properties on the north side of Colfax between Orchard and Orchard are being redefined to emphasize home occupations. The Plan acknowledges our community preference to retain residential zoning, however, absent a large number of objections from the neighborhood, the direction was set to allow the change. Neighbors will need to pay attention to any actions which may exceed the general limitations described in the Plan for Area 17. Go to <http://bit.ly/nQWqfz> for further information.*

Denver West Rezoning

The property west of the Tanglewood school area is being proposed for rezoning from patio homes to multi-family like Montrachet further up the hill. AVA has participated but has not found any members east of Eldridge wishing to challenge the development other than to assure no traffic impacts. The traffic signal on Denver West Blvd which we requested will not be a City requirement but is expected as a commitment from Denver West. Some of our neighbors in APOA are objecting to the change from the previously negotiated residential density. When initial zoning was done some years ago, residents requested and secured the lower density transition from our Applewood 1-R zone. If you do have concerns, it is essential that you speak up quickly. The Lakewood City Council will conduct the standard public hearing and make the rezoning decision on Monday, September 26, 2011 as part of the regular 7:00 pm Council meeting.

To view the Staff Report and related documents from the Planning Commission hearing go to <http://bit.ly/pysOVE>.

CONTINUING ISSUES:***Crime and Safety***

A year ago we saw a sudden and dangerous rise in crime. As a neighborhood, with much help from Lakewood Police Department and Jeffco Sheriff's Office, we have pushed that back significantly. In a number of meetings and communications, we featured their services and also our cooperation with city and county elected officials and staff. Please understand that the effort consumed a large majority of our voluntary AVA time. Additionally, many of us individually increased our personal security.

At our annual meeting, we put out a collective call for AVA neighbors to form and reactivate Neighborhood Watches. To date, only one small neighborhood has taken any formal action. This is an action many of you can take right now: form a Neighborhood Watch. Our upcoming E-Newsletters will share all sorts of useful information. Your action right now: provide an email address so you can receive this. (We would appreciate your contribution of annual dues, however, that is not a requirement for receiving the E-News.)

Rental Properties

One problem identified in our Neighborhood Survey of 2009 is the conversion owner-occupied houses into rental properties. With rare exception, our community was designed, developed and used as single family homes. Neighborliness abounded. Any problems that arose were resolved equitably between residents who were committed to long-term protection and enhancement of their neighborhood. Now in the case of homes being managed remotely by financial institutions or out-of-area landlords, an increasing number of our permanent homeowners are finding difficulty with activities on nearby rental property and reaching problem resolution. This creates a secondary drain on City or County or District resources to attempt to take action when homeowners need assistance.

Even when we do have to resort to government assistance, we and the agencies are too often frustrated. This frustration arises out of ineffective or incomplete resolution. We have had a number of discussions with those who are attempting to help us with these issues. Universally, we see gray areas and gaps in the City and County policies and procedures. And we have an opportunity to improve the process.

Participation makes the difference.

Your annual \$10 per individual or \$20 per household dues pays for AVA operations. Stay in good standing, or become a voting member today. AVA Annual membership runs from September 2011 to August 2012.

Make your check payable to Applewood Valley Association and mail it and this form to:

AVA, P.O. Box 25, Golden, CO 80402

- \$10 Individual (1vote*)
- \$20 Household (2votes*)

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

Name

2nd Name (if household)

Address

Email

Phone

E-News

Our newest board member has suggested that we increase our regular communication throughout AVA by means of a periodical. So, we will launch a newsletter which you may access by providing an email address. AVA is extremely careful to prevent any abuse of our address list; only board officers may access our data base. For those who do not have an internet connection, we encourage partnering with a neighbor in order to stay informed.

Rental Properties continued from page 2

AVA can sponsor a short series of workshops where the weaknesses are closely defined and our affected citizens suggest reasonable and substantive changes to existing ordinances and procedures.

This project would be supported by the staff of various departments and be carefully coordinated with management and elected officials. We can consider including another homeowner association or two if we wish. The end products would be proposed amendments for adoption through normal channels.

Our range of experience is very appropriate for tackling this problem. We will have a panel discussion and scope this project at our Annual Meeting on the 20th. Please bring/send your ideas!

Lakewood Zoning Improvement

The zoning code replacement process has been underway since early 2009 and AVA members are participating. Recently the Planning staff posted a new document to the project web page titled Report 2: Proposed Residential Standards. AVA members should consider the implications. Find the Report at <http://bit.ly/n9hY3X>.

We are very concerned about the proposed allowance of Accessory Dwelling Units (ADUs) and their effect on the valuable single-family character of our neighborhood. These ADUs are loosely depicted as ‘mother-in-law’ apartments. There would be a requirement that the property owner reside in either the primary house or the ADU. Design restrictions are proposed, but none of the limitations will resolve the problem that arises when the owner chooses to vacate or sell the property.

None of our members who have looked at this proposed change believe it is necessary or appropriate. All have remarked that this is a new way to create duplexes and rental units inside single-family home neighborhoods. We note that if a family sees reason to accommodate an extended family member or caretaker, the sharing of the basic home is quite an acceptable practice. Certain privacy and convenience can be provided without radically altering the single-family home with additional kitchen, entrances, permanent separation of living spaces.

This proposal is a major departure from the existing Lakewood code and is also contrary to the ADU provisions in the Jeffco zoning regulations. Jeffco allows ADUs exclusively for extended family members and only by permit which must be approved by the Board of Adjustment granted for only one year and renewable annually upon full review and verifications.

Action to take immediately: Read the Report and file comments on www.PlayYourPart.com. We would appreciate your letting AVA know your thoughts as several members will be attending the various meetings on this subject to support our neighborhood.

Other aspects of the proposed code also concern us and we’ll discuss them at the Annual Meeting and in our upcoming E-News.

Cabela’s Development

Although Cabela’s made a clear announcement cancelling their planned store, as we go to print, there is no indication on the City of Wheat Ridge web site. The documents displayed there for the approvals of SuperWalMart and other development all show Cabela’s as a full-fledged partner. This becomes significant to our whole Applewood residential area because there is no apparent (cont)

Cabela's Development continued from page 3

transfer of responsibility to fund and build the external roadways which must convey the customer, employee, and delivery traffic. The large stores mentioned for locating in that 200 acre development have already saturated their customer bases to the south and southeast of Applewood. So, the customers that the stores would try to attract would come predominantly from Golden, West Arvada, north Jeffco, and Wheat Ridge.

If the new interchange on SH 58 is delayed or omitted, the traffic will quickly overwhelm Youngfield and 32nd Avenue. If Cabela Drive connecting north to that interchange is undersized, a similar problem will occur. The net result will be rapid closure of the eastbound ramps at 32nd and I 70 and relocation of those ramps south as formally decided by CDOT in 2007.

Your action will be vitally needed at some point. For now, we all must be watchful. And we will keep our working relationships with all resources in good order. Another round of cooperation like 2006-2007 will be required.

Stober Elementary

Again, long-term vigilance is needed on our part. The Jeffco school board responded to our plea in 2009 and set aside the plan to relocate our neighborhood's elementary students. However, the District rebundled Stober with nine other elementary schools in a proposal to replace all of them with five very large buildings. This is embedded in technical reports and is temporarily stalled by economic conditions and some political uncertainty. The rationale for preferring large versus small schools is based on some very limited data from parts of the east coast. No counterweighing evaluation is shown on the web site presentation. Ponder it at <http://bit.ly/oN0cZw>.

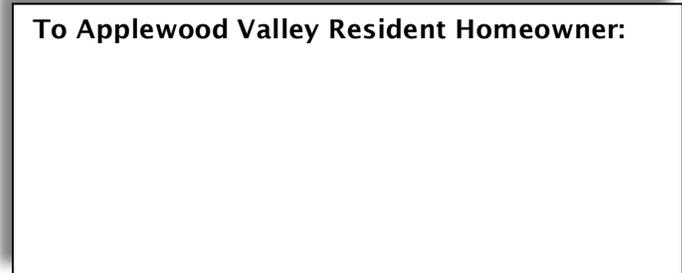
AVA Board Positions

We are always looking for volunteers to help with various projects. And every year, we elect members to fill about half of the board seats for two-year terms. This year we are searching for six (6) candidates who may be incumbents or new individuals. Our Board meetings are every other month on the third Wednesday (subject to change if desired by the board). If we have projects to manage, the board members and committees will generally meet more frequently. We tend to accomplish a lot simply by email and phone. The benefits? Joy of winning our causes, building friendships, and creating a better place to live!

Applewood Valley Association
P O Box 25
Golden, CO 80402

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To Applewood Valley Resident Homeowner:



The AVA: A Neighborhood Association for Homeowners.

Applewood Valley Association was chartered in 1959. Today it contains nearly 2000 homes. Do you own and reside north of Colfax, east of Eldridge, South of 26th/27th and West of Simms? As a homeowner, you are qualified to be a member. AVA is a voluntary association - not a mandatory HOA. Our mission has always been to ensure the integrity of the neighborhood, to maintain an intact suburban setting and to participate in future development decisions in order to protect the unique character of our special neighborhood.

We believe that 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 activities around you. Timing is everything!

AVA Board Members

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

President	Barbara Barry
Vice-President	Lydia Creager
Secretary	Marianne Ortiz
Treasurer	Shirley Schneider
Director	Darlene Gollaway
Director	Tom Schoenborn
Director	Bernie Hamill
Director	Judy Ross
Director	vacant