

# Applewood Valley Association

# AVA Newsletter



September 2008

Your Homeowner Association

## AVA Board Members

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

### President

- Barbara Barry

### Vice President / Membership

- Jan McQuade-Sturm

### Secretary

- Jess Hendrickson

### Treasurer

- Theresa Hendrickson

### Directors

- Darlene Gollaway
- Tom Schoenborn
- Dave Laux
- Shirley Schneider
- Marianne Martens Ortiz

## AVA Annual Meeting Announcement

Tues, September 23, 2008  
7:00 p.m.  
Meet & Greet at 6:30pm

Applewood Valley United  
Methodist Church  
2035 Ellis St., Lower hall

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## From the President

Greetings homeowners – (Yes, you have been qualified to be a member ever since you bought your house and moved into our neighborhood surrounded by Eldridge, 26<sup>th</sup> Simms and Colfax.)

We have experienced another very active year. And it's all a result of proposed changes and activities outside of our making! See the spectrum in the Action Report and in News & Notes.

Main purposes of AVA as defined in our 1959 incorporation charter direct us to protect and enhance quality of life in our community. That means near- and long-term. That means various individuals stepping up to meet issues head-on when they arise. So far, we have concentrated our limited resources (volunteered personal time) on long range planning and defensive activities.

The Board works to implement the charter and bylaws (*see below*) of our Association and to foresee and organize resources to support our essential purposes.

## From the AVA By-Laws ..Objects, Purposes and Powers

1. To promote the general welfare of its members in all community problems relating to health, education, recreation, safety, shopping facilities, zoning regulations, housing facilities, utility, sanitation, road and transportation services or facilities, and such other community matters that may be brought to its attention by the members; to promote the physical and moral well-being of its members and to foster goodwill and social relations in the community.

2. In the advancement of the foregoing objects and purposes to organize, promote, support or participate in such community activities necessary or convenient thereto.

Because of extensive voluntary work by Board members and neighbors, we have secured significant protections of our community. Ask yourself this big question - How would you like to live here if these things were true?

Stober Elementary School closed. Children bussed to 26<sup>th</sup> & Kipling

Cabela's 200-acre commercial traffic main entrance on 32<sup>nd</sup> at Youngfield

New I 70 interchange replacing Novacek's and several homes (up to 40,000 new vehicle trips per day)



Commercial strip on Colfax from Youngfield west to Orchard containing a Day Spa as big as Simms Landing, Fast Food restaurant, large office building close to road on 1/4 acre lot. Area annexed to City

Large sportsbar/restaurant and another Convenience store on Youngfield between Applewood Drive and 23rd Ave

(Continued on page 5)

3. In the advancement of the foregoing objects and purposes, to own, lease, operate, conduct or maintain such community buildings, centers, utilities, recreation facilities and equipment necessary or convenient thereto.

4. To accept contributions for the advancement of its objects and purposes and to make charitable contributions and in general to exercise any and all powers and engage in any and all activities as may be permitted under Colorado Revised Statutes 1963, Chapter 31, Articles 19, 20 and 24, or by any other applicable law now existing or hereafter enacted.

## News and Notes

\*AVA has joined in support of a Prospect Recreation and Park District application for Greater Outdoor Colorado funds to improve Applewood Park.

\*Both Jefferson County Sheriff's Department and Lakewood Police have increased their efforts to keep our communities safe. We have had very fine responses on a number of occasions when concerns about personal security arose. Do not hesitate to call 911 for emergency help. For information call Jeffco at 303-271-5665 or Lakewood at 303-987-7111.

\*Cabela's revised business plan regarding retail expansion has resulted in an indefinite hold for the Wheat Ridge store. The I 70/ SH 58 inter-

change is due to be completed this winter, but no other parts of the requisite roadway system for the 200 acre commercial development have activated plans.

\*Under IRS tax coding, the AVA is a 501(c)4 non-profit organization. This means that donations to the AVA are not tax deductible.

\*There are two free locations in our area which accept non-sorted clean recyclables. Both are serviced by Waste Management. The smaller site is generously provided by the Maple Grove Grange on Youngfield. The larger site is at the Lakewood Maintenance Yard, 1050 Quail Street., where the bins are emptied Monday, Wednesday & Friday so you can plan and avoid overflows.



### 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.co.us/](http://www.co.jefferson.co.us/)

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



## Tafo Properties Development on 2100 Youngfield

Well folks, it looks like the proposal for rezoning the properties on Youngfield for development of a new restaurant continues to proceed. The AVA project Steering Committee recently discovered that the developer has re-submitted his proposal to the City of Lakewood for a continuation of the City's technical review. That review started May 21 and ended July 3. Once the AVA became aware of the submittal we contacted the Lakewood Planning Department and arranged that we be included in the review. In February, the City had committed to include us. We have since been sent the latest submittal and will have provided comment to the City in early September. We notified all our members who had requested notice and have involved them in this review cycle.

It appears that most of the proposal remains the same as that reviewed last winter. The official City comments to the developer in February contained significant technical comment as well as those from the AVA representing the neighborhood viewpoints as clearly presented in our series of neighborhood meetings. The current/most recent submittal attempts to address the technical comments of the City with little to no attention to the neighborhood concern. Our position has not changed...we continue to object to the proposal on the grounds that it is an incompatible use of property that is surrounded on three sides by our homes. Because the developer has not made any effort to address our comments it could be an indication that it is his desire to try to sell the proposal to the Plan-

ning Commission on the proposal's merit (as he sees it), disregarding the views of the neighborhood. We believe we are in a position of strength and feel the Commission will be sensitive to the desires of the neighborhood.

The timeline for the project continues to extend. In May we were led to believe that the developer was intending to push the proposal forward, and anticipated the Planning Commission meeting could occur as early as July. Obviously that is no longer the case. Until the proposal meets the technical requirements of the City it will not be forwarded to be included on the Commission agenda. How long this takes is anyone's guess at this point. Once the Planning Department forwards the proposal we will have a better time frame to advise our neighbors.

Rest assured that we are closely monitoring the continuing developments related to the proposal and will advise you as soon as we have more information. We all must continue to be diligent. There will come a time (hopefully in the not too distant future) where this effort will come to a conclusion. It will be imperative that we get the same level of resident turnout as we did this past January.

We are available to discuss the latest developments with any of you. Please feel free to contact us at any time.

Shirley Schneider, Lydia Creager, Barb Barry, Darlene Gollaway and Dave Laux

## Applewood Valley Association

### Action Report from September's 2007 Annual Meeting to 2008 Annual Meeting

#### Association Management:

Board meetings (9 general meetings), meeting minutes and documentation, membership records, financial management, board candidate search, web site expansion and maintenance, registrations, newsletters and flyers, annual meeting, communications with various City, State and County governments and officials.

#### Continuous responsibilities:

Monitored actions and attending civic organization meetings of the West Colfax Community Association and Lakewood Advisory Committee.

Reviewed the plans and proposals from Jefferson County, the City of Lakewood, RTD and CDOT.

Communicated with neighbors, maintained understanding of local concerns, coordinated within Board and with adjoining Daniels-Welchester HOA, collected information to be used in the future AVA Neighborhood Plan

#### Projects:

*Cabela's* – monitored for actions regarding development and road systems.

*Tafolino's Restaurant* – Formed a steering committee to work with local neighbors on organizing a plan to keep the property zoned for light office use. Conducted 3 AVA member meetings, communicated concern to developers and city, continuing to watch, coordinate, research and comment. [See the update on page 2.]

*Youngfield-Colfax Intersection relocation* – Researched how this plan was started by City of Lakewood. Discussed the changes and heard the concerns of local neighbors and how that move will affect actions to help preserve the unincorporated status of the Daniels-Welchester HOA. Requested special mitigated measures.

*North West Lakewood Sanitation District* – AVA championed the neighborhood concerns which lead to the district doing an extensive evaluation of options. [See results of our effort on page 4.]

*Applewood Knolls* – AVA has met with representatives of Applewood Knolls as some residents are seeking representation by the AVA and want to become part of the AVA HOA. Distributed canvass forms with newsletter.

*City of Lakewood Elections* – AVA met with newly elected officials to seek their continued support and cooperation with our projects and concerns.

*Stober Elementary* – Plans were made by the Jeffco School District to close AVA's only neighborhood elementary school, Stober, and combine our students with Vivian Elementary in a large new building near 26th and Kipling. Lesson Learned! Jeffco staff's definition of community excluded all but current parents and those involved in Collaborative Decision Making. This meant 80% of our members were given no opportunity to participate in the fate of our school. AVA joined concerned member parents and impressed the Board of Education with an understanding of how much this whole community values high quality education. The proposal was rescinded and now \$616,000 for upgrading Stober is included in the upcoming bond issue to be decided in the November election.

*North West Parkway* – has become a rejuvenated issue proposed for a privatized tollway AVA is a co-sponsor of a September 15<sup>th</sup> candidates forum to discuss transportation and planning in Jefferson County.

Reviewed and proposed AVA By-Laws revisions for member vote at the annual meeting.

*\*\* reprinted from NLS D Newsletter, August 2008*

AVA Board is presenting this for our member edification.

### **CITIZENS ADVISORY COMMITTEE RECOMMENDS MILL LEVY INCREASE AND BONDING AUTHORITY FOR NORTHWEST LAKEWOOD SANITATION DISTRICT ([www.nlsd.us](http://www.nlsd.us))**

The Northwest Lakewood Sanitation District's elected Board recently appointed a Citizens Advisory Committee (CAC) to review necessary sanitary sewer system repairs and improvements and to make recommendations on sources of funding to address those needs. The six volunteer CAC members (Greg Fabisiak, chair, Barbara Barry, Bob Burm, Matt Cole, Dave De Giacomo, Dell Skluzak), all eligible voters residing within the District, appreciate the opportunity to represent the citizens of the District in this effort.

Over the last two months, the Board of Directors and their consultants have openly shared District financial, operations, maintenance and sewer system condition records. The CAC has found the District to be an efficient, fiscally responsible utility provider which for years has operated successfully without a mill levy increase and without incurring debt. However, after more than 50 years of operation, the District finds itself faced with a problem shared by sewer utilities across the nation – an aging sewer system reaching the end of its life expectancy (at the same time that costs of sewage treatment are rising rapidly due to stricter water quality standards). Over the next several years, it will be necessary for the District to systematically repair or replace aging pipes before their condition deteriorates to the point of failure. Failure puts customers at risk of sewage-flooded basements, the environment at risk of pollution from sewage overflows and spills and the District at risk of liability for damages and fines. The District's current revenues are not sufficient to cover the cost of this project which could extend over a 20-year period.

The CAC understands that the Board of Directors previously proposed an annual fee of \$100 per household to fund this project. This proposal met with substantial opposition due to a lack of public input. The CAC believes that the Board reacted appropriately to this opposition by gaining public input through newsletter distribution, creation of a district website, a customer survey and appointment of the CAC. The CAC agrees with the majority of survey respondents who felt that a mill levy increase is preferable to an annual fee. The increased mill levy, as with the current mill levy, will be collected as part of property taxes which may qualify as an income tax deduction. The initially proposed fee would not have been tax deductible.

The CAC recognizes the need for increased revenues to fund this multi-year project and recognizes the income tax advantages of a mill levy increase to generate the revenue. Also, the CAC realizes that the issuance of bonds may be necessary if reserves in a given year are not sufficient to cover project costs. Bonding could be used to provide the District with substantial funds early in the project to proactively address the most critical system needs, thereby avoiding later more costly emergency repairs. Therefore, the CAC recommends that the Board take the following actions and recommends voter approval of these actions.

1. A November ballot question asking for a 3.500 mill levy increase raising the District total authorized mill levy to 11.196 and allowing the District to retain and use collected revenues to replenish reserves for emergency repairs; repay debt that may be necessary to fund system rehabilitation and improvements; and, fund ongoing operations and maintenance.
2. A November ballot question allowing for the issuance of up to \$5,000,000 in debt with a repayment cost up to \$10,500,000 at an interest rate not to exceed 8% (without increasing taxes above the 3.5 mill increase proposed above) to finance the costs of scheduled and emergency repair, replacement and improvement of the District's sanitary sewer system.

The proposed 3.500 mill increase will generate approximately \$600,000 in total additional annual revenue for the District. On an individual homeowner basis, this equates to a property tax increase of approximately \$98 per year for a home valued at \$350,000. Even with the increase, the charge for services provided by the District compares favorably with other local sanitary sewer service providers.

The CAC understands that the District faces a significant challenge in gaining approval of these recommendations. The November ballot will be crowded and hard economic times make any request for a tax increase a long-shot at best. However, a failing sanitary sewer system is not an option. The District must raise the necessary revenue. If the request for a mill levy increase fails and costs exceed available revenues and reserves, the Board will need to impose a fee to cover the shortfall.

The CAC believes the interests of the District and its customers will best be met through the recommended mill levy increase and bonding authority.

**..from the President** *(cont. from page 1)*

24-hour Pool Hall/bar/restaurant/commercial strip on triangle at Colfax & Wideacres Rd

Youngfield widened to 4 or 5 lanes, 32<sup>nd</sup> south to 20<sup>th</sup> or even Colfax

Tractor-trailer trucks on all through streets, weight limits removed

20<sup>th</sup> Ave widened to 4 lanes from Youngfield to Eldridge, and Eldridge widened to 4 lanes.

Vagrants or con artists taking advantage of our gracious landscaping and non-gated residential community

Tanning salon providing limousine prostitution service on Colfax near Simms Street.

High density apartments built on 6 acres of Lakewood Housing Author-

ity land at top of hill on Colfax – entrance on Colfax, exit via 15<sup>th</sup> Place onto Youngfield

All homes west of I 70 and south of 32<sup>nd</sup> to 20<sup>th</sup> annexed to Wheat Ridge

High speed cut through cars and trucks avoiding I 70, Colfax, 32<sup>nd</sup>, Kipling

Residential property next door to you converted to unauthorized uses (eg, massage parlor, high traffic in-home business, drug dealing, code-prohibited multi-uses, reconstruction disallowed by legal covenants)

These troublesome changes have been prevented, corrected or forestalled by many hours of careful work to know what is developing, to know the codes and policies, to maintain a positive

position for our neighborhood with many official entities, and to call upon them successfully to uphold our quality of life through their decisions and actions. With broader resources in the near future, we hope to develop our Neighborhood Plan (which we had postponed in order to turn our attention to the Cabela's challenge). We believe such a plan can guide City and County planning and interactions with landowners and potential developers to avoid costly assumptions and even yield some neighborhood amenities.

We hope to see you involved, not only as dues-paying active members, but also as participants in defining our next excellent 50 years here!!

Barbara Barry

**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 with 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!

**Your participation makes a difference**

We are currently accepting dues for the period from September 2008 to August 2009. **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. Box 25, Golden, CO 80402**

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

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

Name \_\_\_\_\_

2nd Name (if household) \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

\*please note — AVA is extremely careful about security of our membership data.

## EVENTS for AVA members

Monday September 15<sup>th</sup>, at 7:00 PM - a special forum to hear Candidates for County Commissioner discuss issues near and dear to our interests. The questions being posed were developed by a number of our local organizations to determine how each candidate would handle approvals of development, land use, transportation, economic proposals.

AVA has joined with PLAN Jeffco, League of Women Voters, Canyon Area Residents for the Environment, Friends of the Foothills, Canyon Courier, and Table Mountain Conservation Fund to sponsor this event. We have cooperated with these organizations in the past to achieve protection of South and North Table Mountains and to devise a comprehensive transportation system in the Northwest Quadrant Study. Come to the Open Space Hearing Room at 700 Jefferson County Parkway and bring your own questions and comments.

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Northwest Lakewood Sanitation District stunned many of us last year by sending a bill for \$100 (new adjustable annual fee) to all our households. AVA featured the District Board at our meeting last September and since then, has represented our members concerns in meetings and in their ad hoc Citizen Advisory Committee. You have received three fliers from the District and an invitation to the Community Meeting of September 2<sup>nd</sup>. At our Annual Meeting, September 23<sup>rd</sup>, we will repeat a short version of that Community Meeting for our members and guests to review the rest of the story.

### Do you own and reside ...

North of Colfax, east of Eldridge,  
south of 26th and west of Simms?

**As a Homeowner,**

**You are qualified to be a  
member of AVA!!**

**Your neighborhood HOA**

visit us on the web at  
[www.applewoodvalley.com](http://www.applewoodvalley.com)

## AVA Annual Meeting

The AVA 2008 annual meeting will be held September 23 at the United Methodist Church at 20th and Ellis. Several AVA Board member 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.

We have invited current and prospective elected officials for a 'meet and greet' at 6:30pm, so please come early. The meeting starts promptly at 7:00 pm with presentation of several timely topics and an opportunity for Q & A.

Agenda to include a vote on proposed revisions to the AVA By-Laws with regard to Article III—Members and Article VII—Committees.

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

**Applewood Valley Association**  
P.O. Box 25  
Golden, CO 80402



**Applewood Valley Resident Owner**