

# SOUTHERN GABLES NEIGHBORHOOD ASSOCIATION



Serving Southern Gables and Valley View

SPRING NEWSLETTER, 2019

## DO YOU KNOW ABOUT SOUTHERN GABLES NEIGHBORHOOD HISTORY?

1. First filing for building homes was recorded on April 8, 1963.
2. The Southern Gables HOA was formed in 1972.
3. The Southern Gables HOA began when Luby Chevrolet purchase the land at S. Wadsworth and W. Evans Ave. in 1972. Neighbors were very concerned about the impact on the neighborhood, and the neighbors developed a PUD plan with the City of Lakewood. The plan included indirect lighting, parking restrictions on W. Evans, requiring a berm on W. Evans and several other considerations which Joe Luby agreed. (Dealership under Luby and now Emich Chevrolet has worked very closely with the HOA and is a great partner).
4. The Southern Gables HOA by-laws were written in March, 1973 and approved by the State of Colorado.
5. Southern Gables boundaries are S. Wadsworth to the east, Morrison Rd. to the south, W. Jewell Ave. to the north, and S. Garrison St. to the west. Approximately 955 Single-family homes are located in this area.

## A NOTE FROM ASSOCIATION PRESIDENT, DOUG WHITTEN

Southern Gables continues to be a special recognized neighborhood in Lakewood. Green Gables Elementary School continues to be recognized by the Jefferson County School District and the State Education Department as improving at a phenomenal rate; Sustainable Southern Gables including the Community Garden is one of the City of Lakewood's finest Sustainable Neighborhoods; the cooperative efforts with community organizations such as Westwoods Community Church and Carmody Middle School indicates everyone's willingness to work collaborative to maintain the high standards for the Southern Gables neighborhood. A SPECIAL THANKS TO ALL THE GREAT NEIGHBORS OF SOUTHERN GABLES FOR MAKING ALL THIS HAPPEN.

We always want to hear from our great neighbors of Southern Gables. How would you like to see the Southern Gables Neighborhood Association provide additional support to our great neighborhood? Please contact me at [whittend@comcast.net](mailto:whittend@comcast.net) (303-986-7157) or any Board member concerning current and possible future activities. Please support ALL of our neighborhood activities to make Southern Gables a great place to live and raise your families.

**PLEASE** attend the SOUTHERN GABLES NEIGHBORHOOD NIGHT OUT on August 23, 2019 at the Green Gables Elementary School. Free food, raffle prizes, DJ and many, many booths are available for your enjoyment. **Neighborhood Night Out is for ALL students and parents of Green Gables Elementary School and neighbors of the Southern Gables neighborhood.**

Follow your neighborhood website, [www.southerngableshoa.com](http://www.southerngableshoa.com), to find the latest information about our terrific neighborhood.

Sincerely,  
*Doug Whitten*

## LETTER FROM PRINCIPAL HAWLEY, GREEN GABLES ELEMENTARY

### Leading, Learning, and Growing Together

Dear Southern Gables Community,

If you pass by the school this summer, you will see a few changes happening. Jeffco was fortunate to have passed the bond request with voters in November and this was a big step in helping to improve our school buildings across the district. As you may know Green Gables assigned bond scope includes a significant renovation, including, but not limited to, an interior remodel. The timeline for this will begin this summer with the removal of our two temp buildings, as well as a much needed new roof. During this time, there may be limited access to the baseball fields and playground.

The remainder of the bond schedule identifies the full renovation project starting in January 2020 and ending in August 2022, as the work will be accomplished during the summer months while students and staff are not in school. The first part of the schedule in January 2020 will include the design phase. The architect will look at all options available for the resolution of the categories identified in the bond improvement list, including lighting and natural light. I will be sure to keep our school community informed as I gain more information.

You will also notice new benches and picnic tables in the school community garden this spring. This is so exciting and will offer a space for gardeners to sit and enjoy the space, and for students to take our learning outdoors.

As I near the end of my third year as principal of Green Gables Elementary, I continue to feel blessed to be a part of such a wonderful community with so many thoughtful neighbors who look out for our little school. I look forward to seeing you all at the "Neighborhood Night Out" in August!

Warm Regards,  
Suanne Hawley Green Gables Principal

## 'ROUND THE TOWN: HAPPENINGS IN LAKEWOOD

by Lakewood Ward 5 City Councilors Karen Harrison and Dana Gutwein

One of the most exciting and visionary things that is happening in our area is the **purchase and preservation of the Taylor Property**. Located on the East side of Wadsworth near Morrison and Yale, this 59 acres is pristine untouched land that will be preserved for generations to come. The land is planned to be open to the public as "passive open space," and would include benches, passive trails, restrooms so that the land will be preserved in its natural state as much as possible. There will be a public input process, to get involved, please visit <http://www.lakewood.org/TaylorProperty/>. Opening is anticipated in 2020.

Also, **thank you to the community for passing 2D**. Together, you voted to invest 8.5 million dollars into parks and open space, 2 million in to our public safety and 2 million into our streets and sidewalks. Any TABOR revenues collected through 2025 will be split evenly into these three buckets: parks, police, streets. During this time of growth, these investments will make a meaningful difference for generations to come in protecting our quality of life in Lakewood. Combined with our increased fee on developers for parks and open space, together, we are taking action to preserve parkland.

Another important thing for you to be aware of is this year is that there will likely be a **special election** around July. On Monday May 8, council will vote to either adopt or send to the voters a citizen initiated petition called the Strategic Growth Initiative. This petition includes a cap of residential units of 1% above the previous year. If the measure gets sent to ballot, we will be hosting a forum at our May Ward meeting where you can hear pros and cons presented from community members who support and community members who oppose this measure. Please engage by learning about the issue and also by voting.

Your local government impacts your everyday life by promoting public safety, improving infrastructure and protecting and expanding our parkland. It is non partisan, and together, we work to create our vision for our community. We host monthly townhalls, and would love to you there. We meet on the First Saturdays of the Month at 9am, at Bear Valley Church. Additionally, you can join our Monday night meetings, and listen or give public comment. Now, we have a new method to get engaged called Lakewood Speaks where you can give public comment or watch meetings from home. Visit [www.lakewoodspeaks.org](http://www.lakewoodspeaks.org) to participate. Finally, there are many leadership opportunities if you would like to take your engagement to the next level by joining a board or commission.

Thank you for being an incredible, active community, Southern Gables!

Sincerely, Karen Harrison and Dana Gutwein  
[kharrison@lakewood.org](mailto:kharrison@lakewood.org), [dgutwein@lakewood.org](mailto:dgutwein@lakewood.org)

## KUDOS

### Thank You!

- **To over 90 volunteers** who helped with our very successful Senior Raking Project and Leaf Collection last November. We completely filled two thirty-ton dumpsters and raked lawns for over 20 senior neighbors of Southern Gables.
- **To Sam Sotiros, C.P.A. and Southern Gables neighbor and businessperson** for volunteering to again prepare the Southern Gables Neighborhood Association tax return.
- **To Westwoods Community Church** for providing many volunteers at our ever-successful Neighborhood Night Out on August 24, 2018.
- **To Carmody Middle School** for assembling all of the Business Information Packets (Tote Bags).
- **To Green Gables Elementary School PTA** for their hours of dedication and financial support to the students and faculty at Green Gables Elementary School.
- **To our neighbors, students and teachers** for the extremely successful Chipotle Benefit Night on December 3, 2018 where over \$1,400 was raised for the Needy Family Project at Green Gables Elementary School.
- **To Christy Cerrone** for being the Editor of the Fall and Spring Newsletters put out by the Southern Gables Neighborhood Association. What a treat it is to work with Christy!
- **To Bruce McDonald**, Vice-President of the Southern Gables Neighborhood Association for developing and maintaining our great, informative neighborhood website, [www.southerngableshoa.com](http://www.southerngableshoa.com). He goes beyond the call of duty.

## THIS 'N THAT

### Neighborhood Reminders & Information

- **SOUTHERN GABLES NEIGHBORHOOD ASSOCIATION ANNUAL DUES ARE ONLY \$20.** You can pay online at [www.southerngableshoa.com](http://www.southerngableshoa.com), or use the envelopes attached to your Spring Newsletter or the Information Page in your tote bags.
- **Southern Gables Neighborhood Luncheons** are the first Thursday of each month beginning at 11:30 AM. Meet and converse with your neighbors. Locations will be listed on NEXTDOOR and your neighborhood website, [www.southerngableshoa.com](http://www.southerngableshoa.com).
- **Ward 5** meetings are the first Saturday of each month beginning at 9:00 AM held at the Bear Valley Church, Old Kipling and W. Jewell.  
May 4 – Strategic Growth Initiative, Pros and Cons  
June 1 – Lakewood's Sustainability Goals
- **Southern Gables Neighborhood Evening Get-Togethers** rotating days on monthly meeting dates and locations. Dates and Host Families will be listed on NEXTDOOR and your neighborhood website, [www.southerngableshoa.com](http://www.southerngableshoa.com).
- Please put up a **NO SOLICITORS** sign on your door if you do not want salespeople, etc. knocking on your door. Remember you have the right to call the Lakewood Police non-emergency number 303-987-7111 to report any disturbances.
- **Concerned about old cars in driveways, tall weeds, RVs, etc. in the Neighborhood?** Please go to [lakewood.org/codeenforcement](http://lakewood.org/codeenforcement) and see what the City of Lakewood allows for some of your property concerns. You can call Code Enforcement at 303-987-7566 or email them at [codeenforcement@lakewood.org](mailto:codeenforcement@lakewood.org)
- **The City of Lakewood is Fifty Years Old!** Please go to [www.lakewoodtogether.org](http://www.lakewoodtogether.org) and see all the many activities planned in Lakewood. A great video to show everyone how Lakewood got started is available at <https://youtu.be/j9xTGArke9Q>. It's great!

## NEIGHBORHOOD ASSOCIATION BOARD

**President:** Doug Whitten, 303-986-7157,  
whittend@comcast.net

**Vice President:** Bruce McDonald, 303-  
526-8844, bruce@bulgariastories.com

**Secretary:** Open Position

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**Area 2:** Samantha Monell, 970-631-4236,  
Samantha.monell@yahoo.com  
Between the ditch, Jewell Ave, Carr St,  
and Woodard Dr.

**Area 3:** Erwin Bunzli, 303-985-9083,  
ebunzli@q.com  
Between Evans Pl., Carr St., Woodard  
Dr., and Allison St.

**Area 4:** Deb Martin, 303-986-1761,  
dangels1955@gmail.com  
East of Allison St., west of Wadsworth  
Blvd.

**Area 5:** Lisa Huntington-Kinn, 303-808-  
8260, lisa@hkrealstateco.com  
Valley View north of Morrison Rd. east of  
Garrison, south of Iliff Ln.

**Area 6:** Monica Norval, 303-984-9836,  
mnorval@ecentral.com  
East of Estes St., south of Woodard Dr.

**Area 7:** Courtney App, 303-989-3169,  
Courtney.app@gmail.com  
Flower Way, Flower Ct., Flower St.,  
Warren Dr. east of Estes

**Area 8:** Frank Bontrager, 303-987-3042,  
flbontrager@comcast.net  
Field St., Field Wy., Everett St., Estes  
Wy., Estes St., S. side of Woodard Dr.

**At Large:** Ken Fischer, 303-472-9746,  
blazerwood@gmail.com

Contact Doug Whitten if you're interested  
in joining or helping the Board.

## WHAT'S HAPPENING IN THE 'HOOD

### Southern Gables Neighborhood News

**1. The Annual Membership meeting of the Southern Gables Neighborhood Association** will be held at Green Gables Elementary School on **MAY 7, 2019 AT 7:00 PM**. Mayor Adam Paul will be the featured presenter to discuss topics such as the status of the Taylor Farm property, growth in Lakewood, a Lakewood update, and other topics. Ward 5 Councilwomen Karen Harrison and Dana Gutwein will also participate as well. After the presentation by Mayor Paul, the annual nomination of the Board officers and members for the Southern Gables Neighborhood Association will be conducted. **All the neighbors of Southern Gables are invited and encouraged to attend.**

**2.** The ever-popular **Neighborhood Garage Sale will be held June 7 and 8, 2019** from 8:00 AM to 4:00 PM. It is time for everyone to look in their garages, attics, basements, etc. and try to part with those priceless items you have been storing for years!

**3. THE 5<sup>th</sup> ANNUAL SOUTHERN GABLES NEIGHBORHOOD NIGHT OUT** will be held again on **August 23, 2019** beginning at 5:00 PM at Green Gables Elementary School. Neighbors and students will be provided food, drinks, many Selected Business Supporter booths, face-painting, raffle drawing of gifts with value of approximately \$250.00 each, dynamic DJ, fire engine for the kids, police display, and many other activities. **This night is for all Southern Gables Neighbors and Green Gables Elementary Families! Please attend. The night is yours.**

**4.** Southern Gables neighbors are encouraged to visit regularly the neighborhood website, [www.southerngableshoa.com](http://www.southerngableshoa.com) to become familiar with the events and information about our great neighborhood. You will find the website up to date and informative. Also featured in the website is a section for all of the **Selected Business Participants who participated in our Business Informational Packets (the tote bags delivered to the neighborhood)** as well as those who will participate in the Neighborhood Night Out on August 23, 2019. **We ask you to support those businesses that support our Southern Gables neighborhood.**

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## IMPORTANT DATES TO REMEMBER

Mark your Calendar...

**6<sup>th</sup> Annual Seed and Plant Swap** Sponsored by Sustainable Southern Gables—  
Saturday, April 20, 10:30-12:30. Watch for Sustainable Southern Gables postcards coming in your mail with more spring and summer events.

**Neighborhood Annual Meeting**—May 7, 2019, 7 p.m. at Green Gables Elementary.

**Neighborhood Garage Sale** – June 7 & 8, 2019.

**5<sup>th</sup> Annual Southern Gables Neighborhood Night Out** – August 23, 2019, 5 p.m. at Green Gables Elementary School.

**Southern Gables Neighborhood Luncheons**—the first Thursday of each month. Meet and chat with your neighbors. Dates and locations will be listed in [Nextdoor.com](http://Nextdoor.com) and [www.southerngableshoa.com](http://www.southerngableshoa.com).