

# Southern Gables

## NEIGHBORHOOD ASSOCIATION

Serving Southern Gables and Valley View



SouthernGablesNeighborhoodAssociation.com

FALL NEWSLETTER, 2023

### A NOTE FROM ASSOCIATION PRESIDENT BRUCE MCDONALD

A friend mentioned the other day that she was looking forward to our annual “Leaf Day” over at the school, since her young teens loved “stomping the leaves” at our annual leaf drop sponsored by the HOA. I clutched my heart – for two reasons -- and gasped, *No, no, not an HOA!* That was the first reason, although it’s a common mistake. The Southern Gables *Neighborhood Association* is not an HOA. No assessments, no covenants. So then, why is it here? Easy:

*Help make our great neighborhood even better.*

We truly appreciate our neighbors who choose to pay the \$20 annual dues, and the dues are put to good use. We helped fund block parties for several hundred neighbors who had a good time and got to know each other better, we host neighborhood luncheons, we had lots of neighbors volunteering on little projects around the neighborhood, and by golly what a great Neighborhood Night Out it would have been if we hadn’t been rained

out. *Awww, that was tough...* We’ll be back next year though... bigger and better! And, importantly, we support local charitable and service organizations that directly help the neighborhood, making our lives better.

Oh yes, the second reason: the leaf stomping. That *was* fun. Not only the kids but some of our hardy adults as well have had a ball jumping up and down to pack them down tight. We’ll miss that fun day but here’s the deal: Lakewood started up a bigger and better leaf collection event this year, right next-door to our neighborhood. Now instead of having to bring your leaves on one single day, your raked-up fall leaves will be accepted for seven full days. It’s a good thing, really, progress! Get the full story: page 3.

Sincerely,  
*Bruce McDonald*

**Southern Gables Neighborhood Mailbox Decorations!** It's that wonderful time of year again when the holiday spirit fills the air, and our neighborhood is no exception! We invite all our neighbors to join in the festive fun by decorating your mailboxes or entry areas for the upcoming holiday season. We can't wait to see the creative and cheerful displays that will light up our streets.

**When:** November 23 to December 4, 2023

**How to Enter:** Simply submit your address and a photo of your beautifully decorated mailbox or entry area (if you don't have a mailbox) to [SGNA.Lakewood@gmail.com](mailto:SGNA.Lakewood@gmail.com) during the contest period.

The winners will be chosen by our dedicated Board members during our next meeting on December 5, 2023 and notified shortly thereafter. Get ready for some friendly competition and the chance to showcase your festive spirit!

We encourage everyone to participate and add their special touch to our neighborhood's holiday ambiance. The more the merrier! Don't miss out on this fantastic opportunity to make our SGNA neighborhood shine. We can't wait to see your amazing decorations and celebrate the magic of the season together! Happy decorating!

– Marci DeMott

## Vote!

### Key dates:

Oct 16 – Ballots are mailed and the 24-hour drop boxes are available.

Oct 30 – last day to mail your ballot; in-person voting centers open.

Nov 7 – Election Day

To make sure your info is current, find voting locations and election security information, and track your ballot:

[jeffco.us/elections](http://jeffco.us/elections).

# Loving Your Home: Part of Being a Good Neighbor

One of the things that makes Southern Gables such a great place is the way people take care of their homes and keep the neighborhood looking attractive. When we have interviewed residents on what attracted them to move here in the first place, that factor has often been mentioned near the top of the list. Whether you are one of the original residents or a new one, you need to regularly maintain your home to keep it in good shape. Overlooking repairs and updates could squeeze you into losing both function and value. It's never too late to get yourself into a good pattern of regular maintenance for your home. Taking care of business on an ongoing basis will serve you well in the long run.

## Look With Intention and Make a Plan

Commit to doing a comprehensive home inspection in the early spring and one in the fall. Mark the dates on your calendar and stick to them. Start with the exterior looking for wear, peeling, and incipient water damage. Then, on the interior, you have to try to "see with new eyes." After all, you have looked at the walls and doorframes every day without seeing the smudges and scratches that build up unnoticed. Cracked wall plates, squeaky doors? Make a list.

## First Line of Defense: The Exterior

Starting with the most obvious, your roof, gutters, downspouts, and siding are the home's armor. Look for loose or damaged fittings and attachments, and inspect for debris in the gutters. Check downspouts for erosion at the base. Check for damage that could let pests in, such as holes in your window screens or siding. Schedule or do repairs right away. If you see evidence of wood-eating pests, you may need to call a professional.

For your paved surfaces, use a concrete or asphalt patch product to fix cracks and breaks before they grow to be bigger problems. If you have paths or patios made of pavers, it should be kept weed-free and you can use sand in the spaces between the stones. Wood decks need to have stain reapplied every two to three years to prevent water from working its way in.

## Check the Essentials

Your home has to manage a complex equation to balance hot and cold air, clean and used water, and air quality. It coordinates the use of machines, ducts, burners, pipes, and filters that are in your care. Switch out your air filters quarterly, and have professional inspection of your heater and air conditioner annually. It doesn't take a professional to look for leaks, but it takes an intentional, serious inspection. Small leaks can do either of two things: cause severe damage over a long period of time, or lead to a sudden failure that causes a lot of damage in no time at all.

Windows need special attention too; if they leak air in extreme temperatures, or water when the rains come, you've got more than pennies slipping through the gaps. Inspect windows and sills from both inside and outside.

## The Interior

Keeping your home clean is something you might do without thinking. Just routine stuff – wipe the counters, vacuum, pick up and dust. Nothing to worry about, right? Maybe that mundane duty needs more attention. Moisture and grease droplets from cooking drift throughout the house and the effects are insidious. Wipe down kitchen cabinets periodically with hot soapy water or a grease-cutting cleaner. Scrub showers and tubs regularly to prevent mold buildup. If you find moldy caulk, cut it out and replace it with new. Regular cleaning is beneficial to your appliances too. Go over the inside and outside of your washer, dryer, refrigerator, and dishwasher to remove dirt and grease.

If you use your fireplace frequently, get it inspected and cleaned professionally every year before the first use of the season. That can be every few years instead of annually if you seldom use it, but recognize that creosote buildup is a fire hazard. On the subject of fire hazards, in most homes the fire and carbon monoxide detectors are not given their proper respect. They should be tested monthly by pressing their test buttons. If your alarms use batteries, swap out the old ones for fresh batteries once a year. A chirping sound means it's time to change batteries. Alarm sensors wear out, necessitating the replacement of the alarm unit every 10 years. Some alarms have a distinctive sound that indicates the end-of-life of the unit, but many don't.

It takes attention and care, but it's a job everyone can do and it has a great long-term payoff. With systematic care, you and your family will enjoy a comfortable and secure home for many years to come.

## Monthly Neighborhood Events

**Neighborhood Luncheons** are on first Thursdays at 11:30 at local restaurants. November 2: Tokyo Hibachi Express, 1860 S Garrison St. RSVP: Judy Whitten, [jewhitten@comcast.net](mailto:jewhitten@comcast.net) 303-986-7157. You can always find location information on the "Events" page of our website, [southerngablesneighborhoodassociation.com](http://southerngablesneighborhoodassociation.com).

**Ward 5 Meetings** are the first Saturday of each month, at 9:00 AM at the Westwoods Community Church, 7700 W. Woodard Drive.

## Lakewood Does Leaves!

### No dumpsters for Southern Gables leaf collection this year: Lakewood steps up!

The City of Lakewood seems to like what we do in Southern Gables. We've always thought imitation is the sincerest form of flattery. For a few years now, the Southern Gables Neighborhood Association has conducted a leaf collection project in the fall to keep leaves from going to waste and clogging up landfills. This year the City will do the same – and they're doing it up big!

**A whole week for leaf collection!** Lakewood will be accepting leaves from 9:00 AM to 3:00 PM starting Saturday November 4, skip Sunday, and then Monday Nov 6 through Saturday Nov 11. Take your leaves to the City Greenhouse, 9556 W. Yale Ave., Lakewood, CO 80227. It's "right around the corner" from Southern Gables!

**Special Service for Elderly and Disabled.** In addition to accepting leaves from neighbors who bring them, in past years our Neighborhood Association project has included raking by students from Denver Christian School for our residents who are elderly or disabled. We are keeping this service the same. To sign up yourself or recommend a neighbor for leaf raking under this program, contact Judy Whitten, 303-986-7157 or [jewhitten@comcast.net](mailto:jewhitten@comcast.net).

All of our other Southern Gables residents can bring leaves to the Yale Ave. facility. The leaves will be put to good use instead of going to waste. This will benefit the environment and save space in landfills. Important rules:

- Lakewood residents only. Proof may be required.
- This event is for **leaves only**. No branches, woody brush or tree stumps. Jefferson County offers slash collection. Visit [Jeffco.US/Slash](http://Jeffco.US/Slash) and sign up for location alerts.
- No commercial businesses.
- All leaves must be emptied on the pile. No bags, even if they are compostable bags, can be accepted.

Remember too: it's against the law to sweep or blow leaves into the street. Piles of leaves clog the storm drain system and damage street sweepers. We all benefit by keeping our Lakewood streets clean.

### Another Thing About Those Leaves

Our friends at Sustainable Southern Gables tell us that a great option is to "leave the leaves" by raking them into your garden or perennial beds. According to the Xerces Society conservation group, "Leaves provide valuable organic matter and build up healthy soil." For more information go to [www.xerces.org/blog/leave-the-leaves](http://www.xerces.org/blog/leave-the-leaves).

## Things to Do

From holiday activities to concerts to movies, Lakewood has it all. Check out these upcoming events:

**Warren Miller's All Time**, Wednesday, Oct. 25, 7:30 p.m. – \$22, Lakewood Cultural Arts Center. Celebrate the birth of iconic ski towns, icons, and innovators skiing in outrageous locations.

**BooMar**, Saturday, Oct. 28 – Free, Belmar. Calling all little ghouls and goblins! Get ready for BooMar, a spooktacular event happening on Saturday, October 28th from 12:00 PM to 3:00 PM in the Plaza. Bring your little monsters, witches, superheroes, ghosts, and princesses, and join for an afternoon of fun, games, and trick-or-treating at participating stores.

**The Nutcracker**, Nov. 25 – Dec. 24 – Price variable, Ellie Caulkins Opera House. Experience this Tchaikovsky piece performed by the Colorado ballet. A classic!

**Lakewood Lights**, Friday, Dec. 1, 5-9 p.m. – Free, Heritage Lakewood Belmar Park, Join Mayor and Council for a lighting ceremony, then enjoy a stroll among the light displays, listen to festive live music and warm up with hot cocoa. Hang out with jolly old Santa Claus or craft an ornament to commemorate this happy holiday. Santa visits start at 3 p.m.

**Holiday Floats**, Saturday, Dec. 9, 4:30-5:30 p.m. – Free, Holiday Parade of Lights & Tree Lighting, Belmar – Come check out holiday floats constructed by local businesses, clubs, and organizations.

**Snow Creatures!** Sunday, Dec. 17, 1-3 p.m. – \$45, Washington Heights Arts Center, Make some fantastic clay creatures to keep you company this holiday season. Kids will explore 3D art-making techniques, working in clay. We'll have some winter fun creating snowmen, reindeer, or anything your young artist can dream up!

**Winter Solstice Celebration**, Thursday Dec. 21, 6-8 p.m., – \$5, Bear Creek Lake Park, Guided hike and then gather around a campfire for marshmallows. Celebrate the Winter Solstice with the burning of a yule log. Bring your own mug to enjoy a hot beverage.

**Elf in Concert**, Friday & Saturday, Dec. 22, 23, 7:30 p.m. – Price variable, Colorado Symphony – This holiday season relive this heartwarming holiday classic on four giant screens as every note of John Debney's wonderful score is played live by the Symphony Orchestra with the film in *Elf in Concert!*

– Joe Woelkers

**SOUTHERN GABLES  
NEIGHBORHOOD ASSOCIATION BOARD**

**President:** Bruce McDonald, 303-526-8844  
bruce.mcdonald@hotmail.com

**Vice President:** Lisa Huntington-Kinn,  
303-808-8260 lisa@hkrealstateco.com

**Secretary:** Liza Patty, 720-980-2698  
LizaRPatty@gmail.com

**Treasurer:** Bruce Loftis, 720-235-9830  
bruce.loftis@gmail.com

**Area 1:** (Between Estes St, Garrison St,  
Woodard Ave, and Jewell Ave.) Marci DeMott  
303-319-3177 marcidemott@gmail.com

**Area 2:** (Between the Ag Ditch, Jewell Ave,  
Carr St, and Woodard Dr.) Carolyn Wolfrum  
303-915-5503 cwolfrum93@gmail.com

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

**Area 4:** (East of Allison St, west of Wadsworth  
Blvd) Sam Sotiros, 303-716-0581  
sam.sotirus@sotiros.com

**Area 5:** (Valley View: north of Morrison Road,  
both sides of Iliff Lane) Lisa Huntington-Kinn,  
303-808-8260 lisa@hkrealstateco.com

**Area 6:** (East of Estes St, south of Woodard)  
Joe Woelkers, 904-755-3523  
jw@zanerhardenlaw.com

**Area 7:** (Flower Way, Flower Court, Flower  
Street, Warren Drive west of Flower Street)  
Marcel Guajardo 720-939-9958  
marcelceliuss@gmail.com

**Area 8:** (Field Way, Field Street, Everett  
Street, Estes Way, west side of Estes Street,  
south side of Woodard Drive, both sides of  
Warren Drive between Flower Street and  
Estes Street.) *Open, looking for a volunteer.*

**At Large:**

– Ken Fischer, 303-472-9746  
blazerwood@gmail.com

– Doug Whitten, 303-986-7157  
whittend@comcast.net

Newsletter editor: Bruce McDonald

**Southern Gables Neighborhood Association:  
Working together for a better neighborhood**



October 2023

Dear Southern Gables Neighborhood Association,

At Green Gables we continue to anchor our work to our motto “Leading, Learning, and Growing...TOGETHER.” Last spring as a staff we worked to more clearly define that motto by creating our mission and vision statements.

**Mission:** Green Gables is a collaborative and responsive community that is dedicated to creating a safe, inclusive, and equitable learning environment.

**Vision:** Through high expectations, we empower all students with the academic and social skills to succeed, develop meaningful relationships, and contribute to a better world.

The kick-off to this school year has been amazing. It has been fantastic to welcome a full day preschool classroom to Green Gables. We all love having our youngest learners here as part of our community. Our dedicated staff, engaged parents, and eager students have come together to create a positive and enriching learning experience. The sense of community and togetherness is palpable.

We know that when we work as a community, we can achieve great things. We invite all of our neighbors to stay engaged with us, whether it's through attending school events, volunteering, or simply being a positive presence in our students' lives.

Thank you for being an integral part of our Green Gables community. We look forward to the many wonderful experiences and achievements that lie ahead.

Warm regards,

*Jenn Withee*

*Principal | Green Gables Elementary*

**Sustainable Southern Gables** is a community-driven organization that focuses on implanting sustainable practices that benefit our neighborhood and our daily lives. Our main goal is to foster a sense of environmental responsibility and social well-being among residents while working towards the long-term sustainability of the area. Our group engages in various activities such as recycling programs, community garden, sustainability workshops, healthy living, and much more!

Our school and neighborhood community garden had another successful growing season this year, and we are looking forward to growing together again next year. If you're interested in having a plot in the garden, email [GablesGarden@gmail.com](mailto:GablesGarden@gmail.com) to be added to our wait list. We'd love to have you join us!

– Sara Johnson & Christine Laursen