

# the Village Reporter

A bi-monthly publication by,  
and for, Village residents.

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[www.thevillagecastlepines.com](http://www.thevillagecastlepines.com)

## Virtual Coffee with The Manager – Monday, October 19

**W**ould you like to learn more about issues that affect the Village? Our General Manager Mark Larson is hosting an evening of discussion on issues in and around our community. Join us via video conference Monday, October 19 at 6:30 pm. Please call the Castle Pines Homes Association at 303-814-1345 to request a link to the meeting.



with the CPHA  
General Manager

## Spotlight: The Village Ambassadors

**H**ave you ever wondered who the smiling faces are that meet and greet us at so many of our Village events? Whether it's a new resident quarterly social at the Country Club, a CPHA sponsored gathering or the annual Metro District picnic, we are always welcomed with the friendly faces of the Village Ambassadors, formerly known as the Welcome Group. So, who are these folks? Current members include seven couples, all long-time Village residents that volunteer time to share their love and knowledge of the community.

### Members of The Village Ambassadors:

Susan and Jack Clifford

Jan and Len Jacob

Joni Strobel-McLean and Dave McLean

Carol Kingery and John Nelson

Terri and Ned Sundermann

Michele and Michael Volkl

Sharon and Bob Winders



The Village Ambassadors, your fellow residents, celebrate another great year of service to the Village.

This neighborly activity started March 4, 2003 by Linda Battin and former neighbor Wendy Zeuli. They reached out and invited new neighbors to meet at the first "Newcomer's Coffee" at the new Village Lake Fitness Center. At the time, it was

just neighbors being neighborly—saying, "come on in, welcome to the Village".

When Susan Clifford, current Chair of the Village Ambassadors became a member of the Welcome Group in 2004, the newcomer events were held during the day with just a handful of neighbors meeting to say hello. "Initially, it was a small group of women, but as the events grew our spouses joined in," Clifford said. About a year later, the Castle Pines Homes Association decided to sponsor the group and the rest is history. As the neighborhood grew, the Newcomer's Coffee evolved to the Welcome Group and now the "Village Ambassadors", promoting our unique Village Lifestyle. THANK YOU, Ambassadors for all you do for us.

Today, the Village Ambassadors not only organize the new resident socials held at the Country Club that include a cocktail hour followed by dinner, but also meet and greet neighbors at many Village events throughout the year.

If you are new to the Village, call or email Susan Clifford for the Welcome Packet: 303-660-6323 or [sc Clifford@estreet.com](mailto:sc Clifford@estreet.com)

*Sadly, the quarterly socials have been cancelled for the foreseeable future because of Covid-19. Hopefully next year we can go back to our normal schedule.*

## Upcoming Events & Activities

### Garden Club

- 2020 Programs and Events for the remainder of the year have been cancelled.
- THANK YOU—Garden hats off to the Garden Club ladies who have taken care of our beautiful Village Lake Serenity Garden this year.



The band "Austrian Connection" entertained residents during Oktoberfest.

## Ask the DRC

### Holiday Decorations

**Q.** *I would like to decorate the exterior of my home for the holidays. When can I put up my outdoor decorations and am I allowed to put up holiday lights? Does this require Design Review approval?*

**A.** Outdoor decorations are a festive part of the holiday season including holiday lights. Such decorations do not require DRC approval. The Rules and Regulations of the Castle Pines Homes Association speak directly to holiday decorations. "A tasteful, temporary decoration or display, if it is clearly incidental to and customarily and commonly associated with any national, local, or religious celebration, is allowed within the community. Such display is exempt from any setback regulations of this community, but such display shall be erected no more than 45 days prior to and removed no more than 21 days after the celebration in question. All residents are encouraged to be good neighbors with regard to holiday lights. Please be considerate and turn off your outdoor lights at a reasonable hour and do not keep them on overnight.

## 2020 Year to Date Real Estate Review – The Village at Castle Pines

As of August 31, 2020, there are currently 33 homes for sale in the Village, compared to 66 homes in 2019. Currently, 27 homes are under contract. The home prices range from \$680,000 to \$5,500,000. The average list price is \$1,969,000, the median list price is \$1,850,000 and the average number of days on the market is 144. Below is the breakdown of current homes for sale, under contract and homes sold year to date.

	Homes for Sale	Homes Sold YTD	Homes Under Contract
Less than \$800,000	2	15	2
\$800,000 - \$999,999	6	18	5
\$1,000,000 - \$1,199,999	1	16	4
\$1,200,000 - \$1,499,999	3	12	4
\$1,500,000 - \$1,999,999	8	11	4
\$2,000,000 - \$2,999,999	9	5	7
More than \$3,000,000	4	0	1

In the first eight months of 2020, 77 homes in the Village have sold, with prices ranging from \$655,000 to \$2,937,000. The average sold price was \$1,180,000, the median sold price was \$1,050,000 and the average number of days on the market was 83. The average sold to list was 94%. Though 2020 has been a very trying year, in spite of the pandemic and losing two strategic months (March & April) of the selling season, the sales have remained very strong since May. This is due in part to extremely low inventory (the lowest ever seen in 10 plus years) in the Village, unusually low mortgage rates, pent-up demand caused by the uncertainty of the pandemic and as a result a change in lifestyle. Buyers are looking for more space, privacy, entertainment areas and additional office space.

### Virtual Talon Talk – Friday, October 16, 7 pm

Please join the Wildlife Committee on Friday evening, October 16 for a fun and educational virtual program, "Talon Talk", presented by Nature's Educators. This is your chance to "virtually" meet four live raptors (eagle, owl, hawk, falcon) and learn about their specific stories, habitats, diets, anatomy, adaptations, and much more. Participants can ask questions about these incredible birds and find out how to help conserve them. The program will begin at 7 pm and last approximately 45 minutes. There will be plenty of time for questions at the end of the presentation.

Registration is required in order to receive a Zoom meeting invitation via email. To join us, please send your name and email address by October 10 to [wildlife@thevillagecastlepines.com](mailto:wildlife@thevillagecastlepines.com).

## Parks and Recreation

### Halloween Pumpkin Carving Contest - October 15-30

October is the month for goblins, ghosts, and pumpkins! Get into the Halloween spirit by entering the Village pumpkin carving contest. All Village residents are invited to show your carving creativity! Once your creation is complete, take a creative photograph or two (ghosts and goblins included) and email your photos to [parksandrec@thevillagecastlepines.com](mailto:parksandrec@thevillagecastlepines.com). The winner will receive a bag of goodies.



### Tennis Anyone?

Next summer in June, the Village will be adding a fifth tennis court! It will be located across Canyon Club Drive by the Canyon Club Pavilion. This addition will expand tennis opportunities for everyone!

As a reminder, if you sign up for a court time but find you cannot make your reservation, please make sure you cancel your reservation, so others have a chance to play. Thank you for your courtesy.

## 2020 General Election, November 3

### Register to vote at [GoVoteColorado.com](https://www.GoVoteColorado.com)

Every registered voter in Colorado receives a mail ballot. Ballots will be in the mail beginning October 12 and should be received by October 20.

- In the state of Colorado, residents are permitted to register to vote online through Election Day. However, October 26 is the deadline to receive a ballot through the mail. If you miss the October 26 deadline, you must vote and/or register in-person at a state or county polling center.
- To be sure your ballot is valid, follow the instructions on the mail ballot envelope. This includes making sure your official mail ballot envelope is signed when it is returned. Do not use another household member's envelope to return your ballot as it will be rejected.

- Voters are encouraged to return their ballot to a county-controlled 24-hour ballot drop box (no postage required) or by mail (one Forever postage stamp).
- If you are unsure whether your ballot will arrive through the mail on time, deliver it in person to one of the 24-hour ballot drop box locations throughout Douglas County.
- For your valid mail ballot to count, *the county clerk must receive your ballot no later than 7 pm on Election Day. Postmarks do not count.*
- New this year is BallotTrax, a ballot tracking and messaging system that provides voters with notifications by phone, email, or text about the status of your mail ballot. If you are interested in tracking your mail ballot, go to <https://www.douglas.co.us/elections/trackyourballot/> and sign up for your preference of notification.

### Nearby ballot drop box locations available beginning October 12:

- Castle Pines Library, 360 Village Lane, 80108 - drive-up box located behind building
- Douglas County Elections, 125 Stephanie Place, 80109 - drive-up location
- Douglas County Office Building, 100 Third Street, 80104 - walk-up location

### Nearby polling location:

If you wish to vote in-person, you can do so at the following Castle Rock polling center:

Douglas County Kirk Hall, 500 Fairgrounds Drive, 80104

### Early Voting Hours of Operation

- Monday through Friday, Oct. 19 to Nov. 2, 2020, 8 am to 5 pm
- Saturday, Oct. 31, 2020, 8 am to 5 pm

### Election Day Hours of Operation

- Tuesday, Nov. 3, 2020, 7 am to 7 pm

For a full list of county polling locations visit <https://www.douglas.co.us/elections/voter-service-and-polling-centers/>.

For more information go to <https://www.douglas.co.us/elections/> or contact Douglas County Elections Office at 303-660-7444.



Oktoberfest provided entertainment for all.

### Irrigation Season at an End

From mid-September to mid-October, Metro's staff members will be turning off and winterizing the irrigation systems managed by the District. It is time to contact your landscape service provider to do the same for your household. By the middle of October, irrigation systems need to be turned off, drained and protected from the coming winter weather. Any outside watering needed through late fall and early winter should be done with a hose and hand-held sprinkler.



*Irrigation season at an end.*

### Metro's 2020 Drive-Thru Community Picnic Serves 1,050 dinners

The 2020 Drive-Thru Community Picnic Event was a great success. The weather cooperated, and 1,050 dinners were served courtesy of Occasions Catering. Thanks go out to Susan Clifford and The Village Ambassadors for greeting the picnic patrons, and the Operations Team at the Metro District for setting up and taking down the tents. We hope to see you next year at the Canyon Club!



### Fall Brush Clean Up

Castle Pines Metro District (District) will be conducting a Village-wide branch and brush collection the first three weeks of October. This pick up is limited to tree branches. For easier handling, we are asking that the trees be cut in 4' lengths and that the branches are removed. Please stack tree branches and limbs together at the edge of the asphalt for pick up. **DO NOT BUNDLE THE BRANCHES.** Your efforts in removing dead brush from your properties is an excellent way to help reduce fire hazards.

The Village is divided into three sections for easier clean up and to help reduce the amount of time the tree branches are sitting in front of your homes. The sections and collection weeks are as follows:

- Section 1 – October 5 – collection in the center section of the Village
- Section 2 – October 12– collection on the south side of the Village (south of Happy Canyon Road).
- Section 3 – October 19 – collection in the north and north-west sections of the Village.



**PLEASE HAVE ALL DEBRIS OUT FOR PICK UP AT 8 AM ON MONDAY MORNING**

Each household will receive a reminder letter approximately three weeks before their assigned pick up.

Once the branches are collected, the District will grind the debris, which can then be used for mulch. For more information on the tree branch collection, please call the Metro District at 303-688-8330. For information about the types of landscape materials that may or may not be removed from your property, please contact the Castle Pines Homes Association at 303-814-1345.

# Snow Removal



Snow season is just around the corner with October bringing the first frost and Halloween usually delivering frigid temperatures. Metro provides snow removal and sanding services in the Village on roadways constructed to the District's standards and conveyed to the District for operation and maintenance. The District's maintenance crews begin plowing when there is an accumulation of 3" of snow (enough snow for the plow blades to move), or when we are notified by Emergency Services that icy conditions exist on the roads.

Due to the equipment involved, timing of the storm, and personnel required to provide effective snow removal, plowing and sanding services must proceed on a priority basis as follows:

## Priority 1

Large, main loop roads (collectors) plowed and sanded first - Castle Pines Drive North, Castle Pines Drive South, Country Club Drive, Country Club Parkway, Prospect Drive, etc., with emphasis on the school bus routes.

## Priority 2

Local roads are cleared. These roads carry medium levels of traffic - the roads branching off the collectors.

## Priority 3

Low traffic volume roadways and cul-de-sacs.

**PRIVATE ROADS, "COMMON DRIVE" ROADWAYS, DRIVEWAYS AND SUB-ASSOCIATION ROADS ARE NOT PLOWED AND SANDED BY THE DISTRICT.**

Roadways will NOT be plowed if parked vehicles or other obstructions interfere with the safe and continuous operation of the snow removal equipment.

## How Fast Can Metro Get the Roads Plowed?

The time required to clear snow and ice from roads varies depending on the following conditions:

- Snowstorm intensity
- Snowstorm duration
- Temperature
- Traffic conditions
- Time of day

This means that Metro may not be able to plow or sand roads at the same hour each day or on occasion even the same day of the storm. Cleanup and widening operations continue for one or more days after a storm, depending on the storm conditions.

## What if I have an emergency and my street isn't plowed?

If an emergency situation occurs, call 911. Snow plowing equipment will be diverted for emergencies when requested by Castle Pines Emergency Services, the Douglas County Sheriff's Department or South Metro Fire Department.

**Metro District phones are staffed during normal office hours (regardless of conditions) from 8 am to 4:30 pm, Monday through Friday, excluding holidays. Additional communication mechanisms will be implemented after these hours if needed.**

## Who sweeps the streets after plowing and sanding operations are finished?

Metro contracts this service and schedules street sweeping every other week as weather permits.

## HOW CAN YOU HELP?

**DRIVE CAUTIOUSLY – SLOW DOWN and be patient!** Drivers are responsible to manage their vehicles as road conditions dictate. During a snowstorm, every reasonable effort will be made to keep roadways open. During a major snowstorm, all our operators and snow removal equipment will be on the road. Do not attempt to stop a snowplow or obstruct its path. Storms that arrive during peak travel times (like morning and evening rush hours) subject District drivers to the same travel delays as everyone else when attempting to arrive to provide snow removal services. If you have questions, please contact Metro at 303-688-8330.

## Castle Pines Metropolitan District

5880 Country Club Drive, Castle Rock, CO 80108  
303-688-8330

email: [Info@castlepinesmetro.com](mailto:Info@castlepinesmetro.com)  
[www.castlepinesmetro.com](http://www.castlepinesmetro.com)

Hours: Monday - Friday, 8 am to 4:30 pm

**Burt Knight, District Manager**

### BOARD OF DIRECTORS

Rick Huser, *Chairman*  
Mike Lanam, *Treasurer*  
Tad Walden, *Secretary*  
Dick Munday, *Director*  
Craig Sundquist, *Director*

The Metro Board of Directors meets on the third Thursday of the month at 6 pm at the Metro District office. Meetings are open to the public. Please call to confirm date and time.

## Upcoming Homes Association Board Election

Two seats on your Homes Association Board of Directors currently held by Chuck Skinner and Wendy Ingraham are up for election at the 2021 Annual Meeting of the Members. The location and time of the Annual Meeting will be announced later. In accordance with the Village's Declarations, covenants and bylaws [Amended and Restated Castle Pines Declaration and Agreement Creating Covenants, Conditions, Restrictions and Easements and Amended and Restated Bylaws of Castle Pines Association, Inc, Homes] members of the board are elected at the annual meeting by a vote of the Members. All Members are entitled to one [(1)] vote for each Dwelling Unit of which such Member is the owner. Board members are elected to three-year terms and as a Board are responsible for exercising for the Association all powers, duties, and authority vested in or delegated to this Association by the Bylaws, the Articles of Incorporation or the Declaration.

The Board of Directors is involved with many, substantive issues that affect the quality of life and protect the investment each member of the Association has made in their homes. While the requirements for running are few, the current Board has several recommendations for those wishing to be considered for this important seat. The Board of Directors hold their monthly meeting the fourth Thursday of each month beginning at 7am for an executive session and 8am for the general meeting. Interested candidates should be available for at least 10 of 12 monthly meetings each year. In addition, Board members dedicate up to 25 hours each month to Board related activities in addition to the normal once a month public Board meeting. Committee membership is also an outstanding way to get involved with the operations of the Homes Association and allows you to become familiar with some of the issues that affect the community. Regular attendance at monthly Board meetings also will give interested candidates insight into the types of issues the Board deals with regularly. Getting involved in your community through these avenues will make for a more knowledgeable Board candidate and eventually a more effective Board member. In addition to the candidate statements, information on how long a candidate has lived in the Village, which Homes Association Committees they have served on and how many monthly Board meetings they have attended will be listed in the election edition of the Village Reporter and in the Annual Meeting package.

If you are interested in running for one of these seats, please submit your resume including, name, address, how long you have lived in the Village, past or present Homes Association Committee membership, and professional experience history to the Homes Association, attn. Mark Larson, no later than close of business Monday, December 14, 2020. This will allow the Nominating Committee the opportunity to review the resumes, make their recommendations to the Board of Directors, and give the Village Reporter staff ample time to conduct interviews with candidates for publication. If you have any questions please feel free to contact any Board member, or Mark Larson, General Manager at 303-814-1345.

## Manager's Report

### "Just Another Day in Paradise"



This certainly has been a different year, but fall has arrived! And what a beautiful fall it is!

This past summer was a challenging one for the Homes Association. Even with the COVID-19 pandemic, the volunteers on your Parks and Recreation Committee were able to open and operate the Village pools while complying with restrictions put in

place by State and local Governments. While many events had to be cancelled, the Summer Solstice, Fourth of July, and Oktoberfest events were held and while different, they were well attended.

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### ***"The Douglas County School District has limited school bus stops throughout the County and the Village has been affected by that reduction."***

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Those with school aged children already know that school has begun in Douglas County and with it comes children on our roadways early in the morning and late in the afternoon. The Douglas County School District has limited school bus stops throughout the County and the Village has been affected by that reduction. Some children are walking longer distances to the school bus stops so please watch for them in the mornings and afternoons. Excessive speed, failure to obey traffic control signs, children on the roadways and our narrow streets can all add up to a disaster.

For the 20th straight year, the Emergency Services Department will hold their famous Pancake Breakfast. The event will be on Saturday, October 31 and will once again have a Halloween theme. While this year will be a little different, I am sure it will be a wonderful event and we look forward to seeing you there to enjoy a delicious breakfast served by your Emergency Services Officers. Look for more information in this edition of the Village Reporter and future Village Weekly emails.

My staff and I wish you a safe and enjoyable autumn season.

Respectfully,

Mark G. Larson – General Manager



## Emergency Services Annual Pancake Breakfast Restaurant Style

### Reservations Required

You are invited to the Annual Halloween Pancake Breakfast on Saturday, October 31, from 8 am to noon at the Castle Pines Homes Association. This year ES will treat the residents with extra service and a smile! When you arrive, you will be greeted by a host who will seat you at your table, take your order, and serve you breakfast. On the menu will be Mark Larson's delicious pancakes, sausage and scrambled eggs with coffee, milk, and juice. Reservations are required and can be made at 303-814-1345 or mikayl@thevillagecastlepines.com. Each reservation is for 45 minutes in one of our dining rooms. Parties of up to eight can be accommodated. Bring your little ghosts and goblins in costume; treat bags will be provided! Come and spend some time with your neighbors and friends as the Emergency Services staff serves you...our treat!



## Trick or Treat Safety

Halloween is just around the corner and while things are very different this year, we wanted to remind parents about children's safety during Halloween. Even though we enjoy the security of living in a gated community, it still is important to take common sense precautions and have a conversation with your children about trick-or-treat safety. Make sure your little ones are accompanied by a responsible adult and that everyone follows these Halloween safety rules:



- Swords, knives and other accessories should be short, soft and flexible.
- Fasten reflective tape to costumes and bags.
- Never trick-or-treat alone.
- Examine all treats for choking hazards and tampering.
- Always walk and don't run between houses and carry a flashlight.
- If possible, walk on paths and trails rather than in the street.
- If you must walk in the street, walk against the traffic.
- Wear well-fitting masks to avoid blocked vision.
- Never enter a home unless you're with a trusted adult.
- Wear flame-resistant costumes and avoid candles or jack-o-lanterns with open flames.
- Establish a curfew for older children.

Sticky fingers, tired feet and one last house to trick-or-treat. Have a safe and happy Halloween.

## Political Signs in the Village

The First Amendment guarantees freedoms concerning expression, and that includes the posting of political signs during election times. From now through November 15, residents may post their political campaign signs on their property. No signs are allowed in the right-of-way.

## Village-Wide Survey Coming

The Board of Directors is planning to conduct a survey of Village residents in November of this year. The purpose of the survey is to obtain information from you on why you choose to live in the Village, what Village amenities and events you enjoy and use, and what Village communications avenues you use to get information on important topics and how the Homes Association can better provide important information. Watch for more information on the survey in future Village Weekly emails.

### Castle Pines Homes Association & Emergency Services

688 W. Happy Canyon Road, Castle Rock, CO 80108  
Office hours: Monday - Friday, 8 am to 5 pm  
[www.thevillagecastlepines.com](http://www.thevillagecastlepines.com)

**CASTLE PINES HOMES ASSOCIATION (CPHA)**  
303-814-1345

Mark Larson, *General Manager*  
Margie Cheatum, *Accountant*  
Linda Matthews, *Executive Assistant/DRC Administrator*  
Kevin Olsen, *Compliance Coordinator*  
Mikayl Bristol, *Administrative Assistant*

**EMERGENCY SERVICES (ES)**  
303-688-6446

**CPHA BOARD OF DIRECTORS**  
Doug Cooper, *President*  
Chuck Skinner, *Vice President*  
Frank Jacobsen, *Treasurer*  
Wendy Ingraham, *Secretary*  
Al Notary, *Assistant Treasurer*



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If you are new to the Village, call or email Susan Clifford for the Welcome Packet:  
303-660-6323 or [sclifford@estreet.com](mailto:sclifford@estreet.com)

Please note: CPHA permission is required by the General Manager of the Homes Association for any professional/commercial filming or photography on CPHA-owned property or at CPHA-funded events/activities.

For more Village news, sign up for weekly email: [mikayl@thevillagecastlepines.com](mailto:mikayl@thevillagecastlepines.com)



Canada Goose family.  
Photo by Dick Vogel

**PLEASE KEEP OUR VILLAGE  
WATER ENVIRONMENTS  
CLEAN AND SAFE FOR THESE  
BIRDS AND ALL WILDLIFE.**



Double-crested Cormorant.  
Photo by Christine Horowitz



Great Blue Heron.  
Photo by Dick Vogel



Canada Geese and other waterfowl at Village Lake.  
Photo by Libby Drbal