

The Oakbrook Quarterly

2023 Q1

President's Message

By Marci Meyer, HOA President

Hello & Happy Spring!

It is wonderful to see people out and about, tending to their yards, kids playing, exercising - all of the things we miss in the winter. Flowers are popping up and the grass is turning green. Your HOA meets monthly and it has been a quiet winter as far as complaints go, thank you! People were mindful about shoveling their sidewalks which is helpful for all. If you have not yet done so, please remove your winter holiday decorations. As you likely noticed, we had a bit of a weed issue last year however, we have changed vendors and the new vendor has already been busy at work. We are confident this will be a much better year. This year the HOA is hopeful to have more community events, if you are interested in helping please let us know, the more the merrier. Keep your eyes out for upcoming events, including food trucks.

I realize this may be a bit early but I would like to allow ample time for the search, I will not renew my role as President at the end of my term this fall. I have thoroughly enjoyed my time and truly like each member of the board. If you are interested, please reach out, I'd be happy to share more about the position. And as I think I mention in all of the newsletters, please pay your dues. They are quite minimal for an HOA and they go a long way in supporting your neighborhood.

Looking forward to seeing everyone outside as the weather continues to warm. Take care of yourselves and your neighbors.

Best,
Marci

The Treasury

By Joanne Johnson, HOA Treasurer

It's time for our annual dues drive and records update! Remember, the neighborhood dues fund our operations for the year. Our covenants and the supporting dues benefit every house in the subdivision and keep our home values higher than unprotected neighboring developments, so please do your part and contribute your \$35/year – it costs less than a single Starbucks every month! You can pay via check or Paypal with the QR code.

Please see our website at www.oakbrookhoa.com/financial-statements/ for Financial Statements updated as of January 1, 2023. If you have any questions about our neighborhood finances or the role of the Treasurer, please reach out at ohoa1980@gmail.com!

-Joanne Johnson

OAKBROOK HOA BOARD MEMBERS

President
Marci Meyer

Vice-President
Joe Chalupa

Secretary
Ashley Hudson

Treasurer
Joanne Johnson

Communications
Ellina Robischon

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SUBSCRIBE NOW!

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Sign Up for the online version of the newsletter at:
www.oakbrookhoa.com

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Pay your dues online via secure PayPal checkout here:





Covenant Corner

By Joe Chalupa, HOA Vice-President & Covenant Committee Lead

Spring is just around the corner!

It has, so far been a pretty mild winter by most accounts. Many of our Oakbrook Home Owners have taken this relatively mild Winter weather as an opportunity to accomplish some construction and repairs to properties. We have also approved several requests for Solar Installation! Thank you for following the proper approval procedures for such projects. This, generally, makes it a simple process to get these projects approved and underway!

Still, the most common concern voiced by our residents is “leaving trash containers out on days other than Trash Pickup Day”! We ask that you please be familiar with the covenants as approved by the Oakbrook Home Owners, which does include a requirement to place trash containers “not visible from the street, or neighboring lots” when not actively in use.

Another area of concern, and especially with Spring around the corner, is the storage of trailers on or around the property. Again, we ask that you are familiar with the approved covenants dealing with trailer storage. Simply stated, “trailers, including utility and camper type trailers, may only be stored behind the front setback of the residence and only behind a 6-foot privacy fence on an approved surface”. (Otherwise, arrangements need to be made to store your trailer elsewhere at a “storage facility”) Please contact us at the covenant email address, oakbrookcovenants@gmail.com, if you have any questions.

All in all, it has been a very good beginning to 2023!

Thank you,
Your Oakbrook Covenant Committee

Community Calendar

Summer Food Trucks: location TBA

5pm-7:30pm

Monday, June 12

Monday, July 10

Monday, August 14

South Suburban Parks & Recreation

Active Adult Healthy Living Expo

Tuesday, April 4 9-11 am

Take advantage of free interactive demos and learn about local resources at the Active Adult Healthy Living Expo. Come to Buck Recreation Center to engage with over 40 top-notch resources that offer a variety of support and services. This event is free and open to the public. Event sponsored by McGill Insurance.

Rockin' on the River 5k

Sunday, April 16 at 9 am

Take in the view along the beautiful South Platte River on the Mary Carter Greenway for this annual 5K, which starts and ends at Hudson Gardens. More information is available ssprd.org/raceseries.

Annual War Memorial Rose Garden Pruning Workshop

Saturday, April 29 8 am-12 pm

Gardeners of all experience levels are invited to join South Suburban for the annual Rose Pruning Workshop! The workshop will be held at the War Memorial Rose Garden at 5804 S. Bemis Street. The event is free, but registration is required. Learn more and sign up at ssprd.org.

Showtime on Ice

April 21-23 at the Sports Complex

Tickets on sale now at showtimeonice.com.



In Case You Missed It: A Recap of the Oakbrook HOA Annual Meeting

by Ellina Robischon, Communications Director

The 2022 annual meeting was held at the Southglenn Library on November 14, 2022 at 5:30pm. We're grateful to the library for being such generous hosts. Every household received a vote card along with the previous newsletter for the opportunity to vote for those board positions which were up for election. Twenty five cards were returned.

For more details about the 2022 annual meeting, you can view the slide deck at <https://oakbrookhoa.com/annual-meeting-presentations/>

Covenant Committee Update

A total of 18 letters were sent to residents this year and no addresses went to legal action, the last resort only after all other attempt to ask for compliance have failed. Thank you to the residents for being familiar with the Covenants as approved by the Homeowners, and all residents for getting proper approvals and permits for the many projects completed this year! The form to submit a project proposal approval request can be found at <https://oakbrookhoa.com/contact-the-covenant-committee/>.

Communications Update

Neighbor following on Facebook and Nextdoor is growing. We are continuing to print the newsletter locally with Littleton Print & Copy / EnviroFriendly Printing as well as providing a digital copy to those who subscribe. Events this year included Spring Cleanout Garage Sale Weekend in May, Food Trucks throughout the summer, and two Dumpster Days at the end of the year. We hope to continue these events and add to them this year.

Goals Update

In 2022, we were unsuccessful in increasing dues participation in the community (2021:36%, 2022: 29%) as well as expanding community-building activities, likely due to the lack of a communications director for the majority of the year. We plan to strive for these goals again this year, as well as maintaining our success in initiatives from past years, homeowner property value, and community standard. We also plan to put policies into place to be in line with HOA laws and provide more transparency to homeowners.

Elections

The HOA Board members serve staggered two-year terms. Vice-President Joe Chalupa and Secretary Ashley Hudson were re-elected. Newcomer Ellina Robischon was elected as communications director.

Considering joining the Board or Covenant Committee?

Email ohoa1980@gmail.com

Classified

Advertising in the Oakbrook HOA newsletter is available as a free service to all Oakbrook residents. You may advertise or request products or services, pending available space. All ads will run for a period of one year, at which time all ads will be deleted or updated. To place an ad or to make changes, contact Ellina, our Communications Director, at ohoa1980@gmail.com, subject line ***Oakbrook Classifieds.***

Community PSA

Walgreens Pharmacy at 9141 S Broadway, Highlands Ranch, CO 80129 (head south on Broadway into Highlands Ranch) is open until 11PM on weeknights and 9PM on weekends.



Around the House

by Cindy Mitchell, CM Real Estate, Inc.

In 2022, 16 homes were sold in Oakbrook. The highest price was \$820,000 (Windsor model). The lowest price was \$563,000 (Oxford model). Spring of 2022 brought home sales to their peak. Sharp increases in interest rates slowed sales and lowered prices beginning in the summer of 2022.

The median price in 2022 was \$695,000 compared to the median price in 2021 of \$630,000. That's an increase of 10%. Equity gains continue to rise in Oakbrook but not at the same blistering pace as some previous years.

2023 has offered good activity with 4 homes sold and 3 homes currently under contract. There is currently one Oakbrook home actively for sale as of 3-18-23.

Here is a recap of 2022 sales activity as well as 2023 sales activity to date.

Oakbrook Houses Sold January 1, 2022 through March 6, 2023

| Address | Sold \$ | Date Sold | Days on Market | Model | Style | SF Above | SF Finish | Beds | Baths |
|------------------------|---------|-----------|----------------|------------|-----------|----------|-----------|------|-------|
| 694 E Nova Ave | 750,000 | 2-4-22 | 3 | Oxford | 2 Story | 1832 | 2287 | 4 | 4 |
| 7547 S Pennsylvania Dr | 684,000 | 3-3-22 | 2 | Bayfield | 2 Story | 2060 | 2060 | 4 | 3 |
| 661 E Nichols Dr | 820,000 | 4-18-22 | 2 | Windsor | 2 Story | 2364 | 2364 | 3 | 3 |
| 8298 S Pennsylvania Ct | 705,000 | 4-28-22 | 10 | Bayfield | 2 Story | 2060 | 2060 | 4 | 3 |
| 8106 S Logan Dr | 815,000 | 5-4-22 | 5 | Bayfield | 2 Story | 2242 | 3067 | 4 | 4 |
| 591 E Nichols Dr | 800,000 | 5-16-22 | 8 | Claremont | Ranch | 1512 | 2797 | 5 | 3 |
| 556 E Nichols Dr | 705,000 | 5-24-22 | 1 | Wellington | Tri-Level | 1984 | 2576 | 4 | 3 |
| 8186 S Logan Ct | 715,000 | 5-25-22 | 5 | Bayfield | 2 Story | 2242 | 3022 | 4 | 4 |
| 520 E Kettle Ave | 685,000 | 5-27-22 | 16 | Claremont | Ranch | 1512 | 2873 | 5 | 3 |
| 7911 S Logan St | 685,000 | 6-1-22 | 18 | Oxford | 2 Story | 1854 | 2384 | 4 | 4 |
| 8005 S Logan Dr | 660,000 | 6-8-22 | 6 | Windsor | 2 Story | 2011 | 2856 | 4 | 4 |
| 7925 S Pennsylvania Ct | 765,000 | 7-5-22 | 6 | Windsor | 2 Story | 2131 | 2928 | 4 | 4 |
| 619 E Kettle Ave | 657,000 | 8-5-22 | 24 | Wellington | Tri-Level | 2656 | 2656 | 5 | 4 |
| 7851 S Logan St | 563,000 | 10-7-22 | 80 | Oxford | 2 Story | 1854 | 2572 | 3 | 4 |
| 7576 S Penrose Ct | 675,000 | 10-14-22 | 34 | Hartford | 2 Story | 1943 | 2584 | 4 | 4 |
| 512 E Otero Ct | 665,000 | 10-21-22 | 45 | Bayfield | 2 Story | 2242 | 2242 | 4 | 3 |
| 529 E Kettle Ave | 717,500 | 1-20-23 | 28 | Wellington | Tri-Level | 2377 | 2377 | 4 | 4 |
| 659 E Phillips Dr | 537,000 | 2-13-23 | 17 | Hartford | 2 Story | 1943 | 2375 | 4 | 3 |
| 575 E Jamison Pl | 760,000 | 2-28-23 | 145 | Bayfield | 2 Story | 2242 | 2580 | 5 | 4 |
| 7637 S Pennsylvania Dr | 631,000 | 3-10-23 | 1 | Claremont | Ranch | 1512 | 2192 | 3 | 2 |

This information is based on data supplied by RE Colorado. RE Colorado does not guarantee nor is in any way responsible for its accuracy. Data may not reflect all real estate activity in the market.