

The Oakbrook Quarterly

2023 Q3

President's Message

By Marci Meyer, HOA President

Hello neighbors,

Hope you are all enjoying this lovely Colorado fall! We've had a summer full of neighborhood fun with our 1st ever Fourth of July parade and many delicious food truck nights. The parade was a blast with so many participants of all ages. We even had a fire truck come by which was fun for all! Thank you to all that participated and we look forward to many more years of Fourth of July parades. It is wonderful to see neighbors come together and food trucks are another great way to get to know one another.

Oakbrook has voluntary HOA dues and this year we are at 37% participation. While this number is decent for this neighborhood, it isn't enough to cover our budget. The dues go towards insurance, weed control, dumpster days, the parade, legal fees and more. In fact, we are unable to do a fall dumpster because of the lack of dues participation. We are doing our best to keep the dues at \$35/household but we need more participation to do so. I cannot urge you enough to pay your minimal dues.

As you know, events such as the parade and food trucks are not possible without the work of your HOA Board. Each member is a volunteer and we are always looking for more volunteers. We are currently looking for a new Treasurer and President. We would love for anyone interested to join our next meeting. Please reach out to help, the HOA meets once/month for one hour. It is not a huge time commitment and it is a very friendly board.

Our annual HOA meeting is scheduled for December 4th at 5:30p, I hope to see you there.

Marci

Annual Homeowners Association Meeting

When: Monday, December 4th, 2023 at 5:30 pm

Where: Southglenn Library- Meeting Room A

6972 S Vine St, Centennial, CO 80122

Library is located in the Streets of Southglenn Mall on the southwest corner of E Arapahoe Rd and University



OAKBROOK HOA BOARD MEMBERS

President

Marci Meyer

Vice-President

Joe Chalupa

Secretary

Ashley Hudson

Treasurer

Joanne Johnson

Communications

Ellina Robischon

.....

Sign Up for the online version of the newsletter at:

www.oakbrookhoa.com

.....

Pay your dues online via secure PayPal checkout here:



.....

Pay dues by check sent to:

Oakbrook HOA

P.O. Box 3544

Littleton, CO 80161

****NEIGHBORS IN ATTENDANCE WILL BE ENTERED IN A RAFFLE FOR HOME DEPOT GIFT CARDS****



The Oakbrook Quarterly

2023 Q3

Covenant Corner

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

Overall, it has been a great Summer in Oakbrook.

We want to take this opportunity to thank you for reading the Newsletter(s), and also, thank you for responding to the suggestions we make for keeping our community a favorite and desirable place to call our “forever home”!

We have especially noted, when driving around our Oakbrook Community, that there are many less trash containers “stored” where they can be seen from the neighboring lots or from the street! Thank you! Also, notably absent are campers improperly stored on the lot! Again, thank you. This Summer, many Homeowners have completed wonderful improvements to properties such as new privacy fencing, lawn and yard planting, painting, and several Solar installations. (With proper paperwork and requests turned in to the HOA, Covenant Committee for approval). Even after the June hailstorm/tornado activity, our residents stepped up and revitalized their properties quickly. Thank you!

According to **Section 16, Nuisance** of our approved Covenants, the homeowner has the responsibility to maintain their lot as not to appear in an unclean or untidy condition, or to be untidy to the eye. This is to maintain our community as an inviting choice for our residents, and for those looking for a home for their families.

We must continue to maintain our properties including fencing, which should be “neatly maintained”. There have been several concerns expressed about fencing falling down or deteriorating, and also a few houses that need painting. Please remember, it is the homeowner’s responsibility to maintain the home in a manner that is appealing to this community!

Again, thank you and have a great Fall and Winter season!
Your Oakbrook Covenant Committee

Classified

Babysitting- Georgia Jewell

My name is Georgia, I am 15 years old, I am looking for babysitting work in the Oakbrook area. I have prior babysitting experience and two younger siblings that I frequently look after. I’m available most evenings and weekends. A quick meet and greet required prior to scheduling babysitting.

Contact me at: (303) 798-4372

.....

Real Estate- Cindy Mitchell

303-525-6888

CM Real Estate

25 years in Oakbrook

Call for a free home valuation

"A Higher Level of Service"

.....

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.***



The Oakbrook Quarterly

2023 Q3

The Treasury

By Joanne Johnson, HOA Treasurer

Hello, Oakbrook!

I am officially announcing my retirement from the Board when my term is up in November. After 4 great years on the board, I have moved out of the neighborhood and, while I still own my Oakbrook house – it is time to pass the torch. Please get in touch ASAP if you are interested in running for Treasurer or would like to know more about the position. I will be around town next year to help my successor learn the ropes.

So far we have had 37% participation in dues payment for 2023 resulting in just under \$6000 raised. This year marks about a 7% increase in the number of households paying dues YoY which is a HUGE help considering the rising costs of maintaining our beautiful neighborhood. We spend money on activities like the Fourth of July Parade, Dumpster Days, neighborhood beautification such as weed spraying and sign upkeep, and covenant enforcement which keeps our home values high. If you have paid your dues already this year – thank you for contributing to our community! If you have not yet paid, please remember to visit our website to pay via PayPal or send a check (made out to Oakbrook HOA) to our PO Box.

We will discuss the state of finances at our annual meeting. See you in December!

As always, if anyone has questions about what the dues pay for, or what our neighborhood expenses are, please feel free to reach out! I am happy to answer any questions, and make our neighborhood finances as transparent as possible.

-Joanne Johnson

Community Calendar

Littleton Museum Harvest Festival: Buy your Halloween pumpkins and enjoy wagon rides, a cider press, the 1890s Carnival, and other fun activities. Entry is free.

October 14, 10am-3pm

6028 S Gallup St, Littleton, 80120

Magic of the Jack O'Lanterns at Hudson Gardens: A glowing trail of thousands of magnificent, hand-carved pumpkins.

Dates throughout October- see website for tickets

6115 S Santa Fe Dr, Littleton, 80120

Spooky Streets at Southglenn: Free family fun! Enjoy an entertainment stage, face painting, balloon artists, jump houses, dance party & MORE!

October 21, 4:30pm-7:30pm

6851 South Vine St, Centennial, 80122

Hudson Holidays at Hudson Gardens: Never-before-seen light installations like a cathedral comprised of thousands of LED lights. Purchase a delicious cup of hot cocoa or adult beverage before stopping by for a perfect free family photo opportunity with Santa.

November 24- December 31- see website for tickets

6115 S Santa Fe Dr, Littleton, 80120

Candlelight Walk on Main Street Littleton: Back for the 40th year, Santa Claus is the guest of honor for a procession down Main Street that includes floats, music, and holiday entertainment. Old favorites will return, including live reindeer, free hot cider and cocoa, strolling carolers, and of course the candles that give the Candlelight Walk its name! The lighting elements will stay in place until early 2024.

November 24 5:30pm

Holiday's Evening at Littleton Museum: You will be transported back to the winter holidays of the 1800s by costumed interpreters who bring the past to life by demonstrating what life was like in early Littleton. Enjoy a wagon ride, snack on cornbread and cookies, enjoy live music, and look up at the stars as you sip hot cider.

December 10 5:30pm-8:00pm

6028 S Gallup St, Littleton, 80120



The Oakbrook Quarterly

2023 Q3

Legal Brief

By Ashley Hudson, HOA Secretary

Happy Fall! With the changing of seasons also comes more legislative updates. HOAs have been the subject of many legislative sessions over the last two years. We are seeing this trend continue into late 2023 and expect more changes as we move into 2024. The HOA Task Force members have now been named and will be charged with reviewing HOAs and looking at homeowner rights/responsibilities versus HOA rights/responsibilities. The other major legislation that has passed this year is a push toward more acceptance of Xeriscape within Colorado HOAs. We want to do our part in encouraging water-wise landscaping in Oakbrook. We have created and adopted a policy regarding Xeriscape and the use of drought resistant plants, vegetable gardens and artificial turf. Please review our website under the Governing Docs - Policies tab on the main page to read the Xeriscape policy if you are starting to plan for next year's landscape changes. As a reminder, any changes to landscape do need to be submitted and approved by the Covenant Committee.

Thank you for working together to make Oakbrook a beautiful (and water efficient) neighborhood!

Around the House

by Cindy Mitchell, CM Real Estate, Inc.

Happy Fall! Get ready for pumpkins and Halloween. Here are a few home maintenance tips to prepare for the season:

1. Caulk exterior joints around windows and doors. Caulking helps lower heating and cooling bills and keeps insects and critters out of your house.
2. Schedule a chimney cleaning in preparation to use the fireplace.
3. Check your roof for needed repairs before the snow flies.
4. Clean your gutters and downspouts of leaves and debris.
5. Check smoke alarms and carbon monoxide detectors.
6. Have your furnace inspected and serviced.
7. Fertilize your lawn and deep water your trees. Rake or mulch leaves.
8. Winterize sprinkler systems and exterior faucets.
9. Clean and store lawn equipment and outside furniture.
10. Replace dirty air and water filters.
11. Adjust your programmable thermostat for the coming winter.
12. Buy twice as much Halloween candy as you think you'll need.

One Oakbrook home is active on the market. Recent home sales are below.

Oakbrook Houses Sold March 10, 2023 through October 5, 2023:

Address	Sold \$	Date Sold	Days on Market	Model	Style	SF Above	SF Finish	Beds	Baths
7906 S Pennsylvania Ct	740,000	4-28	5	Bayfield	2 Story	2232	2232	4	3
537 E Phillips Dr South	782,000	6-12	6	Fairview	Tri-Level	1888	1888	4	3
654 E Nova Ave	745,000	6-26	21	Wellington	Tri-Level	1984	2422	5	4
7652 S Logan Dr	765,500	7-11	2	Bayfield	2 Story	2232	2232	4	3
604 E Nova Ave	735,000	7-19	30	Windsor	2 Story	2011	2683	4	3
483 E Irish Ave	585,000	7-21	1	Claremont	Ranch	1512	1965	4	2
7576 S Penrose Court	657,000	8-18	28	Hartford	2 Story	1943	2584	4	4

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.