

Please return to HOA in envelope provided

RECORDS UPDATE: *The HOA will NOT use this information to contact you unsolicited. Any general neighborhood communications are included in our newsletter, website, or social media accounts and are 100% opt-in. Visit oakbrookhoa.com to sign up.*

First and Last Names of Adults living on the property:

Property Address:

Email Addresses:

Phone Numbers:

Are you a renter? Yes No

If yes: Landlord's name, address, & contact information:

DUES: \$35.00 Payment method:

Cash

Check

Online Via Venmo (use QR code or link at www.oakbrookhoa.com)

Online via Paypal (use QR code or link at www.oakbrookhoa.com)



*Paypal adds \$1.35 convenience fee

Do not pay dues because (use back of page if needed):

HOA BOARD ELECTIONS:

Vice-President

Joe Chalupa (incumbent)

(write in) _____

Communications Director

Ellina Robischon (incumbent)

(write in) _____

Secretary

(write in) _____

WASTE CONTRACT: The HOA is exploring future options for when our contract with Waste Connections expires. Please share your waste company preference, as well as experiences (use back of page), positive or negative, below, or in an email to ohoa1980@gmail.com.

Waste Connections

Waste Management

Other _____

The Oakbrook Quarterly

2024 Q3

President's Message

by Shelby Pearcy, HOA President

Dear Neighbors,

As the days grow crisper and the nights cooler, I am amazed at the beauty of this season. The leaves are about to transform our neighborhood into a canvas of vibrant colors. I hope you all have been out and about leaf peeping. And have you noticed the fall decorations popping up? I am very much looking forward to taking our daughter trick or treating this year and seeing some of the creatively decorated homes. A nice little tip for all residents of Oakbrook: If you're handing out candy, keep your porch light on; if you're not, turn it off.

I've been settling into my role over the past few months, working alongside our incredible board of volunteers. Each member brings their unique talents, and together, we're dedicated to enhancing life in Oakbrook.

Mark your calendars for our annual meeting on the 12th of November—I look forward to meeting many of you there. And if you have any questions or comments, don't hesitate to reach out to us.

Let's continue nurturing our beautiful neighborhood, where valuable homes and fantastic neighbors create a sense of community we can all be proud of.

Warm regards,
Shelby

Annual Homeowners Association Meeting

When: Tuesday, November 12th, 2024 at 5:30 pm

Where: Koelbel Library- Meeting Room D
5955 S Holly St, Centennial, CO 80121
Southwest corner of Holly & Orchard



OAKBROOK HOA BOARD MEMBERS

President

Shelby Pearcy

Vice-President

Joe Chalupa

Secretary

Volunteer Today!

Treasurer

Ashley Hudson

Communications

Ellina Robischon

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Sign Up for the online version of
the newsletter at:

www.oakbrookhoa.com

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Pay dues online via secure
PayPal at www.oakbrookhoa.com

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Pay dues with Venmo:



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Pay dues by check sent to:

Oakbrook HOA

P.O. Box 3544

Littleton, CO 80161



The Oakbrook Quarterly

2024 Q3

Covenant Corner

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

It has been a good summer, with beautiful, well-manicured lawns and flower gardens throughout our Oakbrook Subdivision. This has been especially noticeable as we drive through our neighborhood, admiring the beauty our residents have brought to their homes!

In so doing, we still spot a few trash containers (and in some cases, piles of trash) stored visible from the street and/or neighboring lots. Please, if you are one of the people I am talking about, store your containers in a location not visible from the street or your neighbor's lot! This is simply an "eyesore", and takes away from the serenity of our beautiful Oakbrook neighborhood, and is a clear violation of our Covenants!

This summer, we have had very few concerns expressed about improper storage of recreational vehicles, including Campers, trailers, (including boat trailers) etc., at Oakbrook residences. Thank you!

Noticeably, more prevalent with new residents moving in, are complaints about dogs habitual barking, yelping and or howling. This becomes a serious annoyance in the neighborhood. Please be a responsible pet owner, and do not allow your pet to destroy the quiet, peaceful serenity of our community. Your pet is your responsibility to control. This is not only a violation of our Oakbrook Covenants, but also a violation of City of Littleton Codes.

We wish all of our residents a wonderful Fall and Winter, with the holidays just around the corner!
Thank you,
Covenant Committee

The Treasury

by Ashley Hudson, HOA Treasurer

What could be better than Fall weather? At least when it's not 90 degrees in October.

We have received a total of 109 payments toward dues for 2024. Thank you to so many who were generous in contributing more than the \$35.00 in dues to support our goal of adding additional events each year!

We would love to continue with and add social events and other special events throughout the year. Every dues payment received supports this goal. Some of our ideas for 2025 include doing an egg hunt around Easter, a neighborhood plant exchange, more social gatherings and working to set up opportunities for networking/supporting neighbors in need.

The breakdown of what we want to achieve/add by the end of 2024:

Additional dumpster - \$300.00 - 9 more households paying dues

Shred a thon for dues-paying-households only - \$1,205.00 (with grant from City of Littleton for \$500, bringing the total to \$705) - 21 more households paying dues

Other possible social events such as a Hot Chocolate/Hot Cider meet and greet, Holiday lights parade, and more...

Higher participation means more social events, more community activities, and more fun in the neighborhood!

Reach out if you have any questions or have any issues concerning payment of the dues, have any questions about maintenance, or would like to join our amazing team as Secretary of the Board! Email ohoa1980@gmail.com.

Ashley



The Oakbrook Quarterly 2024 Q3

Classified

Piano Teacher- Natasha Hess

303-808-2610

Piano teacher for all ages and levels (30+ years experience)

English & Russian Speaker

Home Repair/Renovation and Handyman Work- Justin Percy

817-683-8511

CO Native Mobile Notary- Jan McKissack

303-847-1624

Call about special pricing for Oakbrook residents!

Realtor- Krista McKissack

West+Main Homes

(303)875-8639

HomeproKrista@gmail.com

@real_estate_matchmaker22

Bringing Neighbors together!

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**.

Community Calendar

Hey Ladies of Oakbrook! If you are interested in making new friends in the neighborhood please join us for our monthly ladies night out. Follow us on the Oakbrook Facebook page to learn when and where we are meeting next or message Krista McKissack for more information. (303-875-8639)

Free Ladies Boot Camp every Saturday- All Ages are welcome- reach out to Nancy Vogel for more details (303) 618-1302

Pumpkin Plunge: Oct 19

Take a plunge to find your perfect pumpkin. Swimmers of all ages are invited to dive for pumpkins in the Buck Recreation Center pool and turn them into spooky masterpieces at our decoration station. Register online.

Hoofin' It through the Hollows 5K: Oct. 26

Runners beware, this race is scary fun! Join us for a Halloween celebration by dressing in your Halloween best as there will be a costume contest prior to the race. Bring the entire family, including the dog, out for this 5K. Find out more and register at ssprd.org/RaceSeries.

Drop-In Spooky Skate: Oct. 26

Dress up and drop by the Family Sports Center from 1-2:50 pm or the Sports Complex from 12-2:30 pm for ice skating to kid-friendly tunes, a costume contest for fun prizes and sweet treats!

Hole-O-Ween at Colorado Journey: Oct. 1-31

Ghosts, fairies, witches, spiders and more are out to ensure your entire group have a frighteningly good time. Hole-O-Ween provides a fun experience for all visitors, featuring Halloween-themed holes and spooky kid-friendly decorations. Daily admission rates apply, and more information is available at ssprd.org.

Magic of the Jack O'Lanterns: Sept. 20-Nov. 2

Visit Hudson Gardens to experience a glowing trail of more than 7,000 magnificent, hand-carved pumpkins. For more information, please visit magicofthejackolanterns.com.



The Oakbrook Quarterly

2024 Q3

Favorite Things Around Oakbrook

By Ellina Robischon, HOA Communications Director

Favorite kid-friendly hike: Mount Falcon Park Castle Trail (21074 Mount Falcon Road, Indian Hills, CO 80454)

Favorite indoor playground: Candeeland (7969 E Arapahoe Rd Unit B, Greenwood Village, CO 80112)

Favorite outdoor playground: Southbridge Park (7791 S Windermere St, Littleton, CO 80120)

Favorite local shop: Savory Spice (2650 Main St, Littleton, CO 80120)

Favorite place to sweat: Barre3 (1493 Park Central Dr Suite 100, Highlands Ranch, CO 80129)

Favorite dinner: Haveli Indian Cuisine (301 E County Line Rd, Littleton, CO 80122)

Favorite dinner & drinks: Cuba Cuba (9567 S University Blvd, Highlands Ranch, CO 80126)

Favorite sweet treat: Yogurtland (7535 S University Blvd Centennial, CO 80122)

Around the House

by Cindy Mitchell, CM Real Estate, Inc.

Recently, in preparation for an out of town vacation, I purchased and installed an automatic water shut off valve. And it worked! I left the water on so the sprinklers would continue to run during my absence, but I was very concerned about a catastrophic water leak. Damage from a water leak can cost hundreds of thousands of dollars. One of my sprinkler valves started to leak. The water was shut off by the leak detector due to the abnormal water usage. Now, an exterior leak doesn't necessarily damage the interior of a house, but if left unattended, my water bill would likely have been substantial and a nasty surprise. There are several leak detectors available. I purchased a **Moen Flo Smart Water Leak Detector** and with installation spent about \$600. The peace of mind while I was away was immense!

Speaking of immense, the highest ever recorded sale of a home in Oakbrook occurred in August. A Hartford model sold for \$875,000!

One Oakbrook home is currently active on the market. There are three homes pending sale. Recent home sales are below. Oakbrook Houses Sold June 26, 2024 through September 24, 2024:

Address	Sold \$	Date Sold	Days on Market	Model	Style	SF Above	SF Finish	Beds	Baths
536 E Otero Ct	664,000	6-26	23	Oxford	2 Story	1864	1864	3	3
8287 S Pennsylvania Ct	540,000	8-5	169	Fairview	Tri-Level	1888	1888	4	3
582 E Nichols Ct	782,500	8-8	8	Wellington	Tri-Level	1984	2542	4	3
501 E Nichols Dr	658,500	8-19	10	Claremont	Ranch	1512	3024	4	3
722 E Nichols Dr	640,000	8-30	12	Fairview	Tri-Level	1840	1840	3	3
482 E Irwin Ave	875,000	8-30	3	Hartford	2 Story	1943	2490	4	3

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.