



Oakbrook Observer
Summer 2025

President's Message

by Shelby Pearcy, HOA President

Summer is here! We are eagerly looking forward to the 4th of July parade and hope you'll join us on the morning of the 4th. Bring your bikes, scooters, wagons, strollers, leashes, and sneakers for a fun-filled community gathering!

Your HOA board has been focusing on enhancing community events, coordinating food trucks, managing landscaping needs, and addressing neighborhood issues. As a volunteer-led organization, we rely on engaged homeowners to keep our neighborhood thriving. If you are interested in contributing your time, we would love to discuss available roles, responsibilities, and time commitments. Our volunteers are the backbone of this community, helping to maintain its appeal and protect property values. Please consider getting involved.

On that note, we kindly remind all residents to pay their annual dues. These contributions are modest yet vital, directly supporting the initiatives that make our neighborhood a great place to live. Additionally, we encourage everyone to respect the established covenants, which are in place to preserve the integrity of our community. Most compliance issues arise from simple oversight and are quickly resolved. However, intentional disregard for the rules disrespects your neighbors and the board, while also diverting HOA funds from more meaningful projects.

Wishing you all a wonderful and fulfilling summer!

To get more information on what is happening in the Town of Littleton, please visit

www.littletonco.gov/Government/Littleton-Leadership.

Here you can see a schedule of council meetings, watch these meetings on a live stream, and see agendas for previous meetings.

**OAKBROOK HOA
BOARD MEMBERS**

President
Shelby Pearcy

Vice-President
Joe Chalupa

Secretary
Volunteer Today!

Treasurer
Ashley Hudson

Communications
Ellina Robischon

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Oakbrook HOA
P.O. Box 3544
Littleton, CO 80161



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The Treasury

by Ashley Hudson, HOA Treasurer

Hello Neighbors!

I can hardly believe it's June. Hot days and cool nights to come! Our neighborhood is blooming and it's wonderful to see!

This year, we have applied for four City of Littleton grants to support with additional social activities and community events. We appreciate the City of Littleton Neighborhood Grant Program!

One new event we have added this year is an event for members who have paid their dues for 2025 (of which we have received approximately 42 household dues). This is a Shred-a-thon/ E-Waste event through Date Destruction that will be held in the same area as the 4th of July Parade (where E Kettle Ave turns into South Logan Street). This will be on June 21, 2025 from 1:00pm-3:00pm. Dues paying members will have the opportunity to have one banker box full of documents shredded in addition to four data-bearing electronics (cell phones, tablets, computers, etc) securely destroyed per household. A flyer will be distributed prior to the event with additional details.

Every dues payment supports the additional social/community events, keeping up with the weeds on our main streets, and allowing for our community to continue to be a desirable place to live.

Thank you for your continued support!
Ashley Hudson, Treasurer

Covenant Corner

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

Hello Oakbrook! Welcome to Summer!

We have had a lot of great things happening in Oakbrook to be very proud of! New paint, landscaping, gardening and a lot of just plain beautification of our homes!

Thank you for keeping our Board members up to date on your plans! Remember, it is very easy to find out if approval is needed for any idea(s) you may have to improve your home. Normally it is an easy approval process. This process becomes much harder, and may lead to dispute with your neighbor(s) if you do not follow the procedures established by the Homeowners of this Oakbrook community. It becomes much more difficult if a Homeowner of Oakbrook submits a concern with a specific project you have completed, and we, as a Board of Directors must try to resolve this concern, especially if the project has already been completed! Often, at this point, resolving the concern becomes much more than we as a Covenant Committee, or even a Board of Directors can resolve. Generally speaking, your projects cannot detract from the aesthetic qualities of the properties, and are not in any way detrimental to property values of the properties of other homeowners in Oakbrook.

As noted in this publication, Regulations governing subdivisions are often changing, and we, as a board of directors, elected by the homeowners, do our best to assure all the requirements of meeting the established covenants of our community are met before approval. Often, this is not the only approval necessary, and whenever that is the case, we could advise you during the approval process that there may be other concerns such as city code department regulations that may also affect your project. Even though we may not always be aware of other city and state regulations which may affect your proposed improvement project(s), it is up to you as a homeowner to be aware of any such requirements. If you have a licensed contractor working on your project whom is approved by the city of Littleton, they should be able to advise you of the necessary requirements. Often, they will acquire the necessary permits, on your behalf. Here's wishing you a very happy Summer!

Thank you,
Covenant Committee



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Legal Corner

by Ashley Hudson, HOA Treasurer

Happy Summer, neighbors!

As you may be aware, Colorado law has been changing quite a bit related to HOAs. This is especially the case since 2022. Many of those laws are meant to move responsibility for enforcement from HOAs to local government entities. This includes the regulation of the parking of RVs and trailers on the street and, as of 2024, the addition of "additional dwelling units" ("ADUs") where single unit detached dwellings are allowed. Please ensure that you are aware of the regulations enforced by the City of Littleton as well as Arapahoe County when it comes to any improvements you may be thinking of adding to your property. This includes adding sheds and building fences.

In addition, we have noticed a slight increase in complaints between neighbors when it comes to fence line concerns as well as noise complaints. Although our involvement is limited due to what HOAs have jurisdiction to regulate, we are happy to support our residents by helping to facilitate mediation or alternate dispute resolution and can provide resources upon request so that a neutral 3rd party may support the resolution of disputes between neighbors.

We are here to help and to answer questions. For any covenant related questions, please email oakbrookcovenants@gmail.com. For any other questions or concerns, please email ohoa1980@gmail.com.

Thank you!

Community Calendar

NOW OPEN Ongoing plant and plant supplies (seeds, tools, soil, etc) exchange on porch at 537 Phillips Dr N

2025 Food Truck Mondays:

June 9: What Would Cheesus Do? & Rebel Cookie Dough

July 14: Pierogies Factory & Sweet Cow

August 18: Darleenz Dillaz & HipPOP's

September 8: Peyote & Sweet Cow

Shred-a-thon/E-Waste event: Saturday June 21, 1pm-3pm at the corner of S Logan St & E Kettle Ave. Each household who has paid dues for 2025 may bring one banker box full of documents for shredding in addition to four data-bearing electronics (cell phones, tablets, computers, etc) for secure destruction.

4th of July Parade: Friday July 4, 9:15 am (meet at 9am) on Tuesday July 4th starting at the corner of S Logan St & E Kettle Ave. Decorate your bikes, scooters, leashes, strollers, or whatever non-motorized mode of transportation you would like and join us on the route!

August: Ice Cream Social

October: Dumpster Days

November: Winter Social

Oakbrook Ladies night out: 3rd Tuesday of the month. Details posted in the Oakbrook Facebook Group, or fill out the form on the Oakbrook website to receive a monthly invitation.

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

Talking Trash

Oakbrook's new column to help you manage your recycling and inspire reusing.
by Sheri Butler, Resident

SMALL STEPS, BIG IMPACT: Easy Ways to Build Great Recycling Habits in Littleton

We are all well aware of the dreaded photos about waste, and mounds of trash. As true as they are, they can be misleading you to think that there are not successes every day in small ways.

I would like to inspire you to "bring it home". Make some small stops toward reusing, reducing and recycling in your home, and with your neighbors.

1. Know What Can Be Recycled Locally

Littleton & Centennial, follow a single stream recycling system, meaning all recyclables can be placed in one bin without sorting. This makes recycling easier and more convenient for residents while ensuring materials are properly processed at sorting facilities.

We residents can recycle paper, cardboard, aluminum and tin cans, glass bottles, and plastic labeled #1 and #2. However items like plastic bags a.k.a. plastic film, Styrofoam, and greasy pizza boxes should not go in the recycling bin.

#2. Rinse and Clean

Food residue can make recyclable unusable. A quick rinse before tossing them in the bin ensures they can be properly processed.

#3. Reduce and Reuse First

Before recycling, consider ways to reduce waste and reuse items. Switching to reusable bags, bottles and containers cuts down single-use plastics.

#4. Get set up

For those "hard-to-recycle" items, get a space set up to stock up and distribute to those recycling places when you have an amount to take.

And then there's.....

#5. Start a Community Effort

Encourage neighbors to join in! Set up collection points for items like batteries or electronics that need recycling.

