

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 Address(es):

Phone Number(s):

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

Paid earlier in 2025

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

HOA BOARD ELECTIONS:

President

(write in) _____

Secretary

Ashley Hudson

(write in) _____

Treasurer

(write in) _____

Would you like to see the Pride of Oakbrook return?

Absolutely, it encourages a sense of pride in our homes!

No, what a waste of time!

What is that? Please email me, I'd love to know more.



Oakbrook Observer
Fall 2025

President's Message

by Shelby Pearcy, HOA President

Happy Fall, neighbors! It's my favorite part of the year so I hope everyone is starting to enjoy the slightly cooler weather, the beautiful Fall foliage and an exciting football season.

There has been some confusion around our covenants, so I want to let everyone know that we are working on a "cheat sheet" and expanding our FAQs to make our covenants easier to follow so that nobody misses any required approvals or other procedures. If you ever have any questions or doubts about whether some improvements or modifications need approval, please do not hesitate to reach out. We strive to make the approval process smooth for everyone.

Another topic I would like to address is complaints and, specifically, anonymous complaints. To preface, anyone can bring an issue to the Board's attention and ask that we keep their identity anonymous to the homeowner or resident. We will absolutely honor this request. However, if the issue is brought to us entirely anonymously, this hinders our ability to properly and fairly resolve conflicts. We understand the importance of keeping relationships with our neighbors positive and, while you may think that anonymity might prevent riffs with neighbors, making anonymous complaints to the Board is not always the best way to handle neighborhood issues. There are several problems with anonymous complaints:

1. Without knowing who submitted a complaint, the HOA cannot assess whether a complaint is made in good faith.
2. The HOA is unable to ask clarifying questions and gather additional details in order to determine a violation or resolution an issue.
3. They erode trust and can result in residents feeling targeted, resulting in enforcement that may seem arbitrary or biased, leading to perceptions of unfair treatment.
4. They prevent mediation, because, since HOAs often rely on dialogue to resolve disputes, anonymity removes the opportunity for direct communication or facilitated resolution between neighbors.
5. A culture of anonymous reporting can make residents less willing to participate in meetings or voice concerns publicly; HOAs thrive on clear, open processes and anonymous complaints can muddy decision-making and reduce confidence in the Board.

Please keep this in mind in the future and I will again emphasize that homeowners who ask to remain anonymous to the homeowner to whom the complaint is directed will absolutely be honored.

Thank you in advance and have a beautiful Autumn in Oakbrook!

**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 (\$35):

via secure

PayPal at www.oakbrookhoa.com

with Venmo:



by check sent to:

Oakbrook HOA

P.O. Box 3544

Littleton, CO 80161



Oakbrook Observer
Fall 2025

Covenant Corner

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

This summer, we have had some amazing improvements to our community.

From North to South, East to West in our Oakbrook Subdivision, we see new paint, new fences, new landscaping, including some of the most beautiful flower gardens, fountains etc... Thank you!

Also, we want to take this opportunity to thank the homeowners and/or residents who have taken the little extra time to reach out and get approval for your projects prior to starting them. If you have any questions about whether a project you have planned requires approval, most of the answers can easily be found in the Oakbrook Covenants, which can be found on the Oakbrook Website, or if you wish to get a hard copy delivered to you, we are always very happy that you ask for one, and will deliver it to your address. It is always wonderful to meet any of our neighbors! If there is still a question about approvals needed, just contact us with an email to: oakbrookcovenants@gmail.com or ohoa1980@gmail.com

It is always much easier to answer any questions about approvals and or permits you may need prior to you starting your project, than to try to resolve concerns after a project is started or even completed! This can lead to necessary, expensive corrections, and sometimes disputes between neighbors! We on the HOA Board are all Homeowners, and volunteer our time to make our community the best place to live and raise our families in our "most beautiful" part of Littleton Colorado and these simple suggestions help us in this endeavor. Please remember, our main goals are to maintain this as the best place to call home, as well as to maintain home values in our community! So, if you live in Oakbrook, be aware of our covenants (as the signs entering this community clearly state, we are a "Covenant Controlled Community") and please strive to follow the covenants as approved by our Homeowners.

There are a couple of items that we ask your cooperation and corrections as necessary:

Your pets are your responsibility. You are required to keep your animals from disturbing the peace and quiet of our community! This includes dogs barking. This disruption is not only controlled by our covenants, but also by Littleton City Codes.

We did make a lot of progress making sure Trash Containers are properly stored when not in use. Remember, your Trash, and Garbage containers cannot be visible from the street and/or neighboring lots when not in use.

Again, thank you!

Covenant Committee



Oakbrook Observer
Fall 2025

Annual Homeowners Association Meeting

When: Tuesday, November 18th, 2025 at 5:30 pm

Where: Southglenn Library- Meeting Room A
6972 S Vine St, Centennial, CO 80122

Calling All Business Owners!

The HOA board would like to promote businesses owned by our Oakbrook neighbors. If you are a business owner and would like to raffle off a product or gift card for your services, please send an email to ohoa1980@gmail.com.

The Treasury

by Ashley Hudson, HOA Treasurer

Happy Fall, Y'all!

First, I want to take the opportunity to thank you for not only contributing to our dues for 2025, but also for making our social events special with your presence! We have added some wonderful events this year that we hope to continue in the future and that can occur due to your continued support! The final report of our financials will be made available online prior to the annual meeting and will be discussed at the meeting in November. We hope to see you there!

Changes in 2026:

1. We will be moving our dues drive from Fall to Spring starting in 2026 to support continuing our social events throughout the calendar year.
2. We are looking for someone to step into the role of Treasurer starting in 2026. I will be stepping down as treasurer but will continue to support the position until the role can be filled and plan to remain on the Board as Secretary in 2026 if voted into the position.
3. The plan is to apply for grants through the City of Littleton in 2026 to continue with additional events such as the Shred a thon, Ice Cream Social, and Winter Social to supplement the dues we receive each year.

Thank you for continuing to support Oakbrook HOA to be a desirable neighborhood to live in!

Ashley Hudson



Oakbrook Observer
Fall 2025

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

Percy Improvements

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!

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

Plant and plant supplies (seeds, tools, soil, etc) exchange on porch at 537 Phillips Dr N will close for the season after the first freeze. Thank you to all who participated, look out for kickoff date in 2026!

Magic of the Jack O'Lanterns at Hudson Gardens: September 19-November 2 Tickets at magicofthejackolanterns.com

Hole-O-Ween at Colorado Journey Mini Golf: October 1-31

Trick or Treat Street: October 24 4-6:30pm at Goodson Rec Center parking lot. Tickets at <http://register.ssprd.org>

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

Around The House

Cindy Mitchell, CM Real Estate, Inc.

A well-maintained neighborhood is more than just visually appealing—it's a key factor in preserving and increasing property values for everyone who lives there. When lawns are mowed, bushes trimmed, and driveways kept clear, the entire neighborhood feels welcoming. Homes with strong curb appeal not only attract potential buyers more quickly but often sell for higher prices.

Neglected homes can affect more than just the homeowner. Poor maintenance—like peeling paint, overgrown yards, or clutter—can reduce surrounding property values by making the area appear less cared for. When each homeowner invests in upkeep, the entire neighborhood benefits.

- Regularly mow lawns, trim trees and shrubs, and remove weeds.
- Keep driveways, sidewalks, and porches clear and tidy.
- Repair or refresh paint, fences, and exterior features as needed.
- Remove clutter and store items like trash bins, tools, or equipment behind a fence and out of sight.
- Consider seasonal touches—such as flowers in the spring or festive décor in the winter—that add charm without overwhelming.

Maintenance is about more than just appearance—it builds a sense of pride and responsibility. When neighbors see one another taking care of their homes, it creates a culture of respect and inspires everyone to contribute. Keeping your property in good shape is not just about today—it's about protecting your investment for the future.

Two Oakbrook home are currently active on the market. Recent home sales are below.

Oakbrook Houses Sold January 1, 2025 through September 19, 2025

Address	Sold \$	Date Sold	Days on Market	Model	Style	SF Above	SF Finish	Beds	Baths
7946 S Logan Dr	705,000	3-11	3	Clermont	Ranch	1512	1966	4	3
603 E Long Court	650,000	3-18	2	Bayfield	2 Story	2242	2626	4	3
7974 S Pennsylvania Dr	650,000	4-30	8	Bayfield	2 Story	2232	2993	4	3
7546 S Penrose Ct	730,000	5-15	4	Claremont	Ranch	1512	2948	4	3
7841 S Logan St	700,000	5-19	11	Hartford	2 Story	1943	2742	4	4
504 E Otero Ct	670,000	6-18	5	Oxford	2 Story	1864	2125	3	3
7946 S Pennsylvania Ct	775,000	8-7	78	Clermont	Ranch	1797	3324	4	3
523 E Long Ct	565,000	8-12	28	Clermont	Ranch	1512	1512	3	3