



Oakbrook Observer Summer 2026

President's Message

by Kyle Roth, HOA President

Hello Oakbrook Neighbors,

It's hard to believe summer is already upon us.

For many of us, this season brings vacations, home projects, busy family schedules, and hopefully a little extra time to connect with friends and neighbors. As we head into the summer months, I'd like to share a few of the initiatives the Oakbrook HOA Board has identified, both for the months ahead and for the long-term health of our community.

Our focus lately has been on improving communication, supporting our common areas, and strengthening the foundation of our neighborhood. While those responsibilities remain important, one of our primary goals moving forward is increasing homeowner participation and community engagement.

Oakbrook has tremendous potential, but like any volunteer-led organization, our success depends on involvement. Board members alone cannot create the kind of connected, vibrant community many of us want to see. That requires ideas, energy, participation, and a willingness from neighbors to help shape what comes next.

Not everyone wants to serve on the HOA Board, and that's perfectly okay. There are many meaningful ways to contribute, whether that's helping organize events, welcoming new neighbors, supporting community projects, participating in committees, sharing professional expertise, or simply offering ideas and feedback. To support those efforts, I have asked the Board to explore new opportunities for resident involvement, including volunteer committees focused on community engagement and neighborhood activities.

Part of that same long-term vision includes building stronger partnerships with local businesses. We have begun exploring ways to connect with businesses that share our commitment to community. If you own a local business, or know one that might be interested in supporting neighborhood initiatives, I'd love to hear from you. To the sponsors who have already partnered with Oakbrook, thank you. Your support helps make many of these efforts possible.

Looking ahead, several Board positions will become available this fall. For those interested in taking a more active role in shaping the future of Oakbrook, I encourage you to consider serving. At the same time, I recognize that not everyone has the capacity to commit to Board service. I'm

OAKBROOK HOA BOARD MEMBERS

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Oakbrook HOA

P.O. Box 3544

Littleton, CO 80161

A close-up photograph of bright, glowing sparklers exploding against a dark night sky. In the upper right corner, a portion of the American flag is visible, showing the stars and stripes.

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equally excited about opportunities for residents to volunteer in other ways through committees, projects, events, and community initiatives.

I would also love to hear from students, families, school organizations, and community groups seeking volunteer or service opportunities. Whether you're working toward service hours, organizing a fundraiser, participating in a school club, or simply looking for ways to contribute, I'd welcome the conversation. Oakbrook is fortunate to have talented residents of all ages, and I'd love to find more ways to connect those talents with community needs.

Most importantly, if any of these ideas resonate with you, I'd love to hear from you. Whether you're interested in volunteering, serving on a committee, supporting community events, exploring a business partnership, contributing professional expertise, or learning more about future Board opportunities, please reach out at ohoa1980@gmail.com.

As we look toward the future, my goal is not simply to maintain Oakbrook, but to strengthen the connections that make a neighborhood feel like a community. That requires participation, ideas, and involvement from residents throughout Oakbrook. If you have an idea, a talent, a connection, or simply a desire to help, I encourage you to get involved.

Finally, a quick reminder about HOA dues. At just \$35 per year, membership is one of the simplest and most impactful ways to support the initiatives outlined above. Those contributions help maintain our common areas, support community activities, and provide resources for future improvements. If you've already paid your dues, thank you. If you haven't yet, I encourage you to do so and become an active part of Oakbrook's future.

I believe Oakbrook's greatest asset is not its entrances, common areas, or amenities. It's the people who live here. I'm excited about where we can go together, and I look forward to hearing your ideas and working alongside many of you in the months ahead.

Warm regards,
Kyle

Community Calendar

Summer Food Truck

Mondays: June 8, July 13, August 10, & September 14

4th of July Parade: Meet at 9am with your decorated bikes, scooters, leashes, strollers, or whatever non-motorized mode of transportation you would like and join us on the route!



Ice Cream Social: August 23

Free Ladies Boot Camp: every Saturday at 8am. All Ages are welcome- reach out to Nancy Vogel to participate (303)803-2138

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Covenant Corner

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

Happy Spring!

It seems like the weather has been having some problems catching up with spring, but we have already had a lot going on as far as requests for approvals and project activity. This includes painting, landscaping and general improvement projects to homes that keep our community looking and feeling great!

One of the major concerns we have been dealing with this year, more than in previous years, is keeping our Oakbrook yards in good shape. We have recognized, when talking to our “Oakbrook neighbors”, that there are more rentals including investment properties, which can quickly become a concern. This is often more noticeable when managed by a “management company”, rather than the property owner who has the option to check on the property periodically to assure that their investment is being well taken care of. Also, contributing to the decline in lawn appearance could be the water restrictions due to drought situation. It does help, since the watering restrictions are “per day”, to water 1/2 of the time you set for a zone; For example, starting at 2:00 am and cycle through all the zones, then repeat with the 2nd half of the time allotted for each zone, starting at 4:00 am. This decreases the runoff and helps with saturation.

Regardless, it remains the “current residents” responsibility to keep the property weed free, properly mowed and free of branches and trash to maintain a good aesthetic appearance.

Please, always refer to our Covenants, as posted on our website, if you have any questions about our Owner approved covenants.

You may also contact any of the Covenant Committee for input via our listed contact email address: Oakbrookcovenants@gmail.com It is always best to “ask before you act” on any project!

Thank you for keeping our Oakbrook community the best!

Oakbrook HOA covenant Committee
Joe Chalupa, Covenant Lead

The Treasury

by Marcia Anderson, HOA Treasurer

Thanks so much to all of you that have paid your 2026 Home Owners Association annual dues!! We’ve received dues from 127 homeowners so far.

If you haven’t yet had a chance to pay your \$35.00 annual dues, it’s not too late!

Payment can be made through Venmo, PayPal or a check made out to Oakbrook HOA.

The remittance address is PO Box 3544, Littleton, CO 80161. If you are paying with Venmo or PayPal please be sure to include your address so you can be properly credited.

Your dues provide upkeep and weed control in the common areas of our community. We’re also able to sponsor a couple of “dumpster days” where you can dispose of items not collected in your regular weekly trash removal. They also help with expenses associated with our annual Easter Egg Hunt (which I think was very successful this year) and our Fourth of July parade.

Thanks again and Have a great Summer!

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Favorite Things About Oakbrook

by Marcia Anderson, HOA Treasurer

- **The Sound of Kids Playing**

It always makes me smile to hear the neighborhood kids playing outside on a summer evening.

- **The Pride We Have in Our Homes**

Our community is well maintained and the City of Littleton regularly comes through with the street sweeper. I love to walk around our neighborhood and see all the beautiful flowers and shrubs.

- **The Convenience**

We are so lucky to have two major grocery stores within walking distance and so many food choices, both fast food and restaurants close by as well. We also have banks, discount stores, churches and more. But even though all these conveniences are so close, the neighborhood is quiet and peaceful.

- **The People**

The people that live here in Oakbrook are the best of the best. When the weather is nice (most of the time) people are out walking and usually will wave and smile. And my neighbors are always offering help with snow shoveling or debris cleanup after a storm.

Classified

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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**.



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Around the House

Cindy Mitchell, CM Real Estate, Inc.

Water Restrictions in Effect — What You Need to Know

Colorado's record-low snowpack has prompted Denver Water to declare a **Stage 1 Drought**. Most Littleton residents fall within Denver Water's service area and must comply.

The rules (effective through October 1, 2026):

- Water on **2 assigned days per week** only (based on your address — look up your days at denverwater.org or call 303-893-2444)
- **No watering between 10 a.m. and 6 p.m.**, even on assigned days
- Hand watering with a shut-off nozzle is permitted any day
- Leaking irrigation systems must be repaired within 10 days

Turn drought into opportunity — go waterwise!

Denver Water partners with Boulder nonprofit Resource Central on two programs to help you replace thirsty Kentucky bluegrass:

Turf Removal Rebates: Denver Water offered discounts of up to \$750 on professional turf removal — Resource Central comes to your home, removes at least 200 square feet of lawn, and hauls it away for composting. The 2026 discounts are fully allocated, but watch for the 2027 program. DIY removers may qualify for up to four free Garden In A Box kits instead.

Garden In A Box: Professionally designed, low-water plant kits that save at least 7,000 gallons of water over the garden's lifetime compared to bluegrass. Each kit includes 14–32 starter plants, a plant-by-number map, and a care guide — no green thumb required. The 2026 collection features themed boxes like the **Butterfly Haven** (29 pollinator-friendly plants) and **Sunset & Sage** (a Southwest-inspired mix). Denver Water customers receive a **\$25 discount** on kits. The fall 2026 sale opens **June 24**, with pickup and planting in August and September. Visit resourcecentral.org/gardens to order.

Two Oakbrook homes are currently active on the market and one home is pending. Recent home sales are below. Oakbrook Houses Sold September 1, 2025 through June 5, 2026:

Address	Sold \$	Date Sold	Days on Market	Model	Style	SF Above	SF Finish	Beds	Baths
781 E Nichols Dr	737,250	9-9	4	Bayfield	2 Story	2232	2732	4	4
7628 S Pennsylvania Dr	540,500	10-8	5	Fairview	Tri Level	1888	2512	3	3
555 E Jamison Place	709,855	1-7	67	Hartford	2 Story	1943	2363	4	3
7885 S Logan St	575,000	3-27	18	Claremont	Ranch	1512	1512	3	2
687 E Phillips Dr	670,000	4-6	4	Fairview	Tri Level	1840	2464	4	4
612 E Nichols Dr	595,000	4-24	2	Clermont	Ranch	1512	3024	3	2
8047 S Pennsylvania Ct	690,000	5-19	1	Hartford	2 Story	1943	2700	5	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.