

The

OCTOBER 2020

CHERRY PICKINS



Upcoming Community Events

OCTOBER 19

Due date for your name to be on the ballot for CPOA Board Member Election

OCTOBER 31

**Happy Halloween
& Due date for "Artist Entries"**
see inside for more details!

NOVEMBER 1

Daylight Savings Time Ends
Turn those clocks back 1 hour!

NOVEMBER 2

59th Presidential Election
Remember to Vote!

NOVEMBER 9

CPOA Election Night!
CPOA Meeting via Zoom
6pm - 8pm
All homeowners are welcome but only current due paying homeowners can vote!

NOVEMBER 11

Veterans Day
Thank you to all the Veterans!

NOVEMBER 26

Thanksgiving Day & Turkey Trot
Cherry Park Basketball Court
8:30am
This is a free event but \$ donations will be accepted and donated. This will be a distanced event with more info inside the Pickins. **Everyone is welcome to participate!**



Join our facebook group!
facebook.com/CherryPark80111

Join the community with
nextdoor.com

Visit us online!
www.cherryparkhoa.org

TIME TO VOTE! CHERRY PARK OWNERS ASSOCIATION (CPOA) ANNUAL BOARD ELECTION

This year two seats on the board are open for election in November. Elected members of the board serve a two-year term.

Nicol Ray (President) will not be running this year. However, John Castellano (Vice President) will be running again.

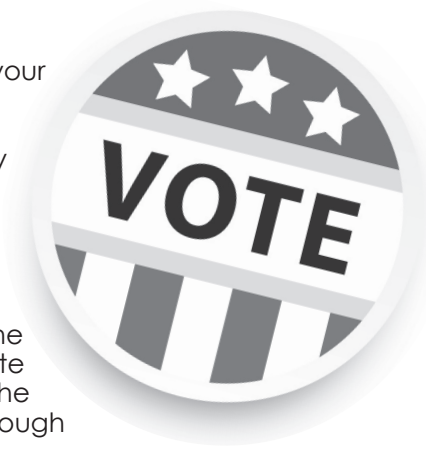
If you would like to have your name included on the ballot that will be in the next Pickins and available for download via Facebook and our website (www.cherryparkhoa.org), please send your name and contact information to cherrypark.info@yahoo.com by October 19th, 2020. Please provide a short description of why you would like to serve on the board of directors.

Any person, group of persons or legal entity that holds record title to a Lot with Cherry Park or El Vista is eligible to vote in the election. However, only Members of the CPOA can vote.

To be a Member of the CPOA, you must be current on your annual dues. Send \$50 dues to Cherry Park HOA, PO Box 3018, Littleton, CO 80161 checks payable to CPOA or pay online via Cheddar up icon located on our website: www.cherryparkhoa.org.

There shall be one vote per Lot. If a Member Lot is owned by more than one person, each owner of the Lot may vote or register to protest to the casting of the vote by the other owners of the Lot through a duly executed proxy.

After the election results are announced at the annual meeting in November, the new board will vote to determine who will serve as President and Vice-President for 2021.



Centennial

Community Meeting

A community meeting is being held prior to the formal submittal for a Site Plan for a property located at the northwest corner of E. Arapahoe Rd & S. Holly St. The Applicant, Edgemark Development LLC, proposes a Site Plan for a 4-story, 160-unit Independent Living, Assisted Living, and Memory Care facility on approximately 3.4 acres.

continued on pg 5

As a safety reminder, parents should properly research and approve any potential customers. The CPOA has no responsibility in the endorsement or liability of services offered by the residents listed. This listing is for only 18 years old and under, please let us know when your child is over the age of 18. If you would like your child listed or have any changes to your listing please email cherrypark.info@yahoo.com.

YOUNG RESIDENT SERVICES

CHILD CARE

UPDATED: 07/2020

Ellie*/**	13	720-908-2269	Parent: Debbie Young
Hannah*	13	720-335-8017	Parent: Belinda Ralfe
Joslyn*/**	14	303-887-4554	Parent: Tom VanMatre
Laura**	14	720-309-1227	Parent: Heidi Harden
Cynthia	15	720-990-8666	Parent: Veronica Magnotta
Eden*	15	720-212-8723	Parent: Yetemegn Kinde
Elli*	15	303-946-7569	Parent: Maria Rothschild
Lizzie Jo	15	303-912-1604	Parent: Kelley Borchert
Hannah*	16	720-503-7757	Parent: Cindy Hall
Izzy*	16	720-386-2781	Parent: Nicole Rodriguez
Maya*	16	720-899-6388	Parent: Melissa Friesen
Ryan*	16	720-397-2568	Parent: Belinda Ralfe
Sydney*	16	303-718-0149	Parent: Marnie Bachman
Daley*/**	18	720-292-4899	Parent: Johnny Castellano
Hailey*	18	720-891-3460	Parent: Cindy Hall

*Red Cross Certified **CPR Certified † Summer Only

Yard Work

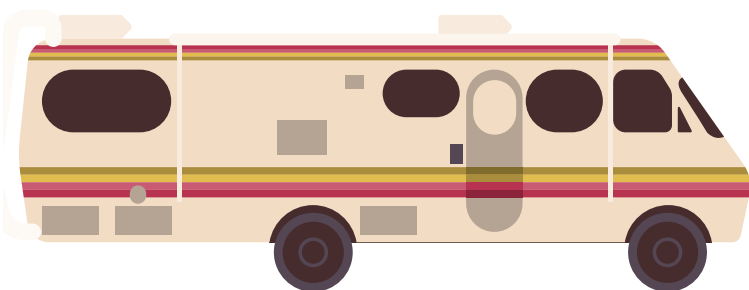
Ryan	16	720-397-2568	Parent: Belinda Ralfe
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PET CARE/WALKING

Bryan	11	303-350-1101	Parent: Heidi Harden
Hannah	13	720-335-8017	Parent: Belinda Ralfe
Ellen	14	720-788-3175	Parent: Melissa Friesen
Joslyn	14	303-887-4554	Parent: Tom VanMatre
Cynthia	15	720-990-8666	Parent: Veronica Magnotta
Eden	15	720-212-8723	Parent: Yetemegn Kinde
Elli	15	303-946-7569	Parent: Maria Rothschild
Lizzie Jo	15	303-912-1604	Parent: Kelley Borchert
Izzy	16	720-386-2781	Parent: Nicole Rodriguez
Maya	16	720-899-6388	Parent: Melissa Friesen
Ryan	16	720-397-2568	Parent: Belinda Ralfe

Just a reminder that you **cannot store an RV in front out your house or on your property**. You can view the covenants on our website, CherryParkHOA.org.

Per the Centennial Ordinance, your trash cans must be placed **out of site from the road within 24 hours of trash pick-up** or you will get warned and then fined by the City.



Curious what Code Compliance for Centennial is? Check out this great resource: <https://www.centennialco.gov/Government/Departments/Code-Compliance>

This site also allows for you to report a problem and will be responded to by a City official. Requests submitted may take 24 hours to process [no processing on weekends] and you can even report them anonymously. Follow this link to learn more: <https://www.centennialco.gov/Online-Services/Report-a-Problem>

CURRENT BOARD MEMBER CONTACT INFO

Email your questions or concerns to cherrypark.info@yahoo.com and we will get back to you as soon as possible. **Our new mailing address** is Cherry Park HOA, PO Box 3018, Littleton, CO 80161.

Nicol Ray (12/20)	President
Johnny Castellano (12/20)	Vice-President/ GID Liaison
Debbie Young (12/21)	Treasurer
Judy Liimatainen (12/21)	Architectural Committee Head
Amber Barnes (12/21)	Secretary/Director

LOOKING TO MAKE A CHANGE TO THE EXTERIOR OF YOUR HOME?

Be sure to submit all exterior home improvements to the Architectural Committee for approval.

The form can be located on our homepage: www.cherryparkhoa.org. Click on "DOCUMENTS AND LINKS", you will find the "APPLICATION FOR ARCHITECTURAL CHANGE" located near the bottom of page. Simply download the form, fill it out, scan and email it to CherryPark.Info@yahoo.com.

DUES ARE VOLUNTARY COVENANTS are MANDATORY



NOTICE OF ANNUAL MEETING OF MEMBERS

Cherry Park Owners Association, Inc.

Wednesday, November 5, 2020

Zoom Meeting – Info to come

6-8:00 pm

The annual meeting of Members of the Cherry Park Owners Association, Inc. (“CPOA”) will be held via Zoom meeting on Monday, November 5, 2020 for the following purposes:

1. To elect one (1) director to the board; and
2. To transact such other business as may properly come before the meeting.

The accompanying Proxy provides additional information relating to the above matters.

Members are urged to personally attend the meeting, if possible. To ensure a quorum and full vote, however, Members are requested to sign and mail the accompanying Proxy. If you attend the meeting and vote in person, your Proxy will not be used.

Only Members of the CPOA may vote according to the bylaws – *Section 3.1*

Membership. *Ownership of a Lot is required in order to qualify for membership in the Association. A Lot Owner shall become a Member by paying the annual dues or other charges as set by the Board of Directors...* **Payment of \$50 annual dues will be accepted, along with Proxies, up to the start of the meeting (feel free to drop your payment and proxy at 6234 E Peakview Ave, 80111.**

We appreciate your support in our efforts to increase property values in Cherry Park through neighborhood events and covenant enforcement.

By order of the Board of Directors.

Nicol Ray, President

CALLING ALL ARTISTS!!

It's time for a little contest! We have this "canvas" located at the Holly Pool parking lot... well it's the Xcel green box. We are looking for 1 creative artist to paint it with something spectacular!

The theme is "Cherry Park" and will serve as a "welcome" to anyone visiting or just passing through.

Please provide your sketch (and any colors that you will be using), along with your name and contact information to cherrypark.info@yahoo.com.

All entries are due by October 31st. Yes, you can paint all 4 sides! However, we must not paint over the Xcel numbers or stickers. We will allow all homeowners to vote at the November meeting. Entries will be posted on our website and Facebook. CPOA will pay for all necessary supplies. We look forward to seeing your creations!

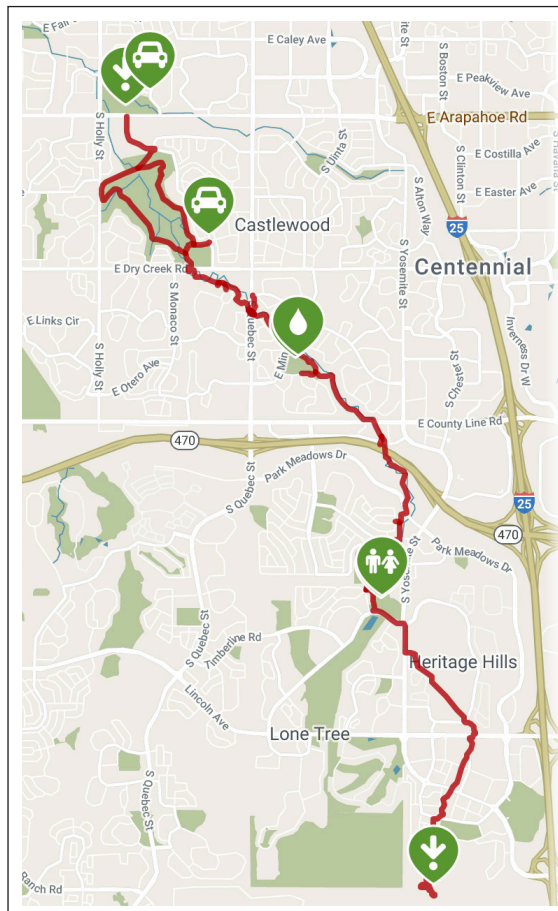


GID Update

We want to thank everyone for keeping an eye out for repairs that need to be made around our neighborhood and reporting them to info.cherrypark@yahoo.com, we really appreciate it. Lately our sprinkler system has been leaking and we have been able to repair it in a timely manner without losing too much water. However, there has been some vandal activity regarding the heads and drips along Krameria/Weaver. If you see anyone causing damage to Cherry Park please let the authorities know and let CPOA know too. Also, keep an eye out for Ting, it's making it's way through our neighborhood to provide super fast internet next year! You should have a doorhanger on your door with more information regarding construction. Contact Johnny Castellano with any questions: 303-619-5079 or JVC2112@yahoo.com.

DID YOU KNOW?

With the weather turning a bit cooler, now is a great time to take advantage of some of the great trails we have just out our front door!



Willow Creek Greenbelt Trail

The Willow Creek Greenbelt Trail is a six mile, paved and soft-surface trail that runs along a creekbed in the suburban area around Centennial. The trail begins in the north outside the Holly Park Open Space, an open grassland area that offers appealing views of the Denver skyline. The park also hosts part of the Centennial Link Trail, which in turn offers a connection to the lengthy and popular High Line Canal Trail. The Willow Creek Greenbelt Trail heads south along a quiet, tree-lined corridor that passes through residential neighborhoods and local parks.



SOUTH SUBURBAN EVENTS



CALLING ALL CRAFTERS

South Suburban is looking for one-of-a-kind art vendors for its 34th Annual Holiday Arts and Crafts Fair on Saturday, December 5 from 9:30 a.m. – 3 p.m. Booth rent at the Goodson Recreation Center ranges from \$45 - \$55. To reserve a booth, or for more information, contact Chris Scott at cscott@ssprd.org.

JOIN THE CONVERSATION!

South Suburban has created an Active Adults group on Facebook. It is a digital place for adults in South Suburban to engage, get information, learn new things, and connect in a meaningful way. Visit <https://www.facebook.com/groups/southsuburbanactiveadults> to join the conversation.

HOOFIN' IT THROUGH THE HOLLOWES 5K

Runners of all ages and abilities, families, and dogs are all welcome to join us for this 5K Halloween celebration! Race begins at Shelter C in deKoevend Park (cross the bridge by the south side of Goodson Recreation Center, 6315 S. University Blvd. Centennial). Course is along the High Line Canal trail. Proceeds benefit South Suburban's Community Recreation Scholarship Program.

When: Saturday, Oct. 24

Where: Goodson Recreation Center

Who: Runners and walkers of all ages and abilities

How: <https://www.runningguru.com/E1.asp?eID=76492>

CONTINUE YOUR FITNESS JOURNEY AT HOME

Not ready to return to the recreation centers yet? South Suburban is launching a new group of virtual fitness classes. Register for one week for \$10 or save 20% by signing up for a 4-5 week session and get access to a schedule with a variety of classes offered through Zoom each week. Offerings include yoga, Zumba and much more! Register today.

FALL BREAK CAMPS

South Suburban's Fall Break and Thanksgiving camps keep kids busy all day with activities such as, games, crafts and swimming. Camps are for children who have completed kindergarten through age 10.

Fall break camps available at Lone Tree Recreation Center, while Thanksgiving break camps are offered at Lone Tree and Goodson Recreation Centers, as well as Family Sports Center. Register today.



Community Meeting

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The purpose of the community meeting is to inform the affected property owners and neighborhoods about the proposed development application and seek comments about its potential impacts on the area which could reasonably be mitigated.

These meetings are intended to be forums in which the applicant and property owners work together in good faith. However, they are not required to generate complete consensus on all aspects of the applications, nor to supplant or add to the standards of this LDC.

Due to COVID-19 restrictions on large gatherings, the City of Centennial has developed a virtual community meeting process which utilizes online resources. You will have the opportunity to review documents and other supporting information relating to the Site Plan online and post questions, comments, and feedback on the proposal.

Virtual Meeting Link:

www.centennialco.gov/hollyparkseniorliving

All comments are due no later than October 16, 2020.



**Thanksgiving Morning,
November 26th
8:30am**

Contact Johnny Castellano with any questions:
303-619-5079 or JVC2112@yahoo.com

This is a free event but \$ donations will be accepted and donated.



Neighbor To Neighbor

Your Cherry Park Home Value Update From Your Neighborhood Realtor

I love our neighborhood. It's such a treat seeing people out and about, walking and gathering for dinner with the food trucks in Cherry Park this summer. I'm grateful for our friendly community. Here are the sales so far from 2020. Please help me welcome our new neighbors. Check out how our home values continue to rise....

Price per finished square foot

1. May 22nd - 6489 S Locust Way. \$625,000, below by \$15,000. \$227.60
2. May 29th - 5866 E Weaver Circle. \$699,999, full price offer \$258.30
3. June 5th - 5756 E Weaver Circle. \$590,000, below by \$5,000 \$191.87
4. June 19th - 6699 S Locust Way. \$800,000, \$15,000 over asking \$213.22
5. July 14th - 6450 S Locust Way. \$515,000, full price offer \$187.55
6. Aug 7th - 6370 S Jasmine Way. \$677,500, below by \$22,4999 \$208.01
7. Aug 19th - 6259 E Caley Drive. \$700,000, \$25,000 over asking \$214.92
8. Aug 31st - 6461 S Kearney Circle. \$725,000, \$10,000 over asking \$235.77
9. Sept 25th- 6550 S Locust Way. \$676,000 , \$26,000 over asking \$241.43
10. Under Contract - 5622 E Weaver Circle: Offered at \$630,000
11. Active - 5652 E Weaver Circle: Offered at \$798,000
12. Active- 6411 S Kearney Circle: Offered at \$775,000. (Amazing location!)

Info provided by REColorado



Amy Kern
Cherry Park's Realtor
Cell: 303-476-8462

HomeSmart
8300 Maplewood Ave #100
Greenwood Village, CO 80111
Office: 720-245-6200
AmyKernRealEstate.com



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