

WOODMAR SQUARE

RESIDENT'S NEWSLETTER

Community that cares

Facebook Group: Woodmar Square Community • Nextdoor.com: Woodmar Square/Columbine Knolls N
Website: www.WoodmarSquare.org • WOODMAR SQUARE EMAIL: woodmarsquarehoa@gmail.com

A Note From The WSHOA Board

Hello Woodmar Residents! This is a quick community shout out regarding our amazing neighborhood and 2025 plans. Three important things: First: Your annual dues payment of \$25-40 support maintenance and power costs at the Wadsworth entrance. Also social activities (suggestions below) for the year. Please pay now <https://woodmar-square-hoa.square.site/>. THANK YOU. Next: Newsletter delivery helpers always needed! Please reply with your mobile number and address to get set up on a monthly route. Newsletters are brought to your door in a stack, and you drop them to homes per a determined map. Usually 28th to 1st of each month. Last, our board would love some new members to help coordinate the following activities. Any paid resident may accept a board position, or just take on a certain event – just email WoodmarSquareHOA@gmail.com.

May Dumpster Day Coordinator – just show up and check off names at Roll Off TENTATIVE date May 3

June Garage Sale Coordinator – put up signs for the designated weekend in June (Sponsored this year by Jamin Cook RE/MAX Professionals - Troy Hansford Team TENTATIVE date May 30-31

July Picnic Coordinator – Carnival games and bounce house date TBD

August Movie Night – Coordinator or Sponsor date TBD

continued on page 2

Teen Services

Does your teen want to help out neighbors this summer and earn some extra cash? Send their contact info, age and job inquiry to our newsletter email and we will publish it. Babysitting, lawn care, pet care, etc.

January 2025

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Holiday Lights

Many homes were nominated for the holiday decorating contest! Thank you to the neighbors who emailed the HOA. We live in such a great neighborhood and it's so amazing to see all of the fun that goes into the holidays. We have chosen 3 winners for a gift card from the HOA: 8006 W Calhoun Place, 6576 S. Teller Court and 7927 W Peakview Drive.

Special thank you to those homes for always bringing cheer and happiness with their creativity and holiday spirit.

2025 Dues Drive Begins

Show your neighborhood spirit by participating and accessing our website, email information list, and getting insight into what is going on in Woodmar Square. We enjoy a voluntary HOA in Woodmar Square where owners can make their own property management decisions, and work with their neighbors personally to handle issues and concerns in equitable ways. The dues are the maintenance fees and contributions to the amazing social activities that happen in the park all year long. Just

scan to pay digitally and THANK YOU from the HOA Board.

Please contribute now to the fund for this resource. Every household in Woodmar Square is expected to pay a one time fee of \$25 per year to fund our community needs. Make a payment of \$25 to support your community, plus an extra \$15 to the improvements cost and help us reach our 2025 goal of \$40 per family. All funds support Woodmar Community Projects like landscaping, electricity and activities.

www.woodmarsquare.org

Click the link on the PAY DUES page to easily submit your annual payment electronically using your debit or credit card. Remember to leave your address in the notes.

Via check - You can mail a check to our treasurer:

WSHOA, PO Box 62023, Littleton, CO 80162-0231

Please include your name, address, phone and email with your payment.



National Clean Off Your Desk Day

January 13 is an opportunity to begin your new year with a clean and organized workspace. Whether your desk is in a private or shared office, cubicle, home or a make-shift desk on the counter, having your workspace uncluttered and organized will help you work more efficiently. A clean workspace improves productivity and inspires us, too. It often gives us a sense of serenity.

From The Board, *continued from front page*

September Drive – personal hygiene (soap, toothbrushes, etc) coordinator needed to pick up bags of donations at mailboxes

October Halloween Parade and Pumpkin Festival – Coordinator or Sponsor needed Thursday, October 31 at 4:30

November Drive – food and coats - coordinator needed to pick up bags of donations at mailboxes

Board Positions available to paid HOA Members only – President, Secretary, Committee Chairperson, Newsletter Coordinator. We will have a residents meeting to vote when there is interest in these positions from residents.

Thank you all for making this such a great place to live.

— **Board members: Christi Bontempo, John Pagliarini, John Eiler, and Mary and Dick Palmer, WSHOA**

Kiwanis Club of Columbine

Thank you for helping with our Salvation Army Bell Ringing and Blood Drive in December. They were great successes. NOTE: they haven't happened yet as I write this on Dec 3, but I am looking into my crystal ball. I expect that we collected \$20,000 for the Salvation Army.

A new year, time to make some resolutions. Perhaps to get more involved with community activities and helping people, socializing also.

If so check out Columbine Kiwanis. We always have worthwhile and fun projects, that anyone can join. In January we will be working with the Sheridan Blood Bank. Project Cure, Sweet Dreams in a Bag, working in libraries and tutoring in local schools plus more. We are stretched and can use help. The projects are also a great chance to meet like-minded people.

Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more, visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting usually at Columbine library on the second and fourth Tuesday of every month at 12:30 p.m. For more information email kensweet@gmail.com.

The Kiwanis Club of Columbine is a group of volunteers (68 members) dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. All are welcome to help with any of our projects or attend any of our social events. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

National Dress Up Your Pet Day

National Dress Up Your Pet Day on January 14th provides a special day to celebrate with your pet and show off their fashion style. Pets do become part of one's family. Whether you take a visit to the groomer or take it a step further and dress up in matching outfits, be sure your pet companion is safe and comfortable.

Woodmar HOA Board Members

OFFICERS

President – Christi Bontempo
 Vice President – John Eiler
 Treasurer – John Pagliarini
 Secretary – OPEN. Provides welcome to new residents
 Newsletter Editor – OPEN. Gathers articles and local information for monthly publication
 Activities – Amy Ascencio
 Website – Lauren Blake
 Newsletter Coordinators – Dick & Mary Palmer and Kyle Barrackman

Our Voluntary HOA is looking for residents to support our community by volunteering to manage an event, or hold a board position. for more information email WoodmarSquareHOA@gmail.com.

NEWSLETTER CARRIERS

Craig Matthies; Susan Paglarini; Marge Maness; Olivia Gonzales; Jane Morris; Paige Hopkins; Judy Dulac and Fred Lowe; Rich Rombach; Jen Magri; Sue Kreutzer; John Eiler; Kevin Stuer; Noemi Mejia; Linda Sanders; Kyle Barrackman

News Articles

The deadline for news articles is the 12th of the month before the next month's issue. Please email news articles to the editor at woodmarsquarehoa@gmail.com. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



**This Space
 Intentionally Left Blank
 for Teen Services**

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

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Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, your local HVAC specialist. 303-909-2018. (parts/addit. labor not incl.)

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

National Park Service Free Days In 2025

There are more than 400 national parks across the United States with at least one in every state. Only about 100 of those parks charge an entrance fee.

- Martin Luther King, Jr. Day, Jan. 20
- The first day of National Park Week, April 19

- Juneteenth National Independence Day, June 19
- The Great American Outdoors Act Signing Day, Aug. 4
- National Public Lands Day, Sept. 27
- Veterans Day, Nov. 11

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Duane sells more homes in the Columbine area than any other broker!

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Call Duane for a market analysis or any real estate questions you may have!

Woodmar Square Statistics for December 2024

Current Homes FOR SALE in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	\$715,000	\$775,000	2
Tri/Multi-level	\$630,000	\$717,000	3
Bi-level	None	None	0

Current Homes UNDER CONTRACT in Woodmar Square

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	None	None	0
Tri/Multi-level	None	None	0
Bi-level	None	None	0

Homes SOLD in Woodmar Square (June 1, 2024–Dec. 6, 2024)

	Lowest	Highest	How Many?
Ranch Style	None	None	0
2-story	\$550,000	\$899,000	5
Tri/Multi-level	\$500,000	\$720,000	10
Bi-level	None	None	0

The statistical information is based on MLS data Dec. 6, 2024. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.



**Realtor with
real estate law
background**



What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

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