



The Facts—President / Public Relations / Development: Open

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Upcoming Meetings:

Open Space: Sept 4, 2025, 6 pm, 700 Jefferson Co Pkwy, Suite 100
 Board of County Commissioners Every Tuesday at 9:00 am
 Foothills: Sept 23, 6 pm, The Peak and Zoom.
 Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway
 DRCOG: Sept 17, 6:30 pm, 1001 17th Street 1st Floor, Aspen /Birch Conference Room
 Planning Commission: 1st, 2nd, 4th, and 5th Wed. 6:15 pm, Hearing Room One, 100 Jefferson County Parkway

Calendar for upcoming meetings: Sept 3, Oct 1, Nov 5, Dec 3

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COHOPE Treasury Activity: August 2025

Beginning Balance August 6, 2025

Deposits

Withdrawals

August Website \$23.08 September Newsletter \$ 3.60

Ending Balance September 3, 2025

W. R. Moore, Treasurer

\$ 631.66

\$ 0.00

\$ 26.68

\$ 604.98

Draft Minutes for August 6 meeting: Attendance: Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Galen & David Wiese / Columbine Hills Civic Assn., Michael Pichler / Columbine Knolls HOA, Tom Majcen / Columbine Knolls South Estates, Eileen Parker / Dutch Creek Village HOA, Al Hintz / At Large, Maureen Sielaff / At Large, Zoe DeVito & Tyler Bryant / Xcel, Tom Welle / West Metro Fire Department.
 The meeting started at 6:00 p.m.

Diane Suchomel, Vice President, welcomed everyone.

No one from Jefferson County Sheriff's Department, Jefferson County Public Schools or Foothills Parks and Recreation District was present.

Our speaker was **Zoe DeVito** from **Xcel**. She and Tyler Bryant are working with Colorado Wildfire Mitigation & Communication. They had a Presentation. Tom Welle, West Metro Fire also provided information and answered questions.

Their top priority is Safety. Xcel has 1.6 million users. Extreme weather and drier conditions mean that wildfires are a near year-around threat.

Their work involves Risk Assessment and Mitigation. There is Situational Awareness. They are installing Pano AI cameras. They expect to have over 200 by the end of the year. First Responders have access to the cameras. The AI alerted them of one fire before any calls were received. There is Technology-Enabled Infrastructure Inspections and Infrastructure Improvements. Most existing lines are copper. They are replacing them with aluminum. There is Vegetation Management. They are trimming trees with a bigger buffer around lines. It was 6 ft. Now it is 10 ft. There is Enhanced Powerline Safety Settings (PSS), Public Safety Power Shutdown (SPS), and Communications.

If a branch falls on a line, the power turns off. Then it has to be inspected before it is turned back on. They use drones on hard-to-reach areas.

How do you decide how far the outage covers? It depends on a lot of factors, such as which Tier it happens in.

Public Safety Power Shutdown is their last resort. The factors are extreme high wind speeds, low relative humidity, and low moisture in possible fuel.

Technology-Enabled Infrastructure Inspections are about collecting data.

Communication includes critical customer outreach and engagement, identifying and education of medical customers, and public education.

Milestones for Key Events are potential for event and pre-event should happen 48 - 72 hours before the event. The Go Decision happens 1 - 4 hours before the event. After the event happens, they have restoration. They provide updates every 24 hours. They communicate before, during, and after an event. When they determine a potential for an event,

they do a Press Release and post something on social media. They would like people to follow them. At the Pre-Event, they do a Press Release and update their website. They can also send emails. You need to verify your email on you Xcel account.

How many weather sources do you use? We have our own sensors and use more than 6 public sources.

Is it costly to replace overhead lines with underground? It is VERY expensive. And the only get approval for 50 miles at a time.

Please put out notification of outage rules in the payment paperwork.

On vegetation, they go out now to high-risk areas. And every 3 - 5 years for Tier 2 and 3 areas. Do you notify residents?

Yes. Tier 1 areas are 6 - 10 years.

Can you notify neighborhoods months in advance so we can get it in our newsletters? Yes, we are working on it.

Do you have many false alarms? Most are birds or "suicidal" squirrels.

How does solar power feed into the accuracy of the data? There are a lot of rebates for power walls if you let Xcel tap into it.

How much vandalism do you have? It happens.

They would like us to sign up for alerts. If you are on oxygen, let them know. If you don't use email, you can call into Customer Care.

They are checking out their utility poles. Some are 57 years old.

Tyler's email is tyler.j.bryant@xcelenergy.com. Zoe's email is zoe.devito@xcelenergy.com.

Tom Welle was invited to join our meeting. He said they are in the process of updating their fire risk map. They do these every 5 years. The map should be complete in 2026. It will be on their website. The West Metro Fire Department, Jeffco's fire risk map, and the new state board is coordinating new building code changes in fire risk areas.

He said what Xcel is doing is a major undertaking. And he commends them for doing it. They can also see the cameras. Homeowners also have responsibility to reduce the fire from getting to you. Fires can spread up to a mile from the actual fire. And those 6' cedar fences spread fire really well.

Does West Metro Fire Department ever go after a fireworks ban? They do not have legal authority. It has to be balanced against personal freedom and protection.

How does this affect Insurance companies? The cost is going up. Availability is getting hard. They are working with a few new companies like USAA. Also, if an owner does "X", then they can get a lower cost.

It was discussed at the House that if Xcel is working on this, can the insurance company's lower cost. Don't know where it went.

We need a state wildfire code. It is in the works. They are doing more and expanding it.

Wood fences spread fire embers to next area. But if you open the gate, you can stop it from getting to your house. You could also replace the section and the post next to the house with something less flammable.

The Wildfire Safety page on the West Metro website, www.westmetrofire.org, has more information. You can also check firewise.org.

We do not have a President.

Roll Call was taken. We had 9 members present and had a quorum.

Ray Moore, Treasurer, said that we have \$631.66.

Cheri Paavola, Secretary, was present. The minutes for July were approved.

Diane Suchomel, Vice President, was present.

Jefferson County Information: CMT 25-115191 is for 6004 S. Kipling Pkwy. Redemption Hills Church wants to use the former Elvis Cinema for religious meetings. The virtual community meeting is on 8/19 at 5:30 p.m.

CMT 25-115633 is for 10700 and 10500 W. Bowles Ave. This is Jared's Nursery property. The virtual meeting was on 7/31. There are no plans to widen S. Oak St. They want to rezone the property for 152 rental homes. (Single family detached and townhomes in a gated community with amenities. The rental term will be 12 or 18 months. There is a concern about traffic.

PA 25-115639 is for 6100 S. Devinney Way. It is to rezone and modify the OPD to allow for a cemetery. It is the church west of C-470 and south of Bowles Ave. It is just for cremated remains.

PA 25-116293 is for 5844 S. Eldridge St. They want to rezone to allow for multi-family development. They want 300 multi-family apts. on 12.91 acres. This is currently a horse property.

RZ 25-115998 is for 6609 S. Yukon St. They want to rezone from PD to R-1C to allow future subdivision of up to 6 family homes. This is a shopping center in the Woodmar subdivision.

RZ 25-117716 is for 17000 W. Belleview Ave. They want to rezone from C-1 to PD to allow for a residential development. It would be Mountain Villages at Willow Springs on 10.005 acres.

SD 25-117623 is for 8515 W. Coal Mine Ave. It is the medical office bldg. on the northwest corner of W. Coal Mine Ave. and S. Wadsworth Blvd. They want to add 40 parking spaces on the west and north sides of the property.

CMT 25-117941 is a virtual community meeting for 10902 W Toller Dr at 8/25 at 5:30 p.m. It is an ODP to add multi-family apts. It is currently a hotel.

There are a lot of Community meetings coming up. One is for Kipling and Coal Mine. It is for a rezone. They want to build self-storage.

Diane attended the Plan Jeffco meeting at Columbine Library. She has the new Mobility Plan handout. Columbine Library has been reserved for Sept. and Oct.

Old Business / New Business / Announcements: None

We adjourned at 7:30 p.m.—*Cheri Paavola, Secretary*

THE BACKYARD

Columbine Hills News

From CHCA Annual Planning Meeting: July 10, 2025, 6:00-7:04 pm Attendance: Officers: Galen, David, Gii, Jenn, Steve Members-at-large: Michaelle, Janet, Angela Community Members: Karen, Scott

Treasurer's Report: submitted by David. CD is earning us equiv of one membership/month. Ample funds in checking, savings, and tree fund for remainder of year.. Paying members: 207

Expenditures: Bargain Bins, gutter, \$25 to join Columbine Center Community Fest

Review Board minutes: One omission: Karen O was a community member present in June

Approve: (with amendment) Jenn; Second: David

Old Business: Dumpster Day: 8-11. Seven dumpsters; we will open at 8AM next year and every year). Potholes on Platte and Depew; Denver Water Board; see Notes

New Business: Invited board members to send Galen pics and bios for submission in newsletter

Several concerns raised about safety issues and unkempt homes, including clusters of cars, trailers, etc. Community can call non-urgent Jeffco Sheriff's office at 303-277-0211

Kelsey: suggested that we address increasing neighborhood participation the in newsletter. We will begin with

1. Neighbors submitting articles about themselves or other neighbors, or a neighborhood activity
2. Developing a Kid Corner: a place in the newsletter for news about community events focusing on youth. Invite children, teens, to submit poetry, drawings

Acquire funding to move CHCA stone on Pierce to roundabout and get a better stone for Pierce and Elmhurst Ave Tabled for now.

9th Annual Columbine Center Community Fest – Sept 20, 10-4. \$25 has been submitted for CHCA to participate. Will focus on inviting neighbors to volunteer for the Fall Festival (9/27), Trunk or Treat (10/25) and Evening with Santa (12/13).

Raffle item from CHCA, individuals? Have a drawing at our table for a prize?

The wind ended the meeting prematurely!

Columbine Knolls HOA

Clean Up Day: September 13th, 9-11 a.m. Where: Dumpster will be located in the Columbine Knolls Pool parking lot.

Cost: \$20 for CKHA members, \$40 for non-members; Per load (pick-up truck size maximum)

Bring your items for the dumpster! Tree limbs and branches (may be no longer than 4 feet in length). other yard waste and non-usable items.

We do NOT accept: mattresses, appliances, electronics, paint, tires, other hazardous material, or any items deemed at the time not to be acceptable.

Columbine Knolls South II Review

From Notes From The Board: As summer winds down and back-to-school season approaches, August is a perfect time to enjoy the beauty of our neighborhood and connect with neighbors. Whether you're hosting a barbecue, walking the dog, or just enjoying the longer evenings, we hope you're making the most of this sunny season.

MOVIE IN THE PARK! Friday, August 22nd, 6pm, Coronado Field. The Wild Robot received the winning votes! We will have food trucks, popcorn for purchase and fun activities before the movie starts. Remember to bring your lawn chairs or blankets. The movie will begin at sundown.

LANDSCAPE & MAINTENANCE NOTES: Thank you to everyone keeping up with lawn care and curb appeal-it makes a big difference! If you notice common areas in need of attention, feel free to reach out to the HOA board. We did just handle the weeds and vegetation that was getting out of control along Chatfield, although that is not our common area, we want to have it looking nice as you enter our community.

SAFETY FIRST: Please be mindful of speed limits and stop signs, especially with more children out and about on bikes and scooters with the nice weather and school starting.

COMMUNITY INPUT: We're always looking for feedback or ideas for future events and improvements. Want to get involved? Let us know! Our website is a great resource as to what is happening, how to get a hold of us and important information and documents.

CKSII WEBSITE IS CKSII.ORG: Want to Volunteer? <https://cksii.org/community/volunteer/>. Ready to make a change to

the outside or your home or yard? <https://cksii.org/acc/>

ANNUAL MEETING: As we are approaching our annual meeting, we would love insight as to what you would like to see in our community. We do have some board positions opening up, so if you have thought about helping your community and volunteering your time, please reach out, jazzarano@keystonepacific.com. We would also love to see your face, and meet our neighbors so please consider attending our board meetings. The next Board Meeting will be online, Tuesday, September 9th, the link is available on our website. Our Annual Meeting is on Tuesday, November 11th and will be in person at Coronado Elementary School. We will hold elections during this time and a Board Meeting will immediately follow.

RECYCLE AND PAPER SHREDDING EVENT: Our 2025 E-Recycle and Paper Shredding event is scheduled for Saturday October 4th so mark your calendars. This service is available only to those who have paid HOA dues for 2025. We'll share more details as we get closer to the date but similar to previous events, it will be held in the Coronado parking lot from 9a to 12pm. Bring your old electronics for certified and secure electronics recycling, paid for by your HOA. Note, there is a small fee for certain items such as monitors and TVs. Your HOA will also provide personal document shredding to safely dispose of your sensitive documents.

FREE PAINT RECYCLING SERVICE: On October 11th, your HOA has coordinated with GreenSheen (<https://greensheepaint.com/>) to provide a 100% free Paint Recycling service to collect your old paint, stain, and varnish. This is a door-to-door pick-up service – all you have to do is put your old paint out for the trucks to collect! Look for more details in the September newsletter, as well as a mailer sent to your home September and to your email address one week before the event.

Enjoy the rest of your summer and thank you for helping keep our neighborhood a wonderful place to live.— *Your Columbine Knolls South II HOA Board*

The Leawood Reporter

From LCA Minutes July 1 6:35 pm Attending: Rhonda Eveleth, Paul Klinger, Chip Langowski, Paul O'Connor, Dave Sarno, Laurie Sarno.

Discussion: Membership is low. We have 134 members out of 800 homes.

Discussed picnic food. Fried chicken, sandwiches, hotdogs and bake sale. Asking for volunteers for the bake sale.

We are looking for a venue for the platinum member dinner.

Meeting ended at 7:30pm.

Leawood Metropolitan Recreation And Park District Meeting Summary of July 7, 2025: TIME: 6:04 PM

Location: Vintage Reserve Clubhouse **Attendees:** Marci Turago (Secretary) Carole Gottlieb (President & Treasurer), Ken Leaf (Park Manager), Jesse Ogenorth (Board Member), Logan MacMillan (VP), Tom Bryant (volunteer), Steve Wall (volunteer) and Gina Lopez (volunteer)

Board no longer waiting for next meeting to approve minutes. Minutes now approved via email allowing for timelier reporting.

RESIDENT COMMENTS Tom Bryant Wood Bridge at Eaton & Weaver – 2 estimates from carpenters coming soon. Preserve the life of the railing with stain/paint and fix loose planks West Side railing. Will put a cap on instead of replacing planks.

Steve Wall – Raccoon posts – Tom Bryant put roofing on the top to help with weathering. We thank Tom for his labor and donation of materials!

Steve Wall – Playground caps need to be replaced. Ken to replace.

Steve Wall - Timbers around beds need to be replaced in Leawood. Ken to get quotes.

Steve Wall – Concerns around brown spots in Leawood & Weaver Parks. Board explained most of this is a result of weed spray, but Carole will speak with Cox re: checking the sprinklers in those areas

Park Manager Report (Ken Leaf) 39 hours in June. Graffiti cleaned up Weaver. Raccoon – Weeding in Xeriscape area. Raccoon - Mowed strip down path. Leawood – new slide installed. July – focus on Xeriscape. Porta-potty (Honeybucket) Ken to ensure we have pick up day immediately after Holidays

Treasurer's Report (Carole Gottlieb) New irrigation quote from Cox Replace leaking valves. \$3200. Motion to approve: Approved 4:0

Carole now providing data on costs of irrigation repairs which are significant \$13,000 year to date.

US Bank update – Bank still trying to fix ACH issue

Our new Pavillion rental policy has yielded ~\$200 this month

Water usage is down relative to 2 prior years and refunds are still coming in from the reported leaks policy with Denver Water initiated by Judy.

Ken speaking with Waste Connections about cheaper Park dumpster service. Update: Waste Management has countered with \$146/month vs. current \$325/month for one year.

Website (Marci Turago) Marci to reserve LeawoodParkCO.gov. Marci to determine gmail accounts available for static board emails

Weed Spray (Geri Lopez – Volunteer) Geri has volunteered to research potential alternatives to Roundup & Speedzone

One board member disagreed, however remainder of board felt research and suggestions should always be welcome. Carole spoke with Cox about Park's displeasure with lack of proper notification before spraying. Cox has apologized and will ensure to improve communication.

Carole to request calendar of events including spraying from Cox. Park to post signs & on Website/Social Media 36 hours prior to spraying

Beds (Judy Anderson volunteer). Judy still waiting on info about whether sprinklers work in beds. Carole to ask Judy to provide map of area so she can discuss with Cox.

Trees/Dams/Stream (Marci T, Logan M) Marci contacted Jefferson County Extension & CSU for quote à \$150/hour. Ken/Logan and multiple Raccoon residents meeting with Darren at from Mile High tomorrow at 9 am. Discussions to include erosion issues in Raccoon. Logan to discuss precisely what is Mile High's responsibility vs. Park. Logan to memorialize this information for posting on website.

Concrete (Tom Bryant volunteer) Concrete pumping ProMax \$668 mudjack slab on Weaver Bridge East Bridge. Motion to approve. Approved 4-0. JAW will provide estimate for Weaver where Honeybucket (portapotty vendor) broke concrete.

Ken spoke with Ben at Hooper (builders of new VR homes) - they still have work to do removing some telephone poles. Once he's able to complete, he's promised fix all damaged concrete from their trucks.

Carole to ensure Honeybucket (porta-potty) and/or Park insurance carrier coverage.

New Volunteer Day Sat. July 19th Raccoon Xeriscape. 8 am to 11 am. Rachel & Dan Foster will supply food & drinks.

Marci creating posters & website/social media posting.

Need to order the cedar mulch. Est. \$4000. Motion to approve: 4-0 to approve \$4,000.

Board adjourned at 8:50 pm— *Carole Gottlieb, Treasurer & President*

Woodbourne HOA Newsletter

From Notes From The July Board Meeting Well, that was fast! As you read this message, we are experiencing the summer close out and preparation for return to school, reminiscing on memories made and look to cooler weather (hopefully). Thank you to everyone who has been submitting the myriad of ACC requests. It is a wonderful thing to see the pride being directed throughout our neighborhood. If you require any specific help with guidance, compliance or process – please reach out to any board member via our email address in this newsletter or support@accuinc.com. We can assist with recent state requirements and bills passed concerning what can/can't be allowed in covenant-controlled communities and provide options.

A reminder to those residents that back to W Meadows Drive and more specifically those that live West of W Frost Ave: we have communicated for almost a year for those residents to assess, plan and remediate their tree, bush and weeds that either are growing in, or encroaching over the portion of land between the fence line, sidewalk and W Meadows Drive. In almost all cases, we have been tracking continued growth over all the fences, west of W Frost Ave. Beginning in September, we will begin sending courtesy notices to those residents that have not mitigated their landscaping issues. Tress/bushes should be trimmed at least 2 (two) feet above the fence line and at no time reach into the W Meadows Drive roadway or over the sidewalk. The courtesy notices will outline how you can achieve compliance within 90 days, to ensure that the issues are addressed before the height of the winter season where the lack of sunlight prohibits snow/ice melt on the general use sidewalks.

Woodbourne utilizes the services of Bailey Tree for our common areas. If you require help or further communication – also reach out to any board member.

The pool will close after the Labor Day holiday weekend. Once our pool monitors return to school, we may have issues staffing the pool some days. We will move to a daily 4-9PM weekdays, and 10AM-9PM on weekends. This schedule will begin the week of August 18th, for the two weeks prior to pool closing. We appreciate all of the support over this rocky pool season and as we work towards a future with stability and expectations, we will return to business as usual.

We have found that the summer is a hard time for the four-member board to direct time to our larger initiative of the renovation of the restrooms in the clubhouse. We do now have multiple quotes for both renovation and renewal costs.

We were far off on our expected (budgeted) cost for both projects. There are some things that we are looking at to help deflect from using all of our operational funds to complete the project.

As we also have an aging tennis court that will require resurfacing, most likely next year as well, keeping our expenditures and costs controlled is our primary mandate. Look for updates once the pool closes and we have had time to consult with our down-selected contractor on next steps, timelines and potential clubhouse rental black-out dates. — *Your Woodbourne HOA*

Jeffco Information: Jefferson County Clerk and Recorder is Hiring Election Workers — Join the team that makes democracy happen right here in Jeffco. The Clerk and Recorder's office is now recruiting Colorado residents, 16 years and older, for temporary, paid election work! Spread the word and visit our website to apply.

<https://www.jeffco.us/608/Be-an-Election-Worker>

New Escrow Payment Option for Jeffco Property Owners—The Jefferson County Treasurer's Office is excited to announce a new escrow payment option for residential and commercial property owners who don't have mortgage companies paying their taxes. Taxpayers can now turn an annual tax bill into smaller, automated, stress-free monthly payments



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The next meeting will be Wednesday, September 3, 2025 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). No speaker is scheduled at this time.

through EscrowTaxes. Get full details including FAQs about EscrowTaxes.

<https://www.jeffco.us/CivicAlerts.aspx?AID=2428>

Transportation & Mobility Plan Hearing Set for Sept. 10 —The Transportation & Mobility Plan (TMP) will be heard by the Jefferson County Planning Commission on Sept. 10. The TMP is being established as a part of the Together Jeffco process that is also updating plans regarding wildfire, evacuation and land use. Please see TogetherJeffco.com for more information on the hearing time and location. <https://togetherjeffco.com/>

Jeffco Treasurer's Office Accrues \$16.35 Million in Investment Interest—Between January and July 2025, the Jefferson County Treasurer's Office accrued roughly \$16.35 million in interest on county investments (unaudited). With voters approving 1A, Jefferson County can use all interest earned for county services and projects as determined by the Board of County Commissioners. Learn more and view financial reports.

Join Jefferson County Public Library for the Raise A Reader Festival—Join the Jefferson County Library Foundation from Oct. 16-19 at the Jeffco Fairgrounds (15200 W. 6th Ave. in Golden) for A Whale of a Used Book Sale. This fundraiser supports many important Jefferson County Public Library initiatives, and attendees can snag some of the more than 90,000 books, media, puzzles, gifts baskets and more. Learn about this and other events in 2025.

<https://jeffclf.org/events-2025/>

Don't Miss Out on A Whale of a Used Book Sale — Oct. 16-19 —Join the Jefferson County Library Foundation from Oct. 16-19 at the Jeffco Fairgrounds (15200 W. 6th Ave. in Golden) for A Whale of a Used Book Sale. This fundraiser supports many important Jefferson County Public Library initiatives, and attendees can snag some of the more than 90,000 books, media, puzzles, gifts baskets and more. Learn about this and other events in 2025.

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Get Support in Finding the Right Health Care for You and Your Family — Finding and affording health care for you and your family can sometimes feel overwhelming. Luckily, in Jefferson County, local organizations are here to help! Whether it's understanding health insurance, learning about different levels of care or figuring out where to go for discounted care, partners of the Healthy Jeffco Alliance have gathered simple, helpful materials to guide you.

<https://www.healthyjeffcoalliance.org/salud>

Mountain Pine Beetle Infestations Killing Pine Trees in Jeffco Foothills—Pine trees in the foothills of Jefferson County are dying due to infestations by the mountain pine beetle (MPB), a native bark beetle that feeds beneath the bark of pine trees. Each year, from mid-June to mid-August, newly emerged beetles take flight to begin a new generation, targeting healthy, green trees. Efforts to control the spread should focus on newly infested trees, which can be identified and removed in the fall through late spring. Learn more. <https://www.jeffco.us/795/Invasive-Species-Management>

Help Shelter Pets at Foothills Animal Shelter's Fall Market!—Join neighbors and friends for a fun-filled day at the Fall Market on Saturday, Sept. 13, from 10 a.m. to 1 p.m. Find craft vendors, tasty food truck bites and booths from local businesses, all while helping shelter pets. Plus, Foothills is thrilled to launch its first-ever peer-to-peer fundraising campaign, and we're inviting YOU to join us. Raise funds for the animals, earn fun prizes at various milestones and celebrate your incredible impact at the market. Register and start raising funds today.

<https://foothillsanimalshelter.org/fallmarket/>

From Engage Jeffco August Issue