November 2026 Issue

# COHOPE

council of homeowners organization for planned environment

**The Facts—President / Public Relations / Development: Open**

**Vice President / Environmental Advocate: Diane Suchomel** E-mail: diane@ cohopejeffco.com
**Secretary: Cheri Paavola** 303-972-8080 E-mail: cheri@cohopejeffco.com
**Treasurer/Newsletter/Membership: Ray Moore** 303-257-8758 E-mail: wrmoorejr@msn.com

## Upcoming Meetings:

Open Space: Nov. 5, 6 pm, 700 Jefferson Co Pkwy, Suite 100
Board of County Commissioners Every Tuesday at 9:00 am
Foothills: November 10, 6 pm, The Peak and Zoom.
Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One,100 Jefferson County Parkway
DRCOG: Nov. 18, 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: 2026: Nov 4, Dec 2**

**In This Issue: Information and Minutes 1-2, 4-6 Backyard 2-3**

| **COHOPE Treasury Activity: October 2026** | **W. R. Moore, Treasurer** | |
|---|---|---|
| **Beginning Balance October 7, 2026** | **$** | **588.46** |
| **Deposits** | **$** | **0.00** |
| **Withdrawals** | **$** | **26.36** |
| October Website $23.08, November Newsletter $ 3.28 | | |
| **Ending Balance November 4, 2026** | **$** | **562.10** |

**Draft Minutes for October 7 meeting: Attendance:** Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Al Hintz / At Large, Michael Pichler / At Large, Galen & David Wiese / Columbine Hills Civic Assn.
The meeting started at 6:01 p.m.
We do not have a President.
We do not have a speaker.
No one from **Jefferson County Sheriff's Department, Jefferson County Public Schools or Foothills Parks and Recreation District** was present.
Roll Call was taken. We had 7 members present and had a quorum.
**Ray Moore, Treasurer,** was present. We have $588.46.
**Cheri Paavola, Secretary,** was present. The September and August minutes were approved.
**Diane Suchomel, Vice President,** was present.
**Jeffco P and Z information:** 26-126228 DDR - 13420 W. Coal Mine Ave. They want the Director of P&Z to give them permission for a drone delivery service based upon their existing land use stipulations. Chris O'Keefe (P&Z) told Diane that no decision has been made yet about their DDR request. The County is currently studying/researching drone delivery.
26-125916 PA - 6540 W. Hampden Ave. They want to rezone for storage and store shipping containers.
26-127026 PA - 7628 S. Garrison St. They want to allow battery energy storage of 8000 sq. ft.
26-127159 PA - 11852 Shaffer Dr., Bldg. L. They want a SDP for construction of garage condo community for business and personal use. It is part of the former golf course.
26-128076 MVR - 9150 W. Cross Dr. This is a 283-unit apt. bldg. project that wants an exception to the landscape standards which require 250 sq. ft. / unit minimum common usable area. Their plan doesn't meet the minimum standard. They are asking to allow less common usable area by citing the Round One in nearby Southwest Plaza and various parks in the area. This is where Draft Sports Bar was.
26-127654 RZ - 10081 W. Bowles Ave. ASA Food Wholesale grocery wants to make a PD because they say their business plan is not compatible with the current zoning there. (Current zoning allows 90% retail, 10% wholesale). Their business wants only small % retail. So, they are asking for a PD instead which would allow mixed use, including housing. (This is the former Albertson's store in the shopping center on the NW corner of S. Kipling Pkwy. / W. Bowles Ave.). If their proposed PD isn't completed/granted before the County adopts the new ULUC, then under the new ULUC they won't be allowed to have a business that is primarily a wholesale warehouse operation there because it will be a neigh-

borhood center, not an industrial warehouse zone .
26-128222 RZ - 5641 S. Deframe St. They want to change from PD (the former religious property, Intercessors of the Trinity) to I-3 to allow 3 metal warehouse flex bldgs. This is west of C470 and north of W. Bowles Ave.
26-126547 SD - 9670 W. Coal Mine Ave. They want minor revision to landscape requirements.
26-127330 SD - 10700 W. Bowles Ave. (Jared's nursery). This site development plan is for 140 rental units. They propose to give the County a right-of-way easement through to the eastern side of their subdivision for a possible future road connection into the exiting subdivision to the east of them. If this happens, then one of their internal streets will connect to the other subdivision for egress. The current plan for the subdivision at Jared's is to have 2 access points to S Oak St .
Unified Land Use Code meeting is on Oct. 5 in Hearing Room 1. There is information on the P & Z website. The document is 538 pages long. Comments are due by Oct. 15. There is a 10/15 meeting at County 6:00 - 7:00 p.m. Please everyone is encouraged to read this document and get involved. Also send in your comments.
One of the major proposed changes on the Unified Land Use Code (ULUC) map involves the Foothills Green subdivision which is near the NW corner of S Kipling Pkwy/W Bowles Ave. That subdivision's zoning is complicated due to back and forth ownership changes between Jefferson County and Denver County. Currently it is Jefferson County, but many properties are still governed by Denver County Zoning rules. The proposal is to rezone it all to Jefferson County rules via the new Unified Land Use Code. Another proposed change of the ULUC is to now require a minimum of 5 acres of land for a PD (Planned Development).
They are working on a 15-year Housing Plan and Water Usage and Strategic Growth Plan. The Board of County Commissioner's meeting is in November or December.
There is an open house meeting at The Peak on October 20 from 5:00 - 7:00 p.m. It is about possibly moving activities currently at the Jefferson County Fairgrounds to Fehringer Ranch. Jeffco Open Space is holding this open house. Jeffco Open Space hired Tom Hoby, the recently retired former head of Jeffco Open Space as an outside consultant on this project. He is the same person who previously made a presentation on this possibility to the FHPRD board of directors.
Our Adopt a Highway Fall Pickup is on 10/10 at 8:30 a.m. Park on S. Wright St.- the intersection west of the church on the south side of W Bowles Ave. Our area is from Simms to C-470. This is our 20th year. No kids are allowed.
Still too early to apply to library for meeting room on 12/2. Large meeting room is not available for our usual meeting times on 12/2. Another group has it - girl scouts or reserved for a library related function..
Our next meeting is Nov. 4, Wednesday, in the Columbine Library Study Room 1 from 6:00 to 8:00 p.m.
Is there anything new on Short Term Rentals? Not that Diane saw. There is a very useful map of STR licensed locations and applications in progress on the Jeffco website.
DRCOG (Denver Regional Council of Governments) - the county got some money. It will probably be used on Southwest Plaza area for transportation related improvements.. We can expect them to ask for comments and opinions. We don't have many buses in our area anymore.
**Old Business/New Business/Announcements** None.
We adjourned at 6:45 p.m.—*Cheri Paavola, Secretary*

# THE BACKYARD

# The Leawood Rapporter

*From* **Leawood Civic Association September 1 Minutes – Attending:** Nancy Bock, Paul Klinger, Rachel Kreke, Paul O'Connor, Camille Sankey, Dave and Laurie Sarno, Emma Smedberg-Ruiz
**Discussion Items:** Laurie thanked the board members who helped with the picnic. Everyone agreed that turnout was lower than expected this year. To improve attendance next year, the group suggested holding the picnic a couple of weeks earlier to avoid conflicts with the start of school and promoting the date more widely. Rachel offered to publicize the event on Facebook. The group praised the face painter, and Laurie thanked Rhonda for finding and sponsoring her.
**Treasurer Report:** Paul reported that, as of September 1, picnic expenses totaled $1,134.00 and money collected was $413.00. He also noted that a check had been issued to the park board to sponsor a tree and that one new family had joined the LCA. Santa Party is scheduled for Dec. 9th and Nancy contacted Mrs. Santa to confirm the date.
It was decided there will be no meeting in October as too many board members are out of town.
*From* **Leawood Metropolitan Recreation And Park District Minutes – September 2026**
**Attendees:** Marci Turaga, Ken Leaf, Carole Gottlieb, Vicki Grove, Zach Sack, Jesse Opgenorth; Public: Tom Bryant, Craig Pedersen.
Meeting was called to order: At 6:03pm by President, Zach Sack
**Administrative Items: Public Comments** Resident volunteer shared update on concrete work - Dirt Boyz won't begin work until Oct 15th .
Compliment to Ken on exceptional work replacing boards on west end of Raccoon Hollar.

Resident visited work being done in Lily Gulch - shared that work is mostly finished.
Suggestion made to Vicki about possibly naming trees in honor of people who donate to tree campaign.
Suggestion made to maintain a pending list of “to-do” items such as signs, security cameras, trees to follow up on.
**Treasurer’s Report** Financial information was provided to board members prior to board meeting.
Treasurer to call about Acadia Farms construction and expected payment upon ground breaking.
**Park Maintenance and Operations: Park Manager Report** August work in Weaver included working on garden beds, clean up area near main entrance bridge, guarding 4 new trees near beaver dam, transplanting sun shocked maple tree, repairing irrigation drip line in garden.
Work in Raccoon included weeding T-ball field, removing debris and branches from irrigation canal and pathway, responding to large leak in Xeriscape area
Work in Leawood included cleaning up after highschoolers, powerwashing pavilion, pruning large pine trees.
Delivery of new park benches is expected in the middle of Sept., Ken to coordinate with installer. New benches expected to be installed by early Oct.
Received a quote for $1800 to clean up both upper and lower dam. This expense fits within the budget already approved for dam removal and cleanup.
**Capital Projects and Long-Term Planning: Water Update** Water reduction has been very successful. Carole to contact Denver Water about getting an extension to continue watering in just Leawood. Other systems to be turned off Oct 1st. Budgeting required to prepare for future irrigation repair and replacement.
Winter tree watering plan required. Ken and Zach to work together to determine options from DBS, SavATree, or using park water trailer.
**Tree Donation Campaign** Fundraiser has reached past halfway to the goal. Thank you to the generous donors who have contributed so far! To contribute contact us at leawoodparks@gmail.com. Catalog will be sent to Vicki before Oct and selections can be made for purchasing trees through grant program. Trees from fundraiser/ grant program to be planted in Weaver Park.
Board discussed many locations running sales at 50% for trees and the need for trees in Leawood and Raccoon Hollar. Motion to approve $3k for trees to be planted in Raccoon and Leawood in the fall. Approx 5 trees per park. Unanimous approval.
Jesse shared information that JeffCo may require everyone to remove Russian Olives, particularly along the waterways.
Meeting was adjourned by President Sack at 6:52pm.

# Woodbourne HOA Newsletter

*From* **Oh, The Cold Feels So Good…** There is a touch of Fall in the air these days and a little something falling from the sky finally. We have successfully closed out another Summer pool season and are looking forward to the upcoming events that dictate the end of the year. We were notified that there are some pretty substantial requirements to be addressed for the pool, before we open next year, but we have begun the exploratory work required for fully diagnose the issues and fully expect that the new pool heater and all leaks will be addressed with more than enough time to open next season.
Even though we have had an unusually brutal summer and have watering restrictions (started on October 1) in place, please do your utmost to ensure that we are abiding by our yard covenant controls. Weeds, open landscaping and fencing issues will still be monitored by our management company and will be communicated to homeowners who are out of compliance. As you begin to contemplate yard projects for the next 2-3 years, please reference the Denver Water website, as many new regulations are expected and may be elevated to the State to consider as permanent impacts to what can be installed in residential settings. Our Architectural Control Committee, while not allowed to mandate future projects, may help coach residents, as part of the ACC submission process, as to expected impacts, based on plans submitted.
The yearly budget reviews have begun and while we believe we will be able to support the current $85.00 monthly dues, there is an expectation that we will need to draw down on our reserve account by almost half ($150,000) in the coming months to pay for tennis court resurfacing, clubhouse restroom renovations, as well as account for trash and landscaping contract renewals. We will need to establish a way for monthly repayments to build that account back to a robust operating amount. For planning purposes, please expect a $5-$10.00 increment to monthly dues, during the 2027 budget review proposal to begin in January 2028.
We will be hosting an e-cycle/shred event on October 10 at the Clubhouse. More details on what is/isn’t allowed for e-cycling will be sent in an email blast shortly. Please also look at the social calendar for the annual Hayride, again, at the Clubhouse. The Wave will be producing the event and ensuring tasty treats greet revelers.
As always, the board appreciates your support and a friendly reminder, that we are gangly band of 3 volunteers performing rag-tag feats to ensure Woodbourne operates smoothly. If you would like to join us, please reach out to any member or ACCU for details. — *Your Woodbourne HOA*






It was a very good sunny day for the trash pickup along Bowles on October 10. Thanks to Diane Suchomel, Michael Pichler, and Ray Moore.

**Funding Opportunity for Middle School Substance Use Education —** Jefferson County, on behalf of the Jefferson County Opioid Task Force, is accepting applications for the Collaborative/Inter-Agency Substance Use Education Initiative Grant Program for Middle Schoolers. This funding opportunity will support collaborative, evidence-informed substance use education and prevention programming for Jeffco middle school students, families and schools. *https://forms.monday.com/forms/9971507b9060d44be49f8716e3d85eb4?r=use1*

**Jefferson County Annual Holiday Giving Tree Returns on Nov. 16 —** Jefferson County is pleased to announce the Annual Holiday Giving Tree will be on display in the atrium of the Administration and Courts Facility (100 Jefferson County Parkway in Golden) beginning Monday, Nov. 16. The Giving Tree will feature gift tags with holiday wishes from children in need within our Jeffco community. Everyone is invited to select a tag and help make the season brighter for these children. Questions? Call 303-271-8516.

**Fresh Start: Clear Your Active Warrant Without Being Arrested —** People with active warrants in Jefferson and Gilpin counties in certain categories will have the chance to clean their slates on Saturday, Nov. 7, as the First Judicial District hosts its bi-annual Fresh Start event from 9 a.m. to 1 p.m. at the Jefferson County Administration and Courts Facility (100 Jefferson County Parkway in Golden).

The Fresh Start events not only benefit those with outstanding warrants but also cuts down costs to taxpayers and allows law enforcement to direct resources toward offenders who commit higher level crimes and directly victimize others in the community.

**Applications Open for 2026-27 Severe Weather Shelter Funding** — The Jefferson County seeks applications from

qualified community-based organizations, nonprofits, houses of worship, faith communities and collaborative partnerships interested in providing temporary overnight shelter for residents experiencing unsheltered homelessness during severe weather.
A total of $100,000 in funding is anticipated to be available through pooled contributions from Jefferson County and the cities of Arvada, Edgewater, Golden, Lakewood, Westminster and Wheat Ridge. Get more info and find out who's eligible. *https://www.jeffco.us/m/newsflash/home/detail/2662*

**Podcast**: **Before You Click: Cybersecurity Tips to Stay Safe Online** — That link that looks legitimate — but something feels off. Would you know how to spot a scam? In this episode of the Engage Jeffco Podcast, Jefferson County Chief Information Security Officer Ashley Bolton joins us for Cybersecurity Awareness Month to discuss the digital threats we face every day and how to protect ourselves. From recognizing phishing emails to text message scams to protecting your personal information, learn what to watch for and what to do if you think you've been hacked or scammed. Listen here.
*https://open.spotify.com/episode/41bpaXu4ooau7XKBXhbTRL?si=o6VmbPHmTNSXDNzVlEutqg&nd=1&dlsi=e99e461e96594e95*

**Podcast**: **Beyond the Yellow Tape: Inside the Jefferson County Coroner's Office —** Disregard what you've seen on TV. There's much more to a coroner's office than crime scenes and autopsies. In this episode, Chandler Ellis and Matt Van Deventer from the Jefferson County Coroner's Office take us behind the scenes to flip the script and separate fact from fiction. From investigating deaths and helping solve cold cases to reuniting families and providing answers to grieving loved ones, discover the investigative work, compassion and public service at the heart of what they do. Listen here.
*https://www.jeffco.us/5241/Episode-25-Inside-the-Jeffco-Coroners-Of*

**Weigh In On Jeffco's Water Supply, Strategic Growth Elements Drafts** — Jefferson County is seeking review and comments on both a draft Water Supply Element and a draft Strategic Growth Element by Monday, Nov. 2.
Under Colorado Senate Bill 24-174, local government comprehensive plans must include both a Water Supply and a Strategic Growth Element by Dec. 31. Hybrid community meetings will be held Oct. 15 and Oct. 29. You can also email staff. *https://www.jeffco.us/m/newsflash/home/detail/2665*

**Jeffco Businesses: Improve Energy Efficiency Before This Winter** — Let’s face it: A major cost for local businesses each winter are electric bills. Beyond providing rebate programs for resident homes, Jeffco Sustainability partner Xcel Energy is also supporting business customers’ energy efficiency upgrades through business-specific rebates and incentive programs. Learn what’s available to you. *https://www.xcelenergy.com/staticfiles/xe-responsive/Programs%20and%20Rebates/Business/co-business-programs-summary.pdf*
Not sure where to begin? If you’re an Xcel Energy business customer, start your energy assessment here to be sure you take the right approach. *https://cloud.marketing.xcelenergy.com/business-energy-assessments-1*

**Jeffco Treasurer's Office Accrues $24.77 Million in Investment Interest** — Through the end of September 2026, the Jefferson County Treasurer's Office accrued roughly $24.77 million in interest on county investments (unaudited). With voters approving 1A in November 2024, 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.
*https://www.jeffco.us/3815/Financial-Reports*

**Sustainability Tip of the Month: Join a Community Solar Garden —** A Solar gardens generate clean energy for communities by harvesting the power of the sun. While there are different types of solar gardens, a typical community solar garden allows residents and businesses who may not have the ability to install solar on their roofs to subscribe to renewable energy. There are several community solar gardens available to residents of Jefferson County! Find a solar garden to subscribe. *https://co.my.xcelenergy.com/s/renewable/solar-rewards-community*

**Fall is a Good Time to Look for Mountain Pine Beetle Infested Trees** — The number of sites affected by mountain pine beetle (MPB) within the Jefferson County has increased significantly since 2025. This fall is a good time to start looking for newly infested trees. Remember: Trees that faded and turned red this season have died. They are no longer at risk of spreading MPB because the adult beetles that matured over the summer have already left those trees. Find out what to look for and learn about Mountain Pine Beetle. *https://www.jeffco.us/2738/Mountain-Pine-Beetle*

**What is Household Hazardous Waste, and Can It Be Recycled?** — Household hazardous waste (HHW) is any chemical or product that can cause an environmental or health threat if not properly stored, transported or disposed of. Many common items you may have at home could contain hazardous ingredients, such as paints, cleaners, oils, batteries and pesticides. The Rooney Road Recycling Center accepts all your HHW. Visit their new, easy-to-navigate website to learn more and schedule an appointment. *https://www.rooneyroadrecycling.org/*

**New Turkey Shootout Free Throw Challenge in Wheat Ridge on Nov. 7** — Does your teenager have what it takes to earn a Thanksgiving turkey? Join Wheat Ridge Parks and Recreation on Nov. 7 from 10 a.m. to noon at the Anderson Building (4355 Field St. in Wheat Ridge) for a fun free throw challenge to test your shooting skills and competitive spirit! Register today. *https://webtrac.wheatridge.gov/webtrac/web/iteminfo.html?Module=AR&FMID=115561754*

**Save the Date for Lakewood's Annual Snow Ball on Dec. 4**— Celebrate the magic of the season at the annual Snow Ball at Lakewood Link Recreation Center. Adults ages 55 and older are invited to enjoy a live band and catered lunch from 2 to 4 p.m. on Friday, Dec. 4. Registration is required, and discounts are available at checkout. Save your spot today! *https://co-lakewood.civicrec.com/CO/lakewood-*

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**Editor's address:**
**Ray Moore**
**7294 West Hoover Ave**
**Littleton, CO 80123**

**http:\\www.cohopejeffco.com**

To:
Littleton, CO 80127

**The next meeting will be Wednesday, November 4, 2026 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). We will be in Study Room 1, not the big meeting room.**

*co/catalog/index/ff88a979f693715a6ae29c0960c3ea7e?filter=c2VhcmNoPXNub3clMjBiYWxs*

*From Engage Jeffco October Issue*