



February 2024

STONEGATE MESSENGER

BOARD OF DIRECTORS

President: **Dave Marshall**
Vice-President: **Tom McHenry**
2nd Vice-President: **Sean Donlin**
Treasurer: **Frank Silici**
Secretary: **Daniel Dettwiler**

COMMUNITY DIRECTORY

PCMS 303-224-0004
Bookkeeping Ext. 308
Design Review Ext. 200
Community Inquiries Ext. 500
MON-THURS 7:30 AM - 4:30 PM
FRI 7:30 AM - 12:30 PM

COMMUNITY WEBSITE

www.svoacommunity.com
Association Issues: Covenants, HOA
Assessments, & Modification Submittals

Single-family Home Trash Service

HBS Trash
Call ahead for special pickups:
720-791-6999

NEWSLETTER

Porchlink Media
kerri@porchlink.com

NEIGHBORHOOD WATCH

Report Non-Emergency Incidents:
303-660-7500
General Program Info:
303-660-7544

STONEGATE VILLAGE METROPOLITAN DISTRICT

10252 Stonegate Parkway
Parker CO 80134
303-858-9909 | www.svmd.org
Billing Questions, Common Area
Irrigation, Maintenance Issues, Pools,
Parks, Community Center Reservations,
Open Space & Other Amenities, Street
Signage, Water & Sewer Service

STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT

720-851-8178
Primarily Addressing Issues For Owners
North Of The High School Common Area,
Including SNVMD (Aka Lincoln Park)
Pool & Park.
www.stonegatenorthvillages.org

**KEYSTONE ESTATES OWNERS
ASSOCIATION C/O OVERLOOK
PROPERTY MANAGEMENT**
303-991-2192



African Violets



Christmas Cactus



Gardenias

Brighten Up Those Long Winter Days With a Cheerful, Blooming Houseplant!



Winter is settling in with snow and cold, summer temperatures and outdoor gardening are still months away, and you are missing your beautiful flowers – what are your options to bring that beauty inside?

If you are like me, you cannot wait to get back outside, put your hands into the soil and start growing things. Unfortunately, our Colorado climate allows a shortened growing season at best. However, I find that a few flowering indoor houseplants quench that thirst for beautiful blooms until summer comes.


Among the plants that bloom and thrive indoors are begonia, kalanchoe, orchid, cyclamen, the peace lily, and others. And these plants are usually quite easy to find – they can often be found at your local grocery store's floral department or a big-box retailer's gardening section. For a greater selection and more varieties, check out a local nursery.

Let's focus on a couple of easy-to-grow blooming indoor plants (and one that's a bit more challenging) that can really liven up your home this winter. These houseplants also have interesting leaves that you can appreciate on their own merits. As foliage plants they will always look good, and any blooms you receive will be a bonus.

First off, consider the petite and compact African violet. I remember my mother and grandmother grew these for years – they even had some plants for decades! There is something about their delicate, old-fashioned purple, pink, and white blooms that is just irresistible. They are also known for their thick dark green and fuzzy leaves.

African violets flower almost continuously and will flourish if kept in bright, warm, and humid conditions. They don't require full sun, and actually

Continued on page 8 ➔

Member Notification Information
Community Legal Name: Stonegate Village Owners Association, Inc.
Date Declaration Recorded: May 13, 1985
Fiscal Year: January-December
Assessment: \$50.00 quarterly for single-family homes; \$66.00 annually for attached homes
Assessment Includes: Social Activities, Newsletter, Covenant Enforcement, and Trash Removal for Single-Family Homes
Community Representative: Mark L. Eames, PCAM CAM Lic. No. RM 000001261
Management Company: PCMS Address: 7208 S. Tucson Way, Suite 125 Centennial, Colorado 80112
Contacts: 303-224-0004 - Office Bookkeeping Ext. 308 Design Review Ext. 200 Community Inquiries Ext. 500 303-224-0002 - Fax corpoffice@pcms.net - email
Documents: The Master Declaration of Covenants and Design Guidelines and Review Procedures of the Modifications Committee can be viewed at the website www.svoacommunity.com . All other documents are available by email, fax or mail if requested.
Check Policy: By issuing or providing a check as payment, you authorize us either to use the information from your check to make a one-time electronic funds transfer from your account, or to process the payment as a check transaction.
Services & Utilities
Douglas County Sheriff: 303-660-7500
Electricity / Gas: Xcel Energy: 800-895-1999
CORE Electric Cooperative: 303-688-3100
Parker Post Office: 800-275-8777
Snow Removal, Street & Sign Damage: Douglas County Public Works 303-660-7490
Stonegate Village Metropolitan District: 10252 Stonegate Parkway, Parker CO 80134 303-858-9909 www.svmd.org


STONEGATE POCKET NEWS

Stay Connected to Stonegate Social: Have a question, comment, looking for your neighborhood social representative? Please call 303-563-7029. Leave us a message and we will get back to you. Please state your pocket neighborhood when you call!

How do these events happen? We are so lucky to have such a fabulous Social Committee in Stonegate! Thank you to all the wonderful reps for making these events possible and giving so much to Stonegate to make it a great place to live.

BRIARWOOD

Happy new year, Briarwood! We hope you enjoyed all the events in 2023!

CENTERSTONE

Thanks to those that made it out for our events this year and congrats to those who won a special surprise. Believe it or not, planning for this year's events will begin in February. So if you have any ideas to share, please send them to stonegate.centerstone@gmail.com as soon as possible. In the meantime, wishing everyone health, safety, and warmth.

CORNERSTONE

Thanks to all who came to our 2023 events. Stay tuned for 2024!

CREEKSIDE, THE ENCLAVE, SARANAC, OVERLOOK & WILDRIDGE

Thanks to all who came to our 2023 events. We are busy planning 2024!

KNOLLS

Hi Knolls neighbors. Great to see you at the horse and carriage ride. Have a great 2024!

MANOR RIDGE

Have a great 2024! Thanks for making our loop the best! Happy Valentine's Day!

KEYSTONE ESTATES

Hope you are all staying warm and having a great winter!

OAKMOOR, CRESTROCK & SUMMERWOOD

Please email us at oakmoor.stonegate@gmail.com to be added to our Facebook page. We look forward to more events in 2024 with you! - Laura and Loraine

LEGACY, PARK GUELL & HIGHLANDS

Happy Valentine's Day! Love thy neighbor.

PARKHILL, WILDRIDGE & RIDGEVIEW

Greetings to all of our wonderful neighbors! Happy Valentine's day!

TERRACE, SANDSTONE, WINDRIFT, STONES LANDING, NEW BUILDS & NORTH STONEGATE

Happy New Year! We are working on 2024 events. Stay tuned! -Tracy and Kaitlin



Interested in being on the 2024 Social Committee?

Please email mmmjingles@comcast.net.

**2024
Board
Meeting
Schedule**

UPCOMING Board of Directors Meeting:

The next Stonegate Village Owners Association Board of Directors meeting is to be held on April 22, 2024 at 6:00 p.m. via Zoom. Please contact PCMS if you would like confirmation of the Zoom log on information for this meeting by emailing corpoffice@pcms.net. For the most up-to-date meeting information, please visit the Stonegate Village HOA site found at: www.SVOACommunity.com.

APPLICATION REVIEW PROCEDURE

Modifications Committee (MC)

In order to try to improve the current homeowner design review request submittal procedure, our MC has established a process for the receipt, review and response of all future design review requests. The MC will schedule and convene meetings as necessary to review homeowner applications submitted to the management company, PCMS, based upon the following schedule: a) owner applications with all required additional documentation received by the first Friday of the month will be reviewed by the MC for response to the owner by the third Friday of the month; b) owner applications with all required additional documentation received by the third Friday of the month will be reviewed by the MC for response to the owner by the first Friday of the month. These schedules are subject to change by the MC.

Street Snow Removal Reminder:

As a reminder, the street (public right-of-way) snow removal in the community is provided by Douglas County. Their website can be found at <http://www.douglas.co.us/road-work/snow-and-ice-removal/>.

Sidewalk Snow Removal Reminder:

Residents are responsible for shoveling the sidewalk all the way to their property line, not just to the mailbox. The sidewalk snow removal is a matter enforced by Douglas County and not the Association and a link to the County website is <https://www.douglas.co.us/road-work/snow-and-ice-removal/citizen-responsibilities/>.

This includes information on citizen responsibilities, an online form to submit a complaint, etc.

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720-297-6279

Stonegate Community Website Information

The Stonegate Village Owners Association currently has two websites:

1 www.svoacommunity.com (No log in/registration required)

VIEW/DOWNLOAD/PRINT THE GOVERNING DOCUMENTS | GENERAL ASSOCIATION INFORMATION

2 <https://pcms.cincwebaxis.com> (Registration required)

Step 1: REGISTER @ <https://pcms.cincwebaxis.com>

Step 2: If you do not have your account number, please contact accounting@pcms.net to obtain it.

VIEW / DOWNLOAD / PRINT THE GOVERNING DOCUMENTS / GENERAL ASSOCIATION INFORMATION

VIEW YOUR HOMEOWNER ACCOUNT BALANCE AND MAKE PAYMENTS ON YOUR ACCOUNT

VIEW YOUR ARCHITECTURAL REQUEST HISTORY AND SUBMIT YOUR ARCHITECTURAL REQUESTS

VIEW YOUR COVENANT VIOLATION HISTORY AND ADD NOTES / UPDATES TO THE COVENANT VIOLATION LISTED

SUBMIT WORK ORDER REQUESTS FOR MAINTENANCE ITEMS YOU FEEL NEED TO BE REVIEWED / ADDRESSED EITHER IN THE COMMON AREAS OR CLUBHOUSE WITHIN THE COMMUNITY

RECEIVE COMMUNITY E-NEWS UPDATES

**Questions?
Please contact
corpoffice@pcms.net.**

STONEGATE VILLAGE Metropolitan District News February 2024



Soil, mulch, clippings, fertilizer and other gardening materials contain nutrients like nitrogen and phosphorous. When carried with stormwater or excess irrigation into stormdrains and into our waterways, these nutrients can contribute to algae blooms and reduce oxygen in the water. This kills healthy aquatic life and fish, and adversely affects our fresh drinking water supply.

Proper waste disposal prevents water pollution.

Follow these garden center and landscape operations disposal and storage best practices:

1. Train new and current employees in best cleanup practices and regularly review.
2. Store fertilizers and soil products off the ground, indoors or under cover where they are not exposed to stormwater.
3. Ensure gardening product bags are securely closed and not torn, leaking or spilling.
4. Maintain proper irrigation to reduce overwatering and water waste that could run into a stormdrain.
5. Immediately clean up any spills of fertilizers, soils, potted plant materials, etc.
6. Use a dumpster for solid waste, like litter, landscape clippings, building materials, etc.
7. Find and use a designated disposal site for chemicals.
8. Clean up chemical spills with cat litter or other dry material – not water – and dispose of it in the trash.
9. Do not wash excess fertilizers, lawn clippings, soil, or other products into stormdrains.
10. Do not place or dump landscape materials on public roads or near stormdrains.

We need your help. Stormdrains lead directly to the creek. Keeping waste from reaching our waterways creates a healthier environment for our community. Keeping waste from reaching our treatment plants reduces the need for aggressive and costly treatment processes.

It is illegal to intentionally or accidentally dump anything down the stormdrain. (Municipal code 4.03.80)

**Stonegate Village Metropolitan District
10252 Stonegate Parkway
Parker, CO 80134
303-858-9909**





Did you know? Valentine's Day

1. Valentine's Day is over 1,500 years old
2. The festival only became popular as a celebration of love in the 14th century, around 600 years ago
3. King Henry VIII of England declared 14th February a holiday in 1537 – and it has stuck ever since
4. Cupid is shown drawing his bow to inspire love, which is why he became an icon of Valentine's Day
5. Cupid was Venus' son – the goddess of love in ancient Roman mythology
6. Valentine's Day is named after a Christian martyr, St Valentine
7. Every Valentine's Day, one billion cards are sold worldwide, which makes it the second largest card sending occasion of the year



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NADYA LAMBERT
ATTORNEY AT LAW

Contact Us

Phone: (303) 734-7131 | Frontdesk@NadyaLambert.com
 6855 S. Havana St., Suite 370, Centennial, CO 80112
 (Off of Intersection of E. Arapahoe and S. Havana)

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<h2>Full Moon Calendar for 2024</h2>	
February 24 <i>Snow Moon</i>	March 25 <i>Worm Moon</i>
April 23 <i>Pink Moon</i>	May 23 <i>Flower Moon</i>
June 21 <i>Strawberry Moon</i>	July 21 <i>Buck Moon</i>
August 19 <i>Sturgeon Moon</i>	September 17 <i>Harvest Moon</i>
October 17 <i>Hunter's Moon</i>	November 15 <i>Beaver Moon</i>
December 15 <i>Cold Moon</i>	

Trash Removal Reminder:

The Association has received concerns regarding owners who are either placing their trash out too early and/or owners who do not have their trash properly contained and are placing their trash receptacle and/or bags on the right-of-way sidewalk. As a reminder, all trash bags need to be properly tied and all trash cans should have a lid to help eliminate blowing debris and animal access. Also, we ask that you please do not block the sidewalk access.

Also as a reminder, trash cans should be stored in your garage unless it is trash service collection day. It has been noted that many residents are placing their trash cans on the side of their home, visible from the street. The Association would appreciate your cooperation in storing your trash cans in your garage and not on the side of your home.

HBS Recycling Schedule	
720-791-6999 www.hbstrash.com	
MONDAYS <i>South side of Lincoln</i>	TUESDAYS <i>North side of Lincoln</i>
February 2024 2/5/2024 2/19/2024 March 2024 3/4/2024 3/18/2024 April 2024 4/1/2024 4/15/2024 4/29/2024	February 2024 2/6/2024 2/20/2024 March 2024 3/5/2024 3/19/2024 April 2024 4/2/2024 4/16/2024 4/30/2024
<b style="color: red;">Call ahead for special pickups: <i>(i.e., furniture, construction/remodel, excess, etc.) 720-791-6999</i>	

RECYCLING GUIDELINES

For the health and safety of our workers, please make sure all recyclable materials in your curbside bins are washed out and clean and follow the below guidelines.

ACCEPTABLE RECYCLING ITEMS

1. What items CAN be recycled?

Paper

- Mixed paper
- Newspapers, magazines, and catalogs
- Cardboard
- Cartons
- Paperboard
- Phonebooks and paperback books

Plastics

- Rigid plastic
- Bottles and containers
- Plastics #1-7

Metals

- Aluminum cans, foil, and pie plates
- Steel cans
- Loose metal jar lids and bottle caps

Glass

- Clean and washed-out glass.

Please

- Empty and rinse all containers
- Place recyclables loose and unbagged in your recycling container
- Flatten all cardboard and paperboard boxes
- Place your recycling container 4ft from parked cars and other obstacles

NOT ACCEPTABLE RECYCLING ITEMS

1. What items CAN NOT be recycled?

Please DO NOT place the following products in your curbside recycling container.
 NO GARBAGE | NO PLASTIC BAGS | NO PLASTIC FILM | NO STYROFOAM®

- **NO PLASTIC BAGS OR FILM:** We cannot accept plastic bags in your curbside recycling bin. Plastic bags can be recycled at most local grocery stores.
- **NO NON-RECYCLABLE PLASTICS:** We accept plastics #1-7 but there are some plastics that are not recyclable. These products include Styrofoam, hard plastic items including toys, plastic chairs, flower pots, PVC pipes and any other plastic products that are not listed in these guidelines.
- **NO LIQUIDS OR FOOD RESIDUE:** Please completely empty and rinse out all containers before recycling.
- **NO CERAMICS OR OTHER GLASS PRODUCTS:** Do not place glass, ceramics, china, dishes, mirrors, light bulbs, Pyrex, porcelain, or window glass in your curbside recycling container.
- **NO SCRAP METAL:** No scrap metal items of any size in your curbside recycling container.
- **NO ELECTRONICS:** Do not place electronic devices in your curbside recycling container.
- **NO HAZARDOUS WASTE:** We do not accept hazardous waste such as oil-based paint, automotive fluids, car batteries, fertilizers or pesticides. Latex paint recycling locations can be found on PaintCare.org.



Smitty's has advertised with Porchlink over the course of several years and we find the experience seamless. As a seasonal business we often find ourselves with an exceedingly large workload in our day to day processes and we greatly appreciate that we can count on Kerri at Porchlink to touch base with us to ensure we have our ad out. We have worked with other companies responsible for HOA newsletters and found when it came to us the advertisers, our needs were never a priority. The professional working relationship we've exercised over the years with Porchlink has surpassed our needs. We would recommend them to any business looking to get their name out to the community.

Sarah Smith
 Marketing Manager for Smitty's Sprinklers





South Denver Digs Realty is a boutique brokerage that does most of its business in the Parker area. We love Stonegate!

Contact us at
www.SouthDenverDigs.com
303-798-2290



Short-term Rentals in Stonegate:

Please be advised that Douglas County Zoning does not allow short-term rentals (rentals of less than thirty (30) days) within a residential district. Staff at Douglas County Zoning has confirmed that a residence within a suburban residential district, such as Stonegate Village, being utilized as a short-term rental would be subject to a zoning violation. Complaints alleging short-term rental use within Stonegate can be reported to Zoning compliance, either to the Director Michael Carry or David Clements. Both Michael and David can be reached through the Zoning reception desk at 303-660-7460.

Your Home Helper

We receive many questions about homes, updating, real estate and more. Our goal with this monthly column is to address commonly asked questions in Stonegate. Feel free to send your questions to Dan@SouthDenverDigs.com.

Question: *I am selling my house, and the buyer is requesting a radon mitigation system. What is that, and why is one needed?*

Answer: Great question. Radon has been a big topic recently. The Colorado Senate passed SB23-206 last year. It adds strong warnings about radon testing to all real estate transactions.

Radon is a colorless, odorless, and cancer-causing radioactive gas that is the second-leading cause of lung cancer next to cigarettes! Radon comes from the breakdown of uranium in the soil. It makes its way to the surface and can get caught in your home, especially the basement. Radon levels are tested during a real estate transaction. Our experience is that most homes tested in Stonegate have high concentrations of radon. Eighteen states require radon to be tested and mitigated when selling a home, but Colorado is not one of those states yet. As the market has slowed down a bit for sellers, we are seeing almost all buyers test for radon, and nearly all buyers ask for a mitigation system if the readings are high. It stands to reason that you will have to get a radon mitigation system when you sell your home. It is a great idea to test for radon now. Even if you have tested for it in the past or when you bought your home, the test results can change. Amazon sells testers starting at about \$90 or mail-in test kits for \$12. You can have your home tested by a licensed professional for \$150-\$200. Mitigation is relatively simple. A fan is added to move the air from under the floor to above the roof line. For newer homes, systems start at around \$600 and can go up to \$3000+, but most systems are around \$1300. Be sure to get approval from the HOA if you need to add a system. Let us know if you would like a referral for testing or mitigation. Stay healthy!

For more info, google "A citizen's guide to radon" from the EPA.

Contact us at www.SouthDenverDigs.com or 303-798-2290.

Complaint Procedure

Who May Submit Complaints?

Complaints regarding alleged violations of the Covenants, Design Guidelines or Rules and Regulations may be reported by members of the Board of Directors, members of the Community or the Association's Manager.

How Complaints Should Be Submitted.

Complaints by a member of the community shall be in writing and must include a contact name and email address or phone number in case there is an inquiry from the Board or management office regarding the complaint submitted. Anonymous complaints will not be accepted. Your name and contact information will not be provided to the person you have made a complaint about; it is only needed for the management team. The member must have observed the alleged violation and shall contain the nature of the alleged violation, the location of the alleged violation and the date it was observed; photos are very helpful. A complaint may also be submitted by any member of the Board of Directors or by the Association Manager after a walk through or inspection of the Community.

You may send your concerns to PCMS via email at support@pcms.net or via fax at 303-224-0002.

CINC Webaxis Account/ E-News Notifications:

Please register your account through the CINC Webaxis homeowner portal located at <https://pcms.cincwebaxis.com/>. You will need your account # to register, which can be found on your welcome letter or most recent assessment billing. This site allows you to see your account information, submit ARC requests, file a concern/complaint and receive updates. The email address used for your account will automatically be in the system to receive community E-News updates. If you would like **an additional** email address registered, please provide your property address and the additional email address to corpoffice@pcms.net. Don't miss out on important community events and updates.



Brighten Up Those Long Winter Days With a Cheerful, Blooming Houseplant!

ARTICLE CONTINUED FROM FRONT PAGE

prefer the indirect light from a window facing east or west. If you have only exposure to southern light, consider shading the plant somewhat with sheers or thin curtains. For best blooms, aim for 10-14 hours of sunlight a day.

These small charmers do not require much water, so water only when the soil is dry. Try watering from the bottom by putting the plant's pot (which should have drainage holes) on a shallow saucer of water. Let the plant absorb the moisture for a few hours and then remove it from the saucer and drain.

Next up is an easy-care bloomer – the Christmas cactus, named for the holiday during which it typically flowers. You may have received one of these exotic-looking plants as a gift over the holidays. It is an excellent choice for decorating your interior and will look equally great in a hanging planter or on a table. A relative of the cacti family, this plant features long-segmented "arms" or branches that spill over the pot. The beautiful blooms at the end of these arms flower at different times of the year depending on the variety of the plant.

Blooms on a Christmas cactus can range from yellow, salmon, pink, fuchsia, red, or white, or combinations of those colors – so many options! The plant will flower for four to six weeks at a time, and should be placed in an indirect, bright location. The ideal spot would be near a north or east window, getting at least 8 hours of dappled sunlight a day.

When the top third of soil is dry to the touch, water a Christmas cactus thoroughly. Make sure the water drains completely out of the bottom of the pot – they do not like "wet feet." Too much water can lead to root rot, or even plant death.

If you are up for a true growing challenge, consider the striking and especially fragrant gardenia plant. The glossy green leaves are beautiful on their own, but when coupled with its zesty-scented white blooms, you'll be sold on this plant! I have grown several over the past 20 years and while they do need more attention, the effort has been most rewarding.

While often seen as a larger shrub framing a home's exterior in southern regions of the U.S., the gardenia can also thrive as indoor houseplants in our region. Shoot for six to eight hours of indirect sunlight each day, always protected from the harsh midday sun. Too much direct sunlight will cause the leaves to yellow or burn. An area that receives morning sun and late afternoon shade is optimal.

Gardenias are very sensitive plants. Find a location you like and don't move it too often, which can stress the plant and make it lose its leaves, flowers, or buds.

Water your gardenia when the soil is dry. If the soil still feels damp, do not water. This is a good rule of thumb for most houseplants. Overwatering can lead to root rot, fewer blooms, or browning of leaves. Consider using a soil moisture reader for indoor plants, which helps to determine if the plant needs water. This is especially important in winter, when houseplants typically require less

moisture. Always use room-temperature water to avoid shocking the plant.

Lastly, as with many other indoor-flowering plants, keep in mind that gardenias need humidity to grow well, especially when the drying heat of indoor furnaces kick in. If your indoor environment is too dry, try setting out a few shallow dishes of water around your plant to increase humidity, get a plant mister and mist the leaves a few times a week, or run a house humidifier. This will help your plants stay healthy and encourage more blooms.

Your interior spaces can be brightened considerably this winter with the addition of a flowering houseplant (or two). They are not too difficult to grow and the result is very satisfying. With the shorter amounts of daylight now and more cold weather ahead, enjoying a plant in full bloom just might be what carries you through until summer!

<h2>Stonegate</h2> <h3>Parkers Premier Community</h3> <h4>Year End Statistics</h4> <p>Single Family Homes <u>Not</u> including New Build</p> <table> <tr><td>Number of Homes Sold</td><td style="text-align: right;">97</td></tr> <tr><td>Median Sales Price</td><td style="text-align: right;">\$684,563</td></tr> <tr><td>Average Days on Market</td><td style="text-align: right;">26</td></tr> <tr><td>Avg Price per SQFT Above Ground</td><td style="text-align: right;">\$233 \$307</td></tr> <tr><td>Highest Sold Price</td><td style="text-align: right;">\$925,000</td></tr> <tr><td>Lowest Sold Price</td><td style="text-align: right;">\$519,900</td></tr> </table> <p>Condominiums and Townhomes</p> <table> <tr><td>Number Sold</td><td style="text-align: right;">67</td></tr> <tr><td>Median Sales Price</td><td style="text-align: right;">\$410,116</td></tr> <tr><td>Average Price Per SQFT</td><td style="text-align: right;">\$314.51</td></tr> </table> <p style="text-align: center;">Thinking of Moving? Give me a Call, 303-946-3601</p>	Number of Homes Sold	97	Median Sales Price	\$684,563	Average Days on Market	26	Avg Price per SQFT Above Ground	\$233 \$307	Highest Sold Price	\$925,000	Lowest Sold Price	\$519,900	Number Sold	67	Median Sales Price	\$410,116	Average Price Per SQFT	\$314.51	<div style="background-color: red; color: white; padding: 5px;">RE/MAX Professionals</div>  <p>Jeff Skolnick Broker Associate/Realtor 303-946-3701 Jeff@JeffSkolnick.com www.JeffSkolnick.com</p> <p>6020 Greenwood Plaza Blvd #100 Greenwood Village, CO 80111</p> <p>The Original Stonegate Realtor Since 1987. Competitive rates! Amazing Service! I also sponsor the "Homes For Heroes Program"</p> <div style="background-color: blue; color: white; padding: 5px;">Your Trusted Real Estate Advisor</div>
Number of Homes Sold	97																		
Median Sales Price	\$684,563																		
Average Days on Market	26																		
Avg Price per SQFT Above Ground	\$233 \$307																		
Highest Sold Price	\$925,000																		
Lowest Sold Price	\$519,900																		
Number Sold	67																		
Median Sales Price	\$410,116																		
Average Price Per SQFT	\$314.51																		



A Note From Your Neighbor: Mathnasium of Parker

If you've ever wondered about a place that makes math not just a subject to study but a language to understand and enjoy, Mathnasium might be the answer! Founded in 2002 by Larry Martinek, it's more than just another math tutoring center—it's a community that believes in demystifying math and making it accessible and enjoyable to everyone.

So what's the deal with Mathnasium? Well, imagine a place where your child's math struggles are met with true understanding rather than memorization. Or, if your child is advanced and not being challenged, a place that will deepen and go beyond the topics that are taught in school. That's the essence of Mathnasium's philosophy.

At the heart of Mathnasium is the idea that every student has the potential to thrive in math with the right guidance. It's not about cramming formulas for a test; it's about grasping the 'why' behind those formulas. The focus is on building a strong foundation that allows students to tackle math challenges with confidence.

What sets Mathnasium apart is its personalized approach. There's no one-size-fits-all here! Each student undergoes a comprehensive assessment to identify strengths and areas that need shoring up. The result? A customized learning plan designed to cater to individual needs. It's a completely tailored road map for your student's math journey.

The Mathnasium Method is all about nurturing conceptual understanding. Forget the idea of math being a bunch of rules to follow blindly. Mathnasium guides students through the logic behind the math, encouraging them to think and understand rather than memorize by rote.

Walk into a Mathnasium center and you won't find the typical classroom vibe. It's a place designed to make learning fun and enjoyable. Mathnasium instructors are there to offer support and guidance and the atmosphere is always positive, engaging, and far from the stereotypical image of a math class.

Many students have found Mathnasium to be a game-changer. It's not just about acing the next test; it's about building confidence and genuine understanding and interest in math. Students often find themselves not just keeping up with their peers but excelling in school!

But don't just take our word for it, here are some testimonials from our awesome parents:

"Great staff, specifically targeted approach based on our daughter's current level and needs, and the program has done wonders for her confidence in math, and as a student overall. The team is always kind and accommodating" – Natalie Myers

"We are so happy with the improvement our kids have experienced while participating in Mathnasium. They now love math and feel much more confident in school and generally speaking about school. Thank you!" - Mauro Maich

Mathnasium believes in making math make sense. It's a place where understanding triumphs over memorization and every student is given the attention that they need. So if your child is grappling with math or just wants to explore it in a new light, Mathnasium might be the conversation starter you've been looking for.



New Year, New Possibilities, New Focus on Math.

Now is the perfect time to take your child's math skills to the next level. And if you enroll them before February 29, you can take advantage of our special offer — \$100 off enrollment.* Your child will receive:

- An individual assessment that pinpoints their exact strengths and areas for improvement.
- A customized learning plan detailing the specific concepts needed to meet their learning goals.

Mathnasium of Parker
(303) 840-1184 • mathnasium.com/parker
11211 Dransfeldt Rd, #149, Parker

*Offer valid for new enrollments at this location only. 7- or 12-month membership required.

Contact Us for a Free Assessment
www.mathnasium.com





Want to share something in the Stonegate Messenger?

KERRI @ PORCHLINK.COM

Stonegate Teen Services: If you would like to add your child's information to our list, please send their name, phone number, and services provided (see key below) to corpoffice@pcms.net. **List updated February 2024.**

B: Baby sitter *Red Cross Certified or CPR Certified | **P:** Pet Sitter | **H:** House Sitter | **L:** Lawn Care | **C:** Chores | **S:** Snow Shoveling

Evan Ballenger	303-993-8394	P, H, S	
Ryan Ballenger	303-993-8394	P, H, S	
Easton Bartlett	720-810-0896	P, L, C, S	
Olivia Baudo	303-635-6265	P, H	Stonegate South & North
Sarah Bell	720-498-7556	B*, P	
Arianna Bennett	303-248-9336	B*, P	Cornerstone Terrace
Delaney Bitzer	720-525-6104	B, P, H	
Evan Bitzer	720-660-2940	H, L, S	
Christopher Burdick	303-587-4276	B*, P, L, C, S.	Stonegate North
Max Burton	720-763-5309	B, P, H, L, C, S	The Knolls
Kiley Bush	720-231-6206,	B*, P	
Kristen Carson	720-360-5240	B*, P, H	
Shannon Clark	303-506-6533	B*, P	
Emma Colander	303-419-5961	P, H	
Adriana Contois	802-922-7213	B*	North Stonegate
Camden Contois	802-598-5694	L, S	North Stonegate
Anastasia Courson	904-502-4044	B, P, H	
Sadie Crain	303-905-0706	B*, P, H	
Emma Crosby	720-277-9062	B*, P, H	
Madelyn Crosby	720-316-9612	B, P, H, S	
Mason Crosby	720-245-4224	P, H, L, S	
Max Dolan, 17	720-588-7505	Dog Walking	
Nina Douglas	303-898-0877	B*, H, C	
Erika Eiland	720-630-5220	B, P, H	
Kaylee Ellsworth	630-854-4690	B, H, S	Enclave
Madelyn Ellsworth	630-854-4690	H, S	Enclave
Natalie Ellsworth	630-854-4690	H, S	Enclave
Rebecca Ellsworth	630-854-4690	B, H, S	Enclave
Allerose Fish	720-601-9614	B, P, H	
Gage Fonda	720-767-8539	P, L, C, S	
Evan Frelinger	720-717-5600	B*, H	
Camryn Frattinger	775-830-2452	B*	
Nicole Fresquez	303-917-7225	B*, P, H, C	
Dmitrii Gorsuch	720-206-8704	H, L, S	Centerstone Terrace
Hadley Hancock	720-618-8948	B, P, H, C, S	
Addison Hansen	720-333-3145	B, P, C	
Maryn Hayen	720-298-6212	B*, P, C, S	Manor Ridge

Morgyn Hayen	720-298-6212	P, C, S	Manor Ridge
Natalie Hayden	720-951-8100	P, H	
Patrick Healy	303-885-9617	P, H, C, S	Saranac
Sally Helgoth	720-273-5528	B*	Enclave
Rebecca Hensley	303-241-4986	B*, P, H	
Sarah Hensley	303-241-4986	B*, P, H	
Carter Hodgson	720-404-3658	B, P, H, L, C, S	Summerwood
Lucas Hodgson	303-997-8793	B*, P, H, L, C, S	Summerwood
Chloe Hritz	720-626-3623	B*, P	
Heath Jansen	303-908-6511	P, S	Sandstone Terrace
Avari Johnson	720-281-8161	B*	
Nick Johnson	720-799-4153	P, H, L, C, S	
Arabella Kamm	720-233-1417	B, P, C	
Sophia Kamm	720-233-1417	B, P, C	
Anna Kamstra	303-482-5653	B*, P	
Jack Kamstra	303-526-8572	B*, P	
Brooklyn Karjala	720-338-9628	B*, P	
Willow Kreutzer	303-807-9829	B*, P, C, S	
Addy Landgren	303-319-9908	B*, P, H	Enclave
Avery Landgren	303-319-9908	B*, P, H	Enclave
Louie Le	720-646-4211	B, P, H, L, S	
Addyson Lind	303-807-9010	B*, P, H	
Caden Livran	720-271-1646	P, H	Legacy
Ava Lucero	720-900-9848	B	
Kennedy Lueck	720-355-6664	B*, H, C	
Olivia Marks	720-412-1603	B*	North Stonegate
CJ Marsh	720-810-5266	B, P, C, S	
Naomi Martin	720-425-0451	P, H, L, C, S	
Adyson Martinez	720-402-7178	B, P, H, C	
Sophie Matthews	720-589-5157	B*, P, H, dog walker	Cornerstone
Sydney Matthews	720-736-0451	B*, P, H, dog walker	Cornerstone
Grace Miller	720-495-1250	B*, P	
Shawn Miller	720-495-1250	L, P	
Daniel Miller	720-495-1250	L, P	
Riley Mills	720-900-8401	B*, H, L, C, S	Stonegate South
Zoey Morales	303-906-3451	B, P, C	Saranac
Nick Moreno	720-584-7409	P, H, C, S	

Stonegate Teen Services: If you would like to add your child's information to our list, please send their name, phone number, and services provided (see key below) to corpoffice@pcms.net. List updated February 2024.

B: Baby sitter *Red Cross Certified or CPR Certified | **P:** Pet Sitter | **H:** House Sitter | **L:** Lawn Care | **C:** Chores | **S:** Snow Shoveling

Kyle Moreno	720-527-1953	P, H, C, S	
Connor Moorman	720-365-9126	L, C, S	Briarwood
Emily Morris	720-219-7666	B*, P	
Mallory Neff	303-881-4471	P, H	
Samantha Neufeld	720-201-2992	B*, P, L, C	
Andrea Newman	303-907-8128	B, P, H, C	
Taylor Newman	303-990-0876	B*, P, H, C	
Kate O'Connor	720-318-4004	B, P, H, L, C, S	
Corissa Olson	720-466-0944	B*, P	
Jocelyn Palmer	720-412-4070	B, P, H, S	
Benjamin Parkes	720-724-8744	P, L, S	Summerwood
Elizabeth Parkes	720-724-8744	B*, P	
Sarah Parkes	720-724-8744	B*, P	
Lilly Patton	303-913-2160	B*, P	Overlook
Ashley Perkins	516-984-9255	B, P	
Kaylee Perrin	720-602-9016	B*, P, H	
Gabriella Reyna	303-956-6620	B, P, C	
Jack Richards	303-483-1415	P, L, C, S	
Katelyn Richards	720-432-0091	B, P, C, S	
Maleah Roberts	720-940-9093	B*, P	
Fallan Rogers	720-597-6111	B, P, H	
Ava Rozsits	720-537-7052	B, P, C	
Rebecca Ruth	303-919-9087	B	
Kylie Scavo	303-717-4074	B, P	
Elisabeth Scharbach	303-517-7016	B*, P, C	
Benjamin Scharbach	720-377-6168	B*, P	
Maddy Scheibel	970-275-5499	B*, P	
Campbell Schildt	720-925-8435	B, P	
Bridger Sherman	303-779-6612	P, H	
Salem Sherman	303-746-1547	B, P, L, H	
Savannah Simpson	303-598-0870	B*, P, H	
Tommy Skelton	720-322-3414	B*, P, L, S	Summerwood
Dominic Smith	602-614-3981	P	Terrace
Sophia Smith	720-670-0228	B, P	
Alayna Sorg	720-235-2162	B, P	
Ava Spencer	847-204-3319	B*, P	
Sophie Spencer	847-204-3319	B*, P	

Nick Spykstra	303-941-9548	B, P, H, C, S	
Tyler Spykstra	720-391-5982	P, H, C, S	
Ivwa Sternkopf	303-919-2505	B*	
Hailey Stanislawski	720-338-8068	B*, P, H	
Braden Sullivan	303-941-6399	P	
Julia Thomas	303-350-6102	B, P, H, L, C, S	
Ashlyn Travis	303-587-5187	B*, P, H	
Lauren Treiber	720-412-8322	B, P, H, C	
Jordan Vaughn	720-880-8159	B*, P, H, C	
Kalea Willborn	303-808-4726	B, P, C, S	Terrace
Siena Williams	201-851-0270	B*, P	
Emily Wolf	720-837-5589	B*, P, H	Overlook
Sofia Zaugg	214-728-5554	B, P, H, C	
Taylor Zumwalt	303-324-0724	B*	

Teen Services-Pocket Neighborhood Update

The Association has received a suggestion to provide an option for teens to provide their pocket neighborhood location as part of their teen service listing based on the size of the community. If you would like to update your teen's listing to provide your pocket neighborhood, please send the name of the teen listed and the pocket neighborhood you reside in to corpoffice@pcms.net.

Teen Services Update:

If you have previously registered your teenager for the Teen Services listing in the newsletter publication and your teen is no longer interested in having their name listed or has moved out of the community, please send an email to corpoffice@pcms.net and request that your teens name be removed from the list. The Association has received a few calls indicating that they have tried calling several of the teens listed and were told they are now at college or moved, etc.

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North Villages

StonegateNorthVillages.org



NEWS & ANNOUNCEMENTS

FEBRUARY 2024

Mark Your CALENDARS

As we enter February and some of the coldest winter days it is hard to think about the summer pool season. But it will be here soon.

**Mark your 2024
calendars for
Opening Day of the
Family Pool which
will be Saturday,
May 25th!**

Updates on the Pools

VIZpin Now is also a great time of year to think about whether your VIZpin needs any attention. If you rent and have a new lease agreement for the year, you will need to submit this current lease document. If you own and do not have a lease, and have registered in previous years, you should not need to take any action. It is suggested you open the VIZpin app on your phone and download the latest version. A reminder, your VIZpin will only work when you are standing in the vicinity of the gate. If you are new to the district, you can learn more about VIZpin and how it provides access to the district's amenities by visiting our website, then selecting the drop-down menu for Recreation & Facilities and Apply for a Pass: stonegatenorthvillages.org/apply-for-a-pass/.

Adult Pool & Spa There was a trespassing incident at the Adult Pool & Spa in recent weeks. Please help the board and the management team by ensuring that any time you use this facility you utilize your VIZpin to open the gate for each person, and that you close the gate behind you as well. It's also vital that residents do not disturb the neighbors and adhere to the posted hours of operation and proactively leave the facility on time.

The district has been in contact with the Douglas County Sheriff and will work with them going forward to ensure that anyone found in the facility after hours be charged with trespassing. We want very much to be able to continue to offer this amenity — but need everyone's cooperation in being mindful of the nearby neighbors, and the rules. Thank you for your quiet enjoyment of the facilities, your adherence to the hours and rules, and your support of the many people who oversee this program.

BOARD OPENING: Call for Applicants

The board of directors is seeking new members. Members serve a two-year term. Responsibilities include attendance at monthly board meetings held the fourth Wednesday of each month (for which members are paid a small stipend) — as well as providing guidance, counsel, and time to district matters ranging from best practices for facility management, finance and budgeting, and miscellaneous topics brought to the board. If you'd like to learn more or apply, please email board@stonegatenorthvillages.com.

Board of Directors for Stonegate North Villages

The District is governed by a board of directors who serve staggered terms. You can email the Board of Directors directly at board@stonegatenorthvillages.org

Jeni Reilly, President
Holly Kamm
Elizabeth Kuehl
Vicky Strain
Robert Vogel

Upcoming Meetings

The next board meeting will be held on February 28th of 2024. Meeting details can be found at the bottom of the website: StonegateNorthVillages.org

Thanks for making a note of the best ways to reach the district!

Questions on VIZpin?
 Email registration@stonegatenorthvillages.com.

Need information on the Community Center?
 Email reservations@stonegatenorthvillages.org.

Have a question or comment unrelated to VIZpin or reservations?
 Email contact@stonegatenorthvillages.com.

See a water leak? **Emergency hotline: 720-851-8178.**



Access and a New ADA Email

The district prides itself on being a welcoming place for all of our residents — and on ensuring transparency and access. As part of its continued commitment to ADA requirements and access, the district has implemented a new email address:
ada@stonegatenorthvillages.com.

If you or anyone in your household has any concerns about accessing district documents, information, or facilities, please do not hesitate to reach out to us either by phone or at this new email address to request assistance.

Thinking of advertising with Porchlink?



Classified advertising through Porchlink has been pleasant and productive for our small business. We've received a great deal of business in the targeted areas the newsletter reaches.



Valerie Petersen
Petersen Custom Glass, LLC



We have been advertising in the Porchlink newsletters for almost 2 years now. The staff is always professional and pleasant to work with. The newsletter has been very helpful in getting business for our small plumbing company. The ad usually pays for itself each month because so many people use it to get reasonable, trustworthy services.



Michelle Cox
Neighborhood Plumber

Advertise in the March Stonegate Messenger!

<p>Email kerri@porchlink.com for more information Advertising Deadline: 20th of the preceding month Rates listed are per issue</p>	Business Card \$95 B&W \$145 Color
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Tallyn's Reach	\$35	2,037
Saddle Rock North	\$25	663
Saddle Rock East/South	\$25	1,566
Murphy Creek	\$20	1,400
The Farm	\$10	1,500
ALL OF Aurora	\$155	9,972
Willow Creek 1, 2, & 3	\$35	1,629
Foxridge	\$25	1,000
Hunters Hill	\$10	275
ALL OF Centennial	\$60	2,904
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Founders Village	\$15	2,200
ALL OF Castle Rock	\$25	3,000
Colliers Hill, ERIE	\$25	1,545



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