

“Granny Cottage” rules adopted

Jeffco Commissioners approve changes to sizes, occupancy standards and processing

As the population of Jefferson County ages, the county is always looking for more ways to accommodate its senior citizens. One way is the adoption of policies for accessory dwelling units or ADU's. These are additional dwellings that can either be added to an existing single-family detached dwelling or built as a separate accessory structure on the same lot as the primary dwelling. These types of structures are often called “granny cottages”.

On December 9, 2014 after hosting public meetings and receiving feedback from the public, the County Commissioners approved updated regulations on ADU's. Some of the changes are as follows: Reduce the minimum lot size from 1 acre to 7,500 sq. ft. As the lot gets smaller so does the allowable size. For a 7,500 sq. ft. lot the ADU cannot be more than 600 sq. ft. Another change has to do with the occupancy standard. Currently, only a family member is allowed to reside in an ADU. However, the adopted amendment allows others such as a caretaker, nurse or nanny to live there. The ADU can also be rented out on a long term basis. These proposed changes should allow owners more flexibility.

The third amendment is regarding processing of ADU's. Property owners have to go through the Board of Adjustment to seek approval and a public hearing is held. This change allows the ADU to be approved through an administrative process in order to obtain a building permit. Adjacent property owners and homeowner associations are required to be notified when the property owner applies for the permit.

For more information, go to jeffco.us/planning.

(edited from HUB article by Bailey Becker)



Sheriff Jeff Shrader announced today that County Sheriffs of Colorado, Inc. (CSOC), the state sheriffs' association, will award a \$500 scholarship to a Jefferson County student this spring.

High school seniors and college students may obtain an application by visiting: <http://jeffco.us/sheriff/community/csoc-scholarship-award/>. Application forms are due by February 28 and can be mailed to the Sheriff's Office, 200 Jefferson County Parkway, Golden, Colorado 80401.

This year marks the 37th year CSOC has made such scholarships available. One scholarship will be awarded in each of 31 Colorado counties this year. Applications will be reviewed by a committee of local citizens, appointed by Sheriff Shrader. Criteria includes ability, merit, character, sincerity and career purpose.

Any permanent resident of Jefferson County enrolled in or applying to a vocational training program or institution of higher learning in Colorado as a full- or part-time student is eligible to apply. There are no restrictions as to the course of study or training that may be pursued.

CSOC is an association of county sheriffs. The organization provides education, training and professional assistance to help county sheriffs better serve the citizens of Colorado.



Lakehurst Honker

Newsletter for the
Lakehurst West Homeowners Association
 Phone: 720-94LWHOA or 720-945-9462
 Mailing Address: P. O. Box 271032, Littleton, CO 80127
 Email: contact@lakehurstwest.info
 Website: www.lakehurstwest.org

February 2015

The goal of the Lakehurst West Homeowners Association is to promote responsible living by improving the quality, safety and community involvement within our neighborhood.

Letter from the President....

We live in a great community and when we work together we can make a difference for all homeowners and the entire Homeowners Association! As it is stated above in our letterhead; “Our goal is to promote responsible living by improving the quality, safety and community involvement within our neighborhood.” But in order to accomplish this goal we need everyone’s help. With enough volunteer help any number of projects can be undertaken. However, anything worth doing requires planning and “all hands” support network. If there are issues you feel the Board should address we need to hear from you by email, phone or in person at the

upcoming General Membership Meeting scheduled for Tuesday, February 24th. at 7pm. We’d love to **SEE** and **HEAR** from you!

Don Hinson - President

THANK YOU!

To the anonymous person(s) who take time to stop and pick up trash, tree limbs etc. found on our streets and entrances to our Lakehurst West neighborhood. You are an example to us all.

Urban Mountain Associates

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Virginia A. Clair- principal broker
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Become a “VIP” for your Community

Our “Block Captains” are the VIPs who meet and greet the new residents, pass out newsletters and support the activities of the Association. They meet as a committee (3) times a year for one hour. If interested, please contact Mary Smith the Block Captain chairperson @ 303-979-8849.

LWHOA Contact Information

Phone: 720-94LWHOA (720-945-9462)
 Mailing Address: P.O. Box 271032, Littleton, CO 80127
 General email: contact@lakehurstwest.info
 Newsletter email: newsletter@lakehurstwest.info
 Website: www.lakehurstwest.org
 Community Support Committee: djhdon@comcast.net

LAKEHURST WEST HOMEOWNERS ASSOCIATION GENERAL MEETING

7 p.m., Tuesday, February 24th
 Red Rocks Community Church
 11195 W. Belleview Ave.
All Lakehurst residents are invited and encouraged to attend this meeting!

Memo from the Board of Directors....

Happy New Year! We hope all your New Year's resolutions will come true and you and yours find joy in knowing you live in a caring community. Your board is committed to preserving the quality of life we all want for our families. Of course a new year will bring opportunities as well as challenges, this is as it should be. If we never had a challenge of some type, our community would become less than a desirable place to live. However, it takes caring people who see the opportunities and challenges and are willing to take part in preserving the quality of life we all are seeking. Which brings us to our "2014" Home Sales and Statistics" on opposite page. As you can see our neighborhood has a healthy turnover of new property owners and quite a wide swing in property values. Mary Koglin, Broker

Associate with Coldwell Banker as well as one of our homeowners and Chairperson of the "Welcoming Committee" took time out of her busy day as a real estate broker and raising a family, to research what is happening in our community. It goes without saying she and her family care about their neighborhood and show it by volunteering with the other committees of the HOA. To Mary and her family and to the other active volunteers who keep our association going, your board salutes you and thanks you for caring.

Why join the HOA?

The Lakehurst West Homeowners Association (LWFOA) is a volunteer association. The group consists entirely of residential property owners, just like you, working together to make the Lakehurst and Lakehurst West communities a great place to live. LWFOA wants to work with you to protect your home, your investment and our community.

• Join LWFOA — \$30 dues per year. *What do your dues pay for?* This newsletter, room rental for meetings, annual garage sale, annual summer parade and picnic, community improvements, website, and Jefferson County liaisons. *Dues may be paid at any meeting or by mailing them to P.O. Box 271032, Littleton, CO 80127. Dues cover June to May.*

How can YOU help your neighborhood?

- Attend the meetings – next one is Feb. 24th.
- Volunteer to serve on the board or a committee.
- Take an active role in promoting the HOA's efforts and activities with your neighbors.

• Participate in the community events such as the neighborhood garage sale, the HOA picnic, our Neighborhood Night Out, the community clean-up activities.

• Most importantly — *Be part of the solution, and help resolve the problems.*

Put on your calendar :
Upcoming HOA picnic
June 28th! 4pm.
Lakehurst Park
HOA to provide fried chicken & drinks!
Bring the kids
and enjoy the new playground!

Put on your calendar :
Upcoming Garage Sale
July 17-18th!
More to come later!
Stay tuned!

Members and/or chairpersons needed for the following:

- Secretary
- Picnic Committee
- Membership Committee
- Newsletter Editor,
- Web Master
- Community Assistance Team Members
- Covenant/Zoning Committee
- National Night Out Committee

Foothills Park & Recreation District

Hello Community Members,

I hope you've all had a very pleasant New Year. I would like to introduce myself as the new Parks Operations and Planning Coordinator for Foothills Park & Recreation District. I have taken over as coordinator for the Pride in our Parks volunteer program here at Foothills. We will have many volunteer opportunities coming up in 2015, so please let me know if you or your organization would be interested in getting involved in our Adopt a Park or Trail program, donating a tribute tree or bench, completing a Scout project, or participating in one of our community builds or projects this year. We encourage you to come out and help us improve the parks we all enjoy!

Thank you,
 Brenda Nix 303-409-2300
 bnix@fhprd.org

2014 Home Sale Statistics

of homes sold in Lakehurst neighborhood:
 38 homes

Average length of time on the market:

14 days.

Price:

99% of the homes sold at the listed price.

Average home price:

\$149 sq. ft. (finished)

Lowest listed home price:

\$190,000 (4779 S. Owens Wy.)

Highest listed home price in surrounding area:

\$440,000 (4913 S. Parfet Wy.)



Our thoughts and best wishes go out to our dear friend;
 Betty Charbonneau
 a Long Time HOA Block Captain.
 Betty, Get Well Soon!

YOUR LAKEHURST SPECIALIST!



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This is Important!

**Don't Miss
 the HOA
 Meeting on
 Feb. 24th!**

This will be an important meeting with lots of information that will have an impact on YOUR neighborhood!