



<p>The Facts—President / Public Relations / Development: Open</p> <p>Vice President / Environmental Advocate: Diane Suchomel E-mail: diane@cohopejeffco.com</p> <p>Secretary: Cheri Paavola 303-972-8080 E-mail: cheri@cohopejeffco.com</p> <p>Treasurer/Newsletter/Membership: Ray Moore 303-978-1145 E-mail: wrmooejr@msn.com</p>	<p>Upcoming Meetings:</p> <p>Open Space: Feb ?, 2024 6 pm, Virtual / In person Meeting Board of County Commissioners Every Tuesday at 9:00 am Foothills: Feb 27, 2024 6 pm, The Peak and Zoom. Board of Adjustment: 1st & 3rd Wednesday at 9 am, Hearing Room One, 100 Jefferson County Parkway DRCOG: Feb 21, 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</p>
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<p>Calendar for upcoming meetings: Feb 7, Mar 6, April 3, May 1, June 5, July 3, Aug 7</p>	<p>In This Issue: Information and Minutes 1-2, 5-6 Backyard 2-5</p>
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<p>COHOPE Treasury Activity: January 2024</p> <p>Beginning Balance January 3, 2024</p> <p>Deposits</p> <p>Withdrawals</p> <p>January Website \$14 Bank Fee \$8.95 February 2024 Newsletter \$ 3.60 P.O. Box \$188</p> <p>Ending Balance February 7, 2024</p>	<p>W. R. Moore, Treasurer</p> <p>\$ 718.64</p> <p>\$ 0.00</p> <p>\$ 214.55</p> <p>\$ 504.09</p>
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Draft Minutes for January 3 Meeting—Attendance: Diane Suchomel / At Large, Diane Suchomel / At Large, Ray Moore / At Large, Cheri Paavola / At Large, Judy Alliprandine / Columbine Hills Civic Assn., Tom Majcen / Columbine Knolls HOA, Craig Pedersen / Dutch Creek Village, Brian & Joan Kellogg / Lakehurst West HOA, Al Hintz / At Large, Maureen Sielaff / At Large.

The meeting started at 5:58 p.m.

Diane Suchomel, Vice President, welcomed everyone.

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

There were no speakers for tonight.

Reports from Officers We do not have a **President.**

Roll Call was taken. We had 10 members present and have a quorum.

Ray Moore, Treasurer, presented the Treasurer's Report. We have \$718.64. The PO Box is due next week.

Cheri Paavola, Secretary, was present. The minutes for November and December were approved.

Diane Suchomel, Vice President, was present

Jeffco Information: Pre-Application and Rezone: 23-137719 is for 7870 Garrison St. They have 2 possibilities: Either they want to rezone from R1 to R3 and allow religious assembly use OR change to a PD and follow R1 rules. It was used as a church, but not for a while and have lost their exemption to use as a church.

Site Development: 23-137904 is for 7925 S. Platte Canyon Rd. They want a 4 court indoor volleyball gym, sport court, and headquarters. It will have 70 parking spaces. Part of the building will be 23,474 sq. ft. 2 story with 35 ft. maximum height.

23-138470 is for 13184 W. Ida Ave. They want to replace the former Chase bank with a Murphy USA gas station / convenience store. It is on the northeast corner of W. Bowles Ave. and S. Alkire St. It would include 8 gas dispensers, a 2,824 sq. ft. convenience store, and 17 parking spaces including handicapped.

23-138552 is for 7738 W. Long Dr. It is for a 318 unit apt. building with 2 free-standing parking structures.

Rezone: 23-138785 is for 28 Pinyon Rd. They want an amendment for Ken Caryl Ranch Valley ODP to modify setback of properties in the Enclave HOA.

Other: Our next meeting is Feb. 7. We do not have a speaker yet.

Short Term Rental - Diane said that Heather Gutherless answered that they expect to publish a draft in 2024. "Planning and Zoning is working on publishing a draft of Short Term Rental regulations for community review in 2024..."

Library Committee: Neither Linda Auburn nor Maureen Sielaff were selected for the new South County Library Site Selection Advisory committee. The Library will not tell Diane who was chosen. But she is trying to find out.

From the December Library meeting minutes "South County Library Update The Executive Director introduced Lizzie Gall, Assistant Director of Public Services for Resources and Programs, who provided an update on the South County Advisory Council. The first meeting of the council was held on December 5, at the Ridge Recreation Center. The recreation center is in the library service area where JCPL currently has several offsite services. 18 members were selected for the council out of 42 applications. Council members are representative of the demographics the Library hoped to capture including people with disabilities, representatives from the Hispanic community, different age groups, super users of the Library as well as infrequent users. 14 members attended the first meeting. During the first meeting, the members defined group norms, reviewed the purpose of the council, noting that decision making lives with the Library Board of Trustees. The members reviewed the history of the project and received a brief overview of the market analysis that was presented to the Board. During the group activity, council members shared their thoughts on a South County library location, size, sustainability, and technical requirements. The council members are an incredibly engaged group of volunteers, and the Library will be digging into their responses. The next meeting is scheduled for January and there will be monthly meetings moving forward. The Chair expressed her appreciation and noted that it is very exciting to see that the South County Advisory Council has started their engagement."

The Jan. 9 special meeting for **Foothills Parks and Recreation District** budget was delayed from December due to waiting on the new information from the new property tax law.

Someone asked about the disposal of Colorow and Pfeiffer schools. Diane asked Mary Parker who responded that neither has officially been classified as "surplus property". Being officially classified as "surplus property" is the first step in a long process to dispose of school district property.

There is a prairie dog "relocation" project at Clement Park. You can contact the Prairie Dog Action at 303-324-6829 with questions. (update: Ron Hopp told me that relocation group's permit from the State for this work ends on 3/15/24.)

As the new state legislature session starts. Diane expects more density of housing changes. We need to keep an eye of this.

24-1007 Prohibit residential occupancy limits unless limits are tied to minimum square footage/person that is necessary to regulate the safety, health and welfare. Diane read through the text. It doesn't say what would be the minimum square footage/person allowable under this bill.

And the governor is still trying to get ADUs allowed in all residential zoned areas.

Denver is receiving more migrants than they can house and they will be asking other counties and cities to help house some of them.

There is a rumor that Deer Creek Golf course property is being sold. It is still owned by the original owners. It has grown over. They sold the driving range a few years ago and Condos were built there.

Our February and March meetings will be held at the Columbine Public Library.

Old Business / New Business / Announcements None.

We adjourned at 6:29 p.m.—*Cheri Paavola, Secretary*

THE BACKYARD

Columbine Knolls South II Review

From President's Corner — Happy new year CKSII! I thought I had entered the transfer portal with last month's letter and sign-off, but unfortunately for you I'm back for another posting while the board transitions to their new roles. As we begin the new year, I wanted to talk about things that are currently on the board's radar screen for 2024, and a few follow up items from the November annual meeting.

This newsletter, The Review, is something we will discuss in 2024. The big question is whether we feel it adds value to our community in its current form? Do people read it? Should we change it to a digital format? Is there different content we should provide? Should we change the frequency from monthly to quarterly? Are the many, many hours of volunteer time and the \$3,000+ annual costs to produce and mail it worth it? All great questions we need to contemplate. I can tell you one change that is coming and that is to this posting, The President's Corner. Honestly, while I have enjoyed producing the monthly posting the past four years, any past board president will tell you it is time consuming and at times difficult to produce fresh and interesting content. So, in the spirit of keeping the posting fresh and interesting the board has decided to share this opportunity by having each board member contribute an article or two. Keystone will also contribute periodically with a focus on issues, topics, and trends they see in the property management world. I strongly believe that having more contributors will result in a better posting, and yes, we probably should consider changing the name from President's Corner to something else. We would certainly like to hear your feedback on the future of the newsletter. Please contact us at cksii.info@gmail.com if you have ideas or comments.

I would like to thank Mike Tignanelli (our new Board President) for taking on the arduous task of reviewing our HOA in-

insurance and soliciting competitive quotes. I can barely skim my Sports Illustrated magazine without losing focus (and it's mostly pictures), but Mike read and reviewed over 120 pages of fine print to ensure we had the proper and appropriate coverage, while also increasing our limits of coverage. Amazingly, Mike was also able to save us nearly \$1,000 dollars over our previous policy! Thanks for your hard work and diligence Mike!

I talked last month about member feedback regarding the service fees assessed by our property management company (Keystone) during the sale/closing of a home within our HOA community. We are working with Keystone to include information on the Buying & Selling Information page of our website explaining these fees and what they cover, along with the associated costs. I also mentioned our members approved the 2024 budget. It was pointed out by a few members, however, that we needed to treat the anticipated operating deficit by including the offset amount in the reserve spending line item for the budget to balance.

Keystone will make this adjustment. We also had member feedback concerning the status of rules that could help us provide clarity and guide homeowners toward keeping vegetation off the community sidewalks. The board had been working on these types of rules (more appropriately called architectural and community standards), but took a pause based on community member concerns over the process and path we were taking to adopt them. Toward this, Mike Tignanelli is working to form a special committee of homeowners (not board members) to create guidelines that will add more clarity to these standards. In fact, we had a few members at the annual meeting express interest in serving on this special committee, and Mike will be reaching out to you.

Lastly, we had a member who walks her kids to Coronado Elementary tell us the newsletter article last year about shoveling the sidewalk on the east side of Carr Street really helped create a much safer walk for everybody. I want to thank those homeowners who back to Carr Street for their excellent efforts on this. We understand the challenges and difficulty for those of you who back to Carr Street, so kudos and thanks to you — *Tom Schicktanz – President, CKSII HOA*

Columbine West Civic Association Newsletter

From A Moment with the Board As it was posted in the December newsletter there was no monthly meeting. At one time the Officers/Board would host a Holiday Potluck during the December meeting, allowing volunteers to gather together, share some tasty treats and spend time reflecting on the past year in the review mirror. Neighbor volunteers would update projects that were being planned and brainstorm on ways to bring more inclusive events to the community, while also encouraging the growth of the Membership Drive numbers. Time shared was well spent. Times change, volunteers come and go and the potluck was dropped from the scheduled events, instead our Officers/ Board encouraged volunteers to spend time with family & friends and come back in January refreshed and energized. On the coat tails of that decision a new offering was presented to the group for consideration... Meet Your Neighbor Mixer (aka Members Mixer) Would anyone attend? Where would this happen? Who would plan it? How much would it cost? Please read the article to follow. The Moment with the Board was created to give newsletter readers a quick synopsis of topics being discussed at Monthly Meeting, not a substitute for possibly joining those who are attending, volunteering and leading the Association. If you see something in the update that interests you please reach out through any of our multiple platform offerings. Please drop a note to CWCAtalk@gmail.com if you need to speak with a committee member. The community is held to a standard by being 'Covenant Protected'. Our new website has been helping the Board volunteers manage questions, concerns & comments that may surface. Stop by the new website www.CWCA.info, which will have all the information you need. You can also connect with us at a Monthly meeting, the next one is January 9th, 7:00p at Dutch Creek Ele

Dutch Creek Village News

Welcome to 2024! May the new year bring you health, wealth, and happiness. This past year was my first full calendar year as a board member for the Master HOA. Because I was part of the HOA board, I was able to meet and get to know so many wonderful people. I encourage everyone to get to know their neighbors. There are a lot of people in this neighborhood with wonderful life stories. Personally, I really appreciate the efforts of the other board members and our HOA volunteers to keep things operating in Dutch Creek Village. Thank you to everyone that helps make this a wonderful community!

We received several requests during the past year for more social activities to occur such as an Easter Egg hunt, a Halloween party, or a summer family Meet & Greet at the Pool. Everyone on the board supports such activities, but unfortunately none of the activities had an individual from outside of the board that volunteered to coordinate the event. Without a coordinator from outside the HOA board, it appears unlikely that such events will occur. The board members are willing to help, but we do not have the additional time to make sure an event goes from idea to reality. If you are interested in coordinating a social activity during 2024, please let us know!

Current Events and Comments From The Master HOA: This is a reminder that if you are a renter living in a home in Dutch Creek Village or are a homeowner that is renting your home in Dutch Creek Village, you need to let the board know the current homeowners contact information so that the homeowner receives important information regarding dues or other HOA topics.

For 2024, the Master HOA will again attempt to have all board meetings on the third Thursday of each month January through October. One change this year is that the meeting information regarding the date and time will be posted on the website along with the link to the online meeting or the location for an in-person meeting. Most, if not all, meetings will likely be over Zoom since that meeting format reduces significantly the time required for each board member to attend. If you cannot attend a meeting but have a topic you would like to have discussed, please send an email to info@dutchcreekhoa.com with your request.

The first few months of 2024 will be spent by the Master HOA board setting the budget for April 2024 to March 2025. This will be an exciting project and anyone that is interested should attend a meeting or two.

The Master HOA does not have specific noise limits specified in the Covenants. Therefore, we believe that the rules that would apply for noise violations would be Colorado rules and/or Jefferson County rules. You can find the Jefferson County rules on their website at <https://www.jeffco.us/DocumentCenter/View/357/Noise-Abatement-Policy-PDFSectionD.3> of this document specifies that in a residential area sound should not exceed 55 decibels from 7am to 7pm and 50 decibels from 7pm to 7am.

The pool is closed for the season and work to replace the pool surface began in October 2023 with completion by our usual opening of Memorial Day weekend promised for the work. Please note that the pools will not be covered this year since they were drained fully for the repairs.

The court area is open year-round, but please do NOT shovel snow off the court to play on the courts during the winter months. Shoveling snow off the court surface can damage the special surface and drastically reduce its useful lifetime.

The association's dues go towards maintaining the court surface, which means extending the lifetime of the court surface benefits all homeowners

The Leawood Rappporter

From Leawood Metropolitan Recreation and Park District Minutes December 13, 2023 The meeting was called to order at 6:15 p.m. by President Kyle Sargent. Members present: Judy Anderson/Vice President, Donna Snyder /Treasurer, Maggie Tocco and Myra Pasco. Other District: Debby Baker/Secretary and Dave Padilla/Park Manager. Visitor: Dutch Creek resident Craig Pederson.

Public Comments – A few residents had negative comments about plowing in the parks after the last snowstorm. Board Response: Dave was unable to clean the sidewalks due to illness. Weston agreed to step up and do what Dave was unable to do. This was the first time Weston had removed snow for us. Dave will meet with Weston to train them on what and how the sidewalks are cleaned in case they are needed in the future.

Treasurer's Report – Donna presented the Treasurer's Report. Bills to be paid this month include Weston, Waste Management, Xcel Energy, Denver Water, Doggie Walk Bags, Honey Bucket, SDA (annual insurance premium) Dave's invoice, and reimbursement to petty cash.

Parks Manager Report – Snow removed, and doggie bags checked and replenished as needed. Fall cleanup is being done. Vandalism continues to be a problem in all the parks.

Weaver Park: Dogs are being unleashed and allowed to run free on the tennis/pickleball court. According to Vet Chat.com: "Tennis courts are potentially hazardous and are responsible for many pad injuries for dogs. The surface is abrasive. Running and playing on that surface can cause cracks, cuts or tears on the paw pad. This exposes the underlying sensitive tissue making for a painful injury that can take weeks to heal." In addition, dogs are causing damage to the surface of the court. Damage is also being caused by bikes, skateboards, and shovels (being used to clear snow). There are signs located at the court stating that the use of bikes and skateboards are prohibited. A notice will be placed in the Rappporter highlighting the issue. The Board asks all residents to help us protect the tennis/pickleball court.

OLD BUSINESS:(A) Discuss future of the District Board – The Board discussed the future of the District given the expected resignation of the long-serving treasurer, the nearing resignations or retirements of others, and the overall lack of interest of the community to commit and serve on the board. Members discussed various short- and medium-term options, including changes to revenues and expenses, as well as factors to consider before making a formal decision in the new year. (B) Adopt 2024 Budget and set mill levy – Postponed until next meeting because the assessment numbers needed to complete the budget were not available. (C) Website – Postponed until the next meeting due to time constraints.

The meeting was adjourned at 8:00 p.m. —*Debby Baker, Secretary*

LCA Minutes: No meeting in December

Woodbourne

From Notes from the December Board Meeting—Every December the Board holds its annual budget ratification meeting, and many homeowners were in attendance with lots of great questions and interest. As discussed in the meeting, we do not plan on raising dues in the upcoming years, and we will continue to ask the neighborhood for help when we come up against repair or maintenance items. As we negotiate upcoming contracts for landscaping and pool management (our top 2 expense items other than trash), cost coverage will be top of mind. On that front – we may be asking for volunteers to assist with a variety of projects next season in hopes to transition some of that money to other areas in need.

Woodbourne experienced a lot of changes in the last year, and the board is looking forward to new and exciting changes throughout 2024. First, we are tracking immediate Reserve Study assets that are coming due this year. Not all assets will track directly to the Reserve Study, but we will evaluate them to ensure we are leveraging our reserve spending with our operational budgets.

We are also still on track to kick-off the Clubhouse renovation project next month. We will choose a vendor and begin choosing the materials and finishes so that a calendar can be published to the community. We will keep everyone updated on the availability of the clubhouse for use once the project has started, as there will likely be blackout periods during construction.

Another focus area is on the mechanical room of the pool. Woodbourne replaced the pool heater 5 years ago, but we have not undertaken other large maintenance items with regards to the pump, filtration system or chemical storage aspects since then. We were notified last summer that air was present in our filter system, and we had two vendors come out to scope the project. One company opened the existing filter and was surprised by the level of decomposition of the metal “rakes” that do the filtering of the water. They are almost completely rusted and allowing air into the system, which is not ideal. Between the repair of the wader pool leaking pipes, the replacement of the pool filter and the rebuild of the pump motor (you may remember – the pump went out for 4 days last summer), we will need to invest about \$40,000 into our pool equipment right away. Only about 30% of these expenses reside in the reserve budget, so we will need to get creative with our expenses and the repayment schedule of the account.

Finally, as mentioned in the last newsletter, the Woodbourne Wave is looking to boost its enrollment for the 2024 season. You can view the details again within this newsletter, but please be on the lookout for further communication in the coming months.

We hope everyone enjoyed the holiday season and hopefully had some time to reflect and relax. —Woodbourne HOA Board

January is Radon Action Month in Jefferson County—On Jan. 9, Jeffco Commissioners Lesley Dahlkemper, Andy Kerr, and Tracy Kraft-Tharp proclaimed January 2024 to be Radon Action Month in Jefferson County.

Radon is a naturally occurring, invisible, odorless, radioactive gas that threatens the health of the Jeffco community. Radon is the second leading cause of lung cancer and leading cause among non-smokers in the U.S. The Colorado Rocky Mountain Region has been ranked Zone 1, an area with the highest radon potential possible by the U.S. Environmental Protection Agency. <https://www.jeffco.us/2337/Radon>

Snow Removal Information for Unincorporated Jefferson County —Jefferson County's Road and Bridge Division is responsible for snow removal on 2,945 lane miles of paved roads and 647 lane miles of gravel roads in the unincorporated areas of the county. Plowing and application of traction materials takes place in four phases during a storm. Get all of the details at www.jeffco.us/snow.

Ballots to be Mailed in February for Presidential Primary Election —Ballots for the Presidential Primary will mail out on Feb. 12 to all eligible voters in Jefferson County. Voters registered as Republicans, Democrats, or Unaffiliated will receive ballots—minor party members are not eligible to vote in this election. If you are an Unaffiliated voter you will receive two ballots but can only vote ONE. Voting will close March 5 at 7 p.m. Questions? Contact the Elections team.

<https://www.jeffco.us/396/Elections>

Jeffco Open Space to Host Volunteer Recruitment Fairs in February County—Mark your calendars and join Jeffco Open Space on Feb. 15 and 17 to learn all about our fantastic volunteer program. There's a wide variety of volunteer positions ranging from helping to preserve natural resources and educating visitors to blazing new trails. Recruitment Fairs will be held at the Open Space Building, 700 Jefferson County Pkwy #100 in Golden. We hope to see you there!

<https://www.jeffco.us/814/Open-Space>

Jefferson County 2024 Property Tax Bills to Be Delayed —Jefferson County Treasurer Jerry DiTullio announced that a property tax relief bill that was recently passed by the Colorado Legislature will impact the timing of 2024 property tax bills. A two-week delay in certification of county tax rolls will cause property tax bills to be mailed later than in most years. The delay gives taxing authorities time to certify their mill levies and county assessors more time to gather data.

Wetland Habitat Restoration with Denver Water—With help from Jacobs Engineering, Jeffco Open Space and Denver Water worked together to install Post Assisted Log Structures (PALS) at Beaver Ranch Park and Reynolds Park. This project addresses ongoing erosion issues, helping to restore the wetland habitat and stream corridors at the parks, and preventing sediment from reaching Strontia Springs Reservoir, which supplies water to the Denver Metro area.

https://www.denverwater.org/tap/protecting-key-reservoir-while-restoring-landscape?size=n_21_n



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The next meeting will be February 7, 2024 from 6 to 8 pm at the Columbine Library (7706 West Bowles Ave). The speaker is not confirmed at this time.

Election Heroes Needed for Elections in March, June, and November— The Jeffco Elections team is looking to hire hundreds of temporary election workers for upcoming elections. There is a great need for workers who are tech-savvy and are comfortable in a fast-paced environment. Previous workers rated their experience as 4.4 out of 5 stars and said it was fulfilling to be connected to a larger democratic purpose. Pay and hours vary by position. Submit an interest form today. <https://www.jeffco.us/FormCenter/Clerk-Recorder-9/Temporary-Elections-Worker-Interest-Form-94>

Jefferson County Coroner's Office Offering Internship Program—The Jefferson County Coroner's Office developed an internship program to provide students the opportunity to gain knowledge and experience in the field of medicolegal death investigation. While gaining hands-on experience, students also earn college credit at their respective institutions. Interns have the opportunity to earn a Certified Death Investigator certificate through the Colorado Coroner's Association while completing our program. <https://coloradocoronersassociation.colorado.gov/>

Drill Into Ice Fishing with Jefferson County Open Space—Chill out with Jeffco Open Space and learn the basics of ice fishing, safe fish handling, equipment, and ice safety. Fishing equipment will be provided but supplies are limited. Feel free to bring any gear you have. A fishing license is required for participants ages 16 and older. This event is offered on Jan. 27-28, from 10 a.m. to 2 p.m. for ages six and older, with an adult. Registration is free, but required. <https://secure.rec1.com/CO/jefferson-county-open-space/catalog?filter=c2VhcmNoPTI4NjEzMDQ=>

Applications Open for Select Volunteer Boards and Commissions—Service through Jefferson County's Volunteer Boards and Commissions is an effective way for community members to provide valuable input and make a positive impact in our community. The Board of County Commissioners appoints more than 300 Jeffco residents to serve on boards and commissions covering a wide variety of issues. Apply by Jan. 31!

Airport Advisory Committee, Board of Review, County Cultural Council, Inclusion Diversity Equity Accessibility Advisory Commission, Sustainability Commission <https://www.jeffco.us/767/Boards-Commissions>

Coroner Office to Host Community Education Events—Jefferson County Coroner Annette Cannon, along with Donor Alliance, and Rocky Mountain Lions Eye Bank, will host two community education events at the Jefferson County Administration and Courts Facility, 100 Jefferson County Parkway in Golden. These events will be held on Feb. 6 and Sept. 17, from 12 to 1 p.m.

PossAbilities Expo at the Whitlock Recreation Center— Explore a wide variety of vendors, resources, and services for different abilities, including therapeutic recreation, adaptive sports, health care, funding sources, transportation, and more at this inclusive event at Charles Whitlock Recreation Center on Saturday, Feb. 3 from 11 a.m. to 2 p.m. If you would like to be a vendor at the event, register for a sensory-friendly time block offered at 10:30 a.m.

<https://www.lakewood.org/Government/Departments/Community-Resources/Recreation/Recreation-Events/PossAbilities-Expo>

New Year, New Name, Same Mission for Jeffco Prosperity Partners—Jeffco Prosperity Partners, formerly known as Jeffco Human Services Foundation, has evolved to better reflect its commitment to fostering prosperity and growth in our community. Our dedication to supporting families and individuals remains unwavering, and we're excited to embark on this journey under our new identity. Subscribe to our monthly newsletter for updates as we continue to strive for a brighter, more prosperous future together! <https://www.jeffcohumanservicesfoundation.org/>

From Engage Jeffco January Newsletter