

Tollgate Crossing TIMES

A Publication of the
TOLLGATE CROSSING
HOMEOWNERS ASSOCIATION



December 2024



*A Publication of the Tollgate Crossing
Homeowners Association*

Tollgate Crossing Metro District Management

Metro District Manager
Brightstar District Management, LLC.
Beau McMahon
Community Association Manager
bmcMahon@brightstarcolorado.com
720-446-5261 - Office

Tollgate Crossing HOA

Rana Valentine (Manager)
AMI, 720-633-9722 | clientcare@amihoa.com

Newbridge at Tollgate Crossing HOA

Rana Valentine (Manager)
AMI, 720-633-9722 | clientcare@amihoa.com

Tollgate Crossing Townhomes Owners Association

<https://3pmhoa.com/>

Metro District Board Meetings
4th Tuesday of each month at 6:30 PM



Advertise in the January issue of
The Tollgate Crossing Times

Deadline to advertise is December 20th

Text: 720-295-2649

E-mail: kerri@porchlink.com

Target Your Market With
Neighborhood Newsletters!



BREAKFAST With Santa

PANCAKE BREAKFAST | VISIT WITH SANTA
SATURDAY DEC. 14TH 9:30-11:30
SCHEDULE A TIME SLOT

Tollgate Crossing Clubhouse • • • Missiandei@msn.com
720-771-1914

Professional Escapees from Dove Hill

These two critters have been seen enjoying their freedom running around Tollgate Crossing for the past several months. They are very friendly and usually follow walkers, joggers and dog walkers home.

If you happen to see Milo and Snickers, please get in touch with Khuong N through the Next-Door app. Apparently, the Aurora animal shelter knows these dogs and their owner by name.

Thank you to all the Tollgate Crossing homeowners who continuously round these two canines up and return them to Dove Hill.



**Message from Tollgate Crossing
Homeowners Association, Inc.**

New Trash Day - Effective November 11, 2024
MONDAY IS TRASH COLLECTION DAY

Crime In Tollgate Crossing

Late October and November has seen an uptick of vehicle break-ins throughout Tollgate Crossing. At night and during the day. Culprits are breaking car and truck side windows to take contents from inside the vehicle including garage door openers.

One known incident of vehicle theft occurred at about 1:30 am while a family was sleeping above their garage. A truck that was parked in the driveway had the side window smashed out, the garage door opener was taken, and the suspects entered the garage and then drove away in another vehicle. All this took place in less than a minute.

Fortunately, the family's home security camera caught the crime in action and with the assistance provided by Tollgate Crossing security using the community license plate reading cameras the stolen vehicle was found the next day way up North.

From the homeowner: "Thanks to everyone who called, messaged, provided video, checked cameras, etc! What a day!!"

Please report any vehicle or property damage to the Aurora police department and the Tollgate Crossing Metro District management company.

Be sure to lock all vehicles day and night. Never leave your garage door open unattended. And turn on your porch and security lights at night.

PREVENT THEFT



**LOCK
YOUR CAR**



**TAKE
YOUR KEYS**



**HIDE
YOUR STUFF**



FILL !
A DECOY PURSE
WITH ANGRY BEES



Tollgate Crossing Mountain Views Maybe Changing

Message from Tollgate Crossing Homeowners Association, Inc. - Arapahoe County Planning Commission Meeting

The Arapahoe County Planning Commission will consider an application at 6:30 p.m. on December 3, 2024 to change the land use Designation for three parcels within the Copperleaf Neighborhood. The three properties are near South Gun Club Road and East Belleview Avenue. The meeting will be held in the Arapahoe Board Room at Arapahoe County Lima Plaza, 6954 S. Lima Street in Centennial.

You can also listen to, or speak, at the meeting by calling 1-855-436-3656. To join the speaking queue, press *3 on the telephone keypad.

Any questions can be directed to

Daniel Braswell at dbraswell@norris-design.com or 303-892-1166 or Gretchen Ricehill at gricehill@arapahoegov.com or 720-874-6503.

Additional information is available at www.arapahoeco.gov/developmentactivity Case LR22-008

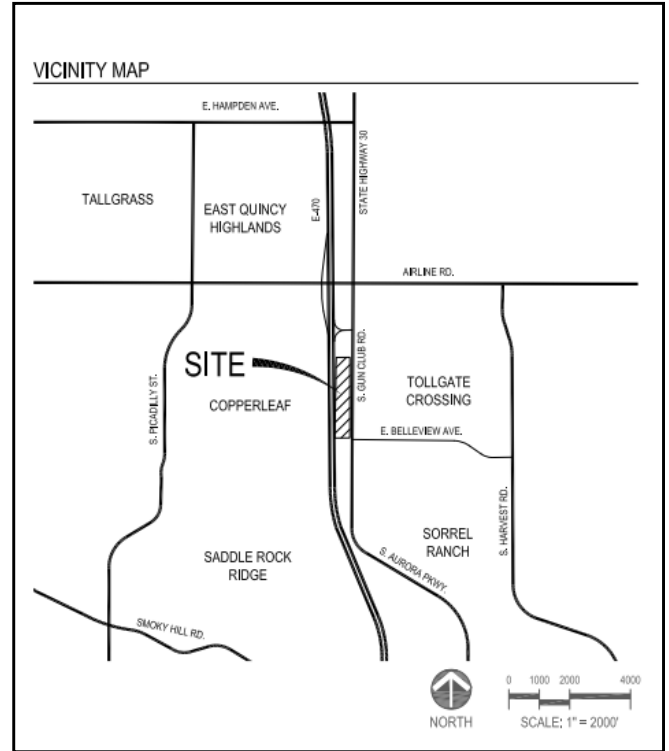
Norris Design, on behalf of property owner, Rippey Commercial Investors, has applied to amend the 2018 Arapahoe County Comprehensive Plan for three parcels within the Copperleaf neighborhood.

Norris Design seeks to change the land use designation from "Urban Residential, Single-Family Detached and Attached" (6 – 16 dwelling units per acre) to "Multi-Family" (13 or more dwelling units per acre). The three properties are near South Gun Club Road and East Belleview Avenue.

https://www.arapahoeco.gov/your_county/county_departments/public_works_and_development/divisions/planning_and_land_development/major_planning_cases.php

Note from a homeowner in the know:

FYI although they say "copperleaf" this is not in the copperleaf neighborhood but is right across Gun Club from Tollgate Crossing, between Gun Club and E470. They are proposing to increase the density to put in presumably apartments, about 280 units on that strip based on the plans (25.5 acres as 11 dwelling units per acre). This will have significant traffic impacts on that stretch of Gun Club, which is already a bottleneck and also will eliminate what was supposed to be a pedestrian/bike overpass at E470 to allow Tollgate Crossing trails to connect with the long bike trail that runs along E470 on the west side. This will have a SIGNIFICANT impact on Tollgate Crossing and we need to make sure they do this correctly.



Tollgate Crossing Real Estate Report

Data Sponsored by

Bill Watson

The Watson Group

bill@watsonrg.com

YourHomeSoldGuaranteedRealtyCo.com

720-463-0002



ADDRESS	SOLD PRICE	DOM	BED	BATH	SQ. FT.
24723 E Crestridge Pl	\$775,000	6	4	4	3,252
4943 S Gold Bug Way	\$600,000	21	3	3	2,112
4730 S Catawba St	\$599,000	21	3	2	1,821
5129 S Elk St	\$562,000	34	3	3	2,188
4760 S Catawba St	\$553,000	25	3	2	1,820
23628 E Bellewood Dr.	\$550,000	11	2	2	1,821

Available Homes: As of 11/15/2024 there are 9 Properties Available for Sale in Tollgate Crossing.

Average Sales Price: \$606,500

Average Days on Market (DOM) 20

Aurora Market Snapshot (Oct. 20, 2024 – Nov. 19, 2024)

454 Sold Listings / \$510,000 Average Sales Price / 79 Average Days on Market

- Based on information from REcolorado, Inc. for the period of 10/16/2024 through 11/15/2024.
- Not all properties were listed and/or sold by Your Home Sold Guaranteed Realty the Watson Realty Group
- This representation is based in whole or in part on content supplied by REcolorado, Inc. REcolorado, Inc. does not guarantee nor is it in any way responsible for its accuracy. Content maintained by REcolorado, Inc. may not reflect all real estate activity in the market



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*YHSGR & Seller must agree on price & terms.



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OUR 100% MARKET VALUE GIVES YOU...

1. Confidence in Market Value

Our guarantee underscores our commitment to delivering results. We ensure that your home sells at its full market value—no compromises. Sellers can feel confident knowing their financial goals are prioritized and protected.

2. Risk-Free Selling Experience

By backing your sale with a financial guarantee, we remove uncertainty from the process. If your home sells for less than the agreed-upon market value, we cover the difference—giving you a safety net and eliminating financial risks.

3. Faster Sales with Proven Strategies

Our marketing team employs cutting-edge tools, proprietary strategies, and buyer-matching systems to attract the right buyers quickly. This guarantee motivates our team to maximize exposure and generate top-dollar offers efficiently.

4. Differentiation in a Competitive Market

With so many homes on the market, standing out is crucial. Our guarantee gives your listing an edge by creating a sense of urgency and credibility, making it more attractive to potential buyers.

5. Comprehensive Market Analysis

We conduct an in-depth analysis to determine your home's true market value, ensuring a realistic yet competitive price. This detailed approach means fewer price reductions and a more strategic listing.

7. Financial Peace of Mind

Knowing your financial interests are protected lets you move forward with confidence. Whether you're upgrading, downsizing, or relocating, our guarantee minimizes stress and helps you transition smoothly.

6. Motivated Performance from Our Team

Our guarantee holds us accountable. It's not just a promise—it's a commitment that drives our team to deliver exceptional service and achieve your goals, ensuring the best outcome for your sale.

8. Enhanced Buyer Confidence

Buyers are more likely to make competitive offers on a property that's marketed with the assurance of a fair market value. This drives better offers and more favorable negotiations.

Why Choose Your Home Sold Guaranteed Realty?

We don't just sell homes; we deliver certainty. Our **100% of Market Value Guarantee** ensures you maximize your equity while enjoying an unparalleled selling experience. Let us take the guesswork out of selling and help you achieve your real estate goals.



TESTIMONIALS

"Your Home Sold Guaranteed Realty are the real deal. They saysit like It is and they do what they say they will do. they are very active in getting your property marketed and follow through every step of the way. I have been involved with Real Estate for many years, they are the top of the line. You can trust them with your assets. I do not believe you can find anyone better."
-Jim Kimpel

Need to Sell Fast?
Get Multiple Cash Offers
on Your Home Today!

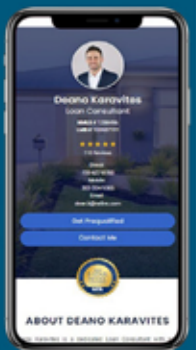
Would you like to buy your next home for less and close faster without having to sell your current home first?



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Must have an AUS Approved/Eligible or Accept loan approval prior to lock request. Upfront fee must be paid in full following PPP Rate Lock Request, receipt by the borrower of the initial disclosures set, including an LE, and acknowledged Intent to Proceed form. Full file delivery for final credit approval is required 30 days prior to the earlier of Lock Expiration Date or Close of Escrow Date for all lock terms. Failure to meet the above stipulations will result in cancellation of the lock and forfeiture of any non-refundable fees. Any Upfront Fee paid in conjunction with the Purchase Protection Plus program is non-refundable. Other restrictions and exclusions apply. Please contact a New American Funding Loan Officer for more information. Not available in all areas. Buyer Accepted Program is fulfilled by Buyer Accepted LLC, an affiliated real estate company of New American Funding that is managed and operated in compliance with applicable legal and regulatory requirements. Buyer Accepted, LLC. MI Real Estate Broker #6502431375. Buyer Accepted LLC does not originate loans or issue loan commitments. Terms and conditions apply, not available in all states. 41050 W 11 Mile Rd, Suite 220, Novi, MI, 48375. Phone 844-344-0531. NMLS #6606. www.nmlsconsumeraccess.org. © New American Funding. New American and New American Funding are registered trademarks of Broker Solutions Inc. dba New American Funding. All Rights Reserved. Corp Office 14511 Myford Rd, Ste 100, Tustin, CA 92780. Ph 800-450-2010 09/15

OFFICE HOURS



Tollgate Crossing District Management No. 2 Office Hours:

Managed by Brightstar District Management.

Beau McMahon, District Manager

Brightstar District Management

Phone: (303) 952-4004

Email: hello@brightstarcolorado.com

Website: www.brightstarcolorado.com

A Brightstar Representative will be onsite at the Clubhouse, Thursday's 8am - 5pm. (Weather permitting and subject to change at any time).

News From Brightstar District Management

Register to Receive Brightstar District Management Notifications

We encourage you to register your email addresses and phone numbers with Brightstar. This will ensure you receive all communications concerning District matters. Stay informed and connected by registering today! Please send an email to hello@brightstarcolorado.com with your name address, email address, and phone number.

Respectfully,

BEAU MCMAHON

Senior District Manager

PHONE: (303) 551-8893 | EMAIL: bmcmahon@brightstarcolorado.com

WEBSITE: www.brightstarhoa.com

BASEMENTS:

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- Trim

partial or complete job

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*Lots of experience, great work
and very reasonable prices!!!
Mention this ad and get a 10%
discount on your services.*

Tollgate Crossing CLUBHOUSE

Plan your next event at the Tollgate Crossing Clubhouse

Clubhouse Online reservations:

<https://www.tollgatecrossingmetro.org/book-online>

The clubhouse is available to book for the day between 8am and 10pm, Monday through Sunday.

You must book your time slot at least 14 days in advance. If you need to book early than 14 days, please email hello@brightstarcolorado.com and we can check availability.

When you complete the reservation process online, a member of the staff will receive the request to make sure the time slot is still available. The booking process operates on a first come, first served basis.

- Rental Fee (All Day): \$100
- Security Deposit: \$300

Payments are made after the reservation, and you will receive an email from Brightstar with payment instructions for the rental fee and security deposit.

Calling all Tollgate Crossing Homeowners!

**We always have room for you on the Social Committee!
Please let us know by contacting us on the Tollgate
Crossing Socials FB page. We look forward to having
you join us!**

COMMUNITY INFORMATION

Tollgate Crossing Newsletter - Mailed Monthly

Email Notices by each of the HOAs and the Metro District

Websites:

TollgateCrossingHOA.com | TollgateCrossingMetro.org

**Monthly HOA & Metro District Meetings at the Tollgate
Crossing Clubhouse**

#9PMROUTINE Lock up. Make it a habit.

Remove valuables from vehicles & lock doors

Close garage door & turn on outside lights

Close and lock all exterior doors

Empty mailboxes & retrieve packages from porch



Tollgate Crossing Teen Services List updated December 2024

To be listed, or to update your listing, have your PARENTS send an email to kerri@porchlink.com. Please specify "Tollgate" in the email and include your teen's name, phone #, birth month and year and the services they would like to offer.

Name & Age	Phone #	Baby Sitting	Red Cross Certified	Pet Sitting	House Sitting	Lawn Chores	Snow Removal	Dog Walking	Tutoring
Ian Cochran, 17	720-476-2852			•	•		•	•	
Jasmine Sanders, 15	720-724-4723	•		•	•			•	
Elizabeth Bale, 14	720-955-4311	•	•	•	•		•	•	•
Will Bale, 16	720-955-4326			•	•		•	•	
Ali Mohamad, 15	720-841-5804	•	•	•	•	•	•	•	
Zin Aghouiles, 14	720-312-2408	•		•	•	•	•	•	
Talisa, 13	720-434-0669	•		•	•	•	•	•	
Kaydence Love, 13	303-819-8027	•	•	•	•			•	
Olivia Carbol, 15	303-877-0064	•	•	•	•			•	
Olivia Galka, 15	303-946-9164	•	•	•	•			•	
Madison Rendek, 16	720-431-0270	•	•	•	•			•	
Levi Blumenberg, 15	720-819-1912				•		•		
Shayna Moss, 18	720-232-9877	•	•	•	•				
Addison Lawrence, 14	720-290-8908	•	•	•				•	
Jayleen Chavez, 14	720-319-4633	•			•				
Ava Davis, 15	480-309-0424	•			•			•	
Emon Meskienyar, 17	720-550-9559						•		
Andrew "The Lawn Mowing Wizard" Dienhart, 16	720-271-1898			•		•			
Olivia Nesvold, 15	303-656-7919			•	•				
Emma Gilmore, 15	720-955-5131	•	•	•	•			•	
Aaliah Breslin, 18	720-485-9121	•		•	•			•	

Would you like to advertise in January?

HAPPY NEW YEAR!

DEADLINE
DEC 20th

KERRI@PORCHLINK.COM

Advertise in the Tollgate Crossing Times!

Display Advertising Rates

The Tollgate Crossing Times mails to over 1,500 homes monthly!

Advertising Rates per issue
Discounts available for consecutive issues

Business Card: \$45 B&W \$65 COLOR	1/6th Page: \$75 B&W \$105 COLOR
1/4 Page: \$110 B&W \$150 COLOR	1/3 Page: \$140 B&W \$195 COLOR
1/2 Page: \$205 B&W \$275 COLOR	Full Page: \$375 B&W \$530 COLOR

Classified ads:
Just Tollgate \$25 per 25 words
All of Aurora: \$165 for 25 words

Email Kerri@porchlink.com with any questions

Dorchlink

Target your market with neighborhood newsletters!

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kerri@porchlink.com
www.Porchlink.com

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Boulder, CO 80301

Published by ComPub Media, LLC.

Looking for Something Fun to Do this December



www.aurorafoxartscenter.org

AURORA FOX PRESENTS:

'Ebenezer Scrooge's Big Aurora Fox Christmas Show!'

By Gordon Greenberg and Steve Rosen
Based on A Christmas Carol by Charles Dickens
Directed by Steven J. Burge
Rights Holder: Dramatists Play Service

November 30 – December 22, 2024

Aurora Fox Mainstage

Five nimble actors play dozens of roles in this hilariously fast-paced and highly imaginative staging of the world's most famous holiday tale! No, not the one with the kid and the BB gun... the other one... that's not the green fuzzy guy... or the one with Will Ferrell. We're talking about the one with the three ghosts and the dead guy wearing chains. Ebenezer Scrooge and friends terrorize the good citizens of the Aurora Fox in search of redemption and the true spirit of the holiday season. This riotous Dickens mashup is wacky fun for the entire family!

Content Advisory: Appropriate for all ages



<https://christmasincolor.net/>

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CHRISTMAS LIGHT DRIVE-THRU**

One Million Lights One Magical Night

GENERAL ADMISSION Starting
\$34.99/Vehicle/ One ticket per
vehicle



Arapahoe County Fairgrounds:
25690 E Quincy Ave,
Aurora, CO 80016



Visit The Village

<https://www.arapahoecountyeventcenter.com/p/signature-events/visit-the-village>

Date: Saturday, December 7, 2024

11 a.m. - 4 p.m.

Where:

**Arapahoe County Fairgrounds Event Center
25690 E Quincy Ave, Aurora, CO 80016**

Join us for a holiday-themed family fun day at the Arapahoe County Fairgrounds and Event Center.

General Admission \$10.00

Holiday Activities for Visit the Village 2024

- Yeti Set Go! 5k Fun Run
- Santa Meet-n-Greet Photo Op
- Holiday Shopping from local artists and vendors
- Horse-drawn Carriage Rides
- Two by Two Petting Zoo
- Holiday Bounce Houses
- Make-n-Take Craft Activities
- Food Trucks
- Hot Chocolate Bar
- Make-Your-Own Reindeer Food Station
- Wintery Beverages for Kids and Adults
- Gingerbread House Contests - entry onsite
- Matching Pajamas Contest - entry onsite

**A Day with the Grinch 2024
Saturday, December 7
at the Tallyn's Reach Library!**

Start off the day at 10:30 a.m. with a storytime or photos with the Grinch, then enjoy a tiny-who feast with warm drinks and sweet snacks at noon.

Watch "The Grinch" at 3 p.m. and enjoy crafty whozits and whatzits all day long!

Registration is required for storytime and photos.

https://www.auroragov.org/things_to_do/aurora_public_library/a_p_l_news/a_day_with_the_grinch_2024



STORYTIME AND PHOTOS WITH THE GRINCH

- Storytime at 10:30 a.m. with photos at 11:30 a.m.
- Photos at 10:30 a.m. with storytime at 11:30 a.m.

Join a special reading of "How the Grinch Stole Christmas"! Get your holiday picture taken with the Grinch. Registration required.

GRINCHY CRAFTS: 10 a.m. to 6 p.m.

Create crafty whozits and whatzits, bobbles and thing-a-majigs! Open to all, while supplies last.

COZY COCOA CORNER: Noon to 3 p.m.

Take part in a tiny who-feast with warm drinks and sweet snacks.

MOVIE AND POPCORN: 3 p.m.

Get ready for the holidays by watching "The Grinch" (PG, 2018). Free popcorn provided!



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Tollgate Crossing Classified Ads

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FAMILY LAW IN AURORA: At CNL Law Firm, PLLC we are here to protect our clients to the greatest extent possible, through every step of the legal process. Free consultations.
 www.cnllaw.com or chris@cnllaw.com or 720-575-5675.

UNLOCK EXCLUSIVE SAVINGS ON OUR WEBSITE, MOOREHEATINGAC.COM! Elevate your comfort today- visit us online or call 303-680-5300 to schedule your furnace maintenance/repairs/installations.

THE BEST CLEANERS: Lowest prices in town. Honest people. Free estimate. References available (720) 364-8403.

A BETTER GARAGE DOOR INC. Garage door and opener repair to full replacements 25 years experience with multiple trucks for a quick response 303-920-2267.

DON'T WAIT TO GET YOUR GAS FIREPLACE CLEANED, TUNED UP OR REPAIRED! In business more than 20 years. We're happy to help! Quality Fireplace Solutions. 303-946-6535



let's play
BUNKO

1st Wednesday of
 each month

7PM -9PM(ISH)
 \$10 TO PLAY
 @ THE CLUBHOUSE

BRING A SNACK OR BEVERAGE TO
 SHARE

RSVP TO MISSI 720-771-1914
 OR LEAVE A COMMENT

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 CROSSING SOCIAL COMMITTEE



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

Try classified advertising- It's easy, affordable and EFFECTIVE!

Our classified advertising option has been a great success for small, local businesses interested in marketing in an **EFFECTIVE & AFFORDABLE** way!

And it's EASY to do- simply email kerri@porchlink.com with the text for your ad (base pricing for 25 words, \$.50 per additional word) and let us know **which newsletters** you would like to advertise in.

Best of all- new advertisers can try classified advertising in and receive the same ad **FREE** in The following month's issue! **Our deadline is always the 20th of the preceding month.**

There is **no long term commitment**, you are welcome to advertise on a monthly basis depending on your needs. **However, most of our classified advertisers stick with us month after month... for years!**

Why not give it a try?

Email kerri@porchlink.com with any questions. We'd be happy to email you any past newsletters or samples of classified ads for reference.

Rates per issue for 25 words, \$.50 per additional word:		
Publication	# of Homes	Rates per issue
Stonegate	4,600	\$35
Stroh Ranch	2,400	\$25
Pradera	550	\$25
ALL OF Parker (above)	7,550 HOMES	\$75
Blackstone	2,457	\$35
Tollgate Crossing	1,500	\$25
Tallyn's Reach	2,037	\$35
Saddle Rock North	663	\$25
Saddle Rock East/South	1,566	\$25
Murphy Creek	1,400	\$20
The Farm	1,500	\$10
ALL OF Aurora (above)	11,123 HOMES	\$165
Willow Creek 1, 2, and 3	1,629	\$35
Foxridge	1,000	\$25
Hunters Hill	275	\$10
ALL OF Centennial	2,904 HOMES	\$60
Sapphire Pointe	800	\$15
Founders Village	2,200	\$15
ALL OF Castle Rock	3,000 HOMES	\$25
Colliers Hill (Erie)	1,545	\$25



6525 Gunpark Drive #370-133
Boulder, CO 80301

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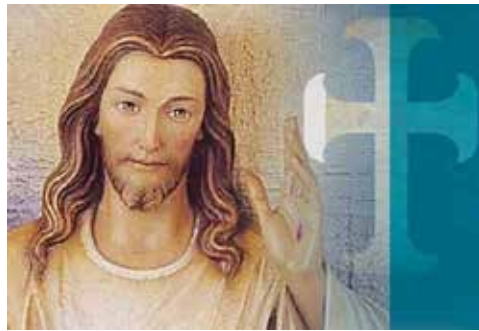
Shana Barela, Realtor®
phone: 720-588-2170
email: shanab@kw.com



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What's Different?

*Priests Can Be Married • Women Can Be Deacons
Annulments Not Required for Remarriage • All Baptized Welcome to Communion*

Join Us!

*Christmas Eve Mass December 24th at 5:00 pm
When: Sunday's at 10:30 am ~ Wednesday's at 6:30 pm
Where: 20971 East Smoky Hill Road, Aurora, CO 80015
Just East of Sprouts in the Bridge Centers Building in the Lower Level*

www.divinemeracyco.org • 720.810.9477 • Father Michael Messina • Pastor