

the SouthPark2 post

A publication of the SouthPark Homeowners Association Number 2, Inc.

Spring Into Action!

The bright light inspires us to clean and polish the places that have been in the dark for months, and to prepare SouthPark2 patios and gardens for warm, sunny and, we hope, bountiful days to come. The newsletter team dedicates this issue to spring. We hope you'll be inspired too!

— *Editorial Board*

Your Chance To Weigh In

SP2 residents with questions and opinions about the proposed Costco on Mineral and the impending modifications to the Santa Fe-Mineral intersection are invited to have donuts and coffee with our At Large Littleton City Council Member Pam Grove and District IV Council Member Andrea Peters at 10 a.m. on Saturday, April 6, in the downstairs meeting room at Bemis Public Library. The council members will review information on current city projects and include time for questions. They can also be reached via email at pgrove@littletongov.org or apeters@littletongov.org.

— *Susan Fornoff, Managing Editor*

HOA Board Meeting

Tuesday, April 16, 7 p.m.

*Third Tuesday of the month
Watch for an email with details.*

ACC Meeting

Thursday, April 11, 7 p.m.

Second Thursday of the month

Landscape Committee

Monday, April 8, 7 p.m.

Second Monday of the month

Newsletter Editorial Board

Wednesday, April 3, 6 p.m.

*First Wednesday of the month
2987 W Long Dr., A*

**All meetings are at the Clubhouse
unless otherwise noted.
Residents are encouraged to attend.**

SP2's Landscape Design Review Process

By Val Witte, Landscape Committee Chair

Have you decided to do some spring and summer planting this year? A good rule in Colorado is: Wait until Mother's Day. And an important rule in SouthPark2 is: Make sure you submit your plans online.

All requests for changes must go through the management company for the sake of transparency and accountability. Once a request is received, MSI will send it to us for committee review. When approved, MSI will contact you and you can begin the work. The process should only take a week or two. Requests

for juniper removal must be submitted this way also.

If you don't have internet access, or need help filling out the form, fear not! Call Bonnie Bredahl at 720-974-4260 and she will help you and submit the request.

Here are the steps to submit your request: From the

continued on page 2



Spring Sprucing Checklist

By Anne Strand, Editorial Board

Spring has sprung and it's wonderful to have more green and daylight in our lives. However, winter weather can be hard on your townhome and it's important to inspect for any damage and do necessary repairs.

- ✓ Do you have screens that were damaged in last July's hailstorm or are worn out with age? Screens can be popped out, taken into a hardware store for repair and reinstalled fairly easily. Prices are reasonable, and some homeowners purchase kits so they can do this work themselves. Some companies will even send someone to your home to do repair onsite.
- ✓ Check exterior walls for paint damage and fix it, and caulk around windows to help keep summer hot air outside and cooler air in. Routine maintenance on your air conditioner and furnace should include a change of the filter and checking of hose connections.
- ✓ Find a handyperson to clear your gutters so they can handle potentially heavy spring rains. (Remember last spring?!)
- ✓ Decks and patios could use a good power-washing to get them ready for outside dining and May flower planting. Home Depot rents an electric pressure washer for \$34 for four hours – maybe other neighbors on the row would go in on this!
- ✓ If your Spring Spruce includes some new furniture and you have some to sell, place a free classified in the next newsletter by the 15th of the month. See Page 5 for details and ideas.
- ✓ Don't forget to clean your windows so you get the bright light of spring and the best views possible of beautiful SouthPark2.

Landscape Design, *continued from front page*

home page choose 'For Residents.' From the drop-down menu choose 'Online Forms.' Choose 'Design Review Request.' Fill in the form. When it asks for 'Request Type,' select 'Landscaping.' Note if you are paying for the change or requesting the HOA to pay for it. Add pictures or drawings if possible. Choose 'Submit.' You will get an email verification that it was received and the process will start.

If you need information before making your request, such as specific requirements or the approved plant list, you can find that under: 1. 'Community Pages' 2. 'Design Review Instructions.' This page will have information for both the Architecture and Landscape committees. You can access both the guidelines and the plant list from this page.

The LC is always available to discuss your ideas or answer questions. Email us at sp2hoa-lc@googlegroups.com.

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SouthPark2 Board of Directors

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 Kolette Nelson, Vice President..... sp2hoa.kolette.nelson@gmail.com
 Andy Spiegel, Secretary..... spiegelboys3@yahoo.com
 Margot Langstaff, At Large..... sp2hoa.margot.langstaff@gmail.com
 Wiley Smith, At Large..... wileys67890@gmail.com

COMMITTEES

Architectural Control Committee
No chair at this time, email property manager Bonnie Bredahl (see below)

Landscape Committee
Valerie Witte, Chair sp2hoa-lc@googlegroups.com

Editorial Board
Marilyn Bruce, Chair sp2hoa.newsletter@gmail.com

Pool Crew
Emily Valentine, Chair southpark2pool@gmail.com

NEWS ARTICLES


This issue was produced by Managing Editor Susan Fornoff with fellow volunteers Marilyn Bruce, Sarah Peasley, Raina Bricchetto, Barbara Childs, Anne Strand and Board liaison Andy Spiegel. All photos by Editorial Board and residents unless otherwise credited. Community contributions are encouraged! The deadline for all submissions to the newsletter is the 15th of the month. Email your submission to the newsletter editorial board at sp2hoa.newsletter@gmail.com. All articles must be approved by the editor and meet the SP2 Newsletter Submission Guidelines posted on the website. Articles may be edited to meet space limitations.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association, produced by volunteers at no cost to the community except \$75 for postage. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Who Ya Gonna Call (or Email)?

To report a SouthPark2 issue in common areas, or to ask questions about our community's covenants or monthly HOA assessments: Email or call our Community Manager, Bonnie Bredahl, at bbredahl@msiho.com, 720-974-4260.

To report SP2 emergencies after business hours: Call our property management company, MSI, at 303-420-4433.

To talk to someone at the Littleton Police Department about a non-emergency situation: Call 303-794-1551.

For emergency law enforcement, fire or medical help: Call 911.

If you're planning changes to the exterior of your home: You must apply for approval from the Architectural Control Committee. You can call Bonnie Bredahl or do that online, at engage.goenumerate.com/s/south-park2/. Under the Community Pages tab select Design Review Request Instructions and the application will lead you along.

If you want to plant or otherwise alter your mulch bed: You must apply for approval from the Landscape Committee, following the instructions above for Design Review and choosing Landscaping from the dropdown. The LC is always happy to answer questions and advise on plant choices via email at sp2hoa-lc@googlegroups.com.

Spring Garden Tips

By Beth Kret, Landscape Committee

Is your mulch bed ready for all the new plants you are dreaming of for spring? If not, now is a good time to start thinking about what you need to do.

First, think about the last time you pulled back your mulch and turned over your soil. If it's been a while, I suggest you give it a try: Your plants will thank you.

Next, decide if you have a shade bed or a sunny bed.

Now decide what you want to plant. If you are going to plant with seeds, now is a good time to get some small containers and start your seeds indoors. If you are going the nursery or box store route, look for low-maintenance perennials. And to give your mulch bed a real impact, always plant in odd numbers – threes or fives.

For sunny mulch beds, look for plants that grow well in heat and drought conditions. Here are some suggestions: Columbine, Colorado's state flower, blooms from spring into summer; Purple Cornflower produces blossoms from summer into fall; Sedum (pictured) flowers through the summer into late fall.

You're always welcome to contact the Landscape Committee for more ideas, OR visit engage.goenumerate.com/s/southpark2/ to check out the approved plant list under Resources, Landscaping Materials. Happy Spring!



PHOTO BY PIXABAY

Letter From A Neighbor

By Elaine Kallos, SP2 Resident

It's April and officially Spring! Our newsletter's theme is Spring Spruce-Up. Does this mean sprucing up my small garden out front or tackling junk piles inside my office? I prefer being outside but my front yard looks barren; the gorilla hair mulch is gone, and nothing peeps up yet. Spring Spruce-Up might as well be January Resolutions. I quickly lose interest. It's Spring Awakening not Spring Spruce-Up I want to experience, so at sunset, I walk the Platte instead. Sure enough, Spring is alive on the Platte!

The Platte gurgles, burbles, ripples and then quiets enough to mirror the clouds above. Sunset in the west rims the clouds in orange while paler peach and darker grey clouds softly hover above and toward the east. Simply beautiful. More Platte pleasures as five deer nibble on the bank opposite me! I wave at them and they stop, look at me before a few wander off. One ambles down to nibble grass near the water, directly across from me! As I walk the Platte's edge, a few Buffleheads float nearby, fly off and land further downstream. Suddenly, a bald eagle soars overhead and settles high on a cottonwood! Undisturbed, the mallards, mostly Mr. and Mrs. Mallards, swim the stream in pairs, a sunset float together, accompanied by a few mallard bachelor buddies. Soon, because mallards lay eggs in March, April's fluffball ducklings will swim here with their parents – Mallard Family Time! The delights of Spring are definitely right here on our Platte!

Tonight, the wonderful Platte and its wildlife celebrities soothe me and make me smile again. I may be avoiding traditional Spring Spruce-Up, but walking the Platte is a Spring Spruce-Up and fresh start for my heart and head! This may be the best way to spend April days.



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Mulch Musings

Why do we spend so much money on mulch? Mulch retains moisture in the soil, especially in our dry climate. It keeps weeds in check and provides a finished look to garden spaces.

There is no perfect mulch, but the LC chose the gorilla hair type for SP2 because it tends to stay put despite wind and blowers, can be fluffed up easily with a rake and provides the best cover for growing plants.

It is expensive for us to mulch the whole community, but you can pick up a bag or two yourself for about \$8 each (Home Depot) and cover any bare spots in your mulch bed. Remember, only GORILLA HAIR mulch is allowed.

— Val Witte



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Mark Your Calendar For April Adventures

By Anne Strand, Editorial Board

April 1-14: Littleton Town Hall Art Center, “Raisin.” This Colorado premiere of a powerful musical retelling of the classic “Raisin In The Sun” has been hailed by the *New York Times*.

April 14: Tattered Cover at Aspen Grove, April Book Club. 3 pm. Book is *The Best Minds* by Jonathan Rosen.

April 18: Lone Tree Arts Center. “The Mousetrap” by Agatha Christie, 6:15-10 pm.

April 25-May 5: Aspen Grove, Venardos Circus. Fun for all ages of theater lovers and nostalgic circus fans under the big red and white striped tent! Aerialists, acrobatics, juggling, magicians, jokesters and other amazing acts. No animals.

April 27: War Memorial Rose Garden, 5804 S. Bemis. South Suburban Parks and Recreation annual **Rose Pruning & Nurturing Workshop**, 8 am-noon. Free. RSVP via www.ssprd.org.

Pet Portrait: Zac


Hello! I’m Zac, a male bichon frise. I was born in Atlanta and will be 9 years old this month. I love to participate in competitive agility and obedience competitions. I have even won ribbons! I really enjoy my daily walk with Donna and Wes; car rides are awesome, too. By the way, don’t forget, April 10 is Hug Your Dog Day!


— By Marilyn Bruce, Editorial Board





Your SouthPark Realtor is Back!


Have you missed the familiar face of your trusted local real estate expert? Well, I'm back and more dedicated than ever to serving YOU, the wonderful residents of our vibrant neighborhood!


 **Unlock Your Dream Home:** Whether you're searching for that cozy starter home, upgrading to accommodate a growing family, or ready to downsize into a peaceful oasis, I'm here to make it happen.

 **Expert Guidance, Local Knowledge:** With 27 years of experience right here in SouthPark, a 3rd generation Colorado native, born and raised in Littleton, I understand the ins and outs of the metro area market. From the best schools to the hidden gem coffee shops, I've got you covered.

 **Maximize Your Investment:** Looking to sell? Let's work together to get you the best price for your property. I'll handle the details, so you can focus on your next adventure. I sold the 2nd highest price for a non-lake front home in the neighborhood (highest was a fix and flip investor).

 **Personalized Service, Always:** You're not just a client—you're a neighbor. I take pride in building relationships that last long after the keys exchange hands.

 **Haven't Heard from Me Lately? That's About to Change:** Life can get busy, but I'm making it my mission to be here for you. Your real estate goals are my top priority.

 **Contact Me Today:** Let's catch up over a cup of coffee or a local beer (my treat!) and discuss how I can assist with your real estate needs. Whether you're buying, selling, or simply curious about the market, I'm here for you.

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or Info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

This Space Intentionally Left Blank for Teen Services

Driving For Diapers

It's time to start clipping coupons and looking for sales on diapers, pull-ups, wipes, unopened infant formula and baby wash/shampoo/lotion for the fourth annual SP1 and SP2 Mother's Day Diaper Drive, May 9-11. WeeCycle, a Colorado nonprofit working to improve the lives of local families in need, will be collecting in our community via Drop Off Box, at the garage door at 2998 W. Long Drive or on the front porch at 7907 S. Bemis Place. Question? Call 720-273-9464 or email ayarst46@gmail.com.

— Carol Ayars, SP2 resident

Happy Spring SouthPark!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



The Birds Are Chirping, Bees Are Buzzing and Cherry Blossoms Are blooming!

2479 W Long Circle Walden Model with many updates!

Under Contract in 3 days! SOLD \$850,000 Closing 3/29/2024

2670 W Long Circle High Creek Model

Under Contract! Backs to Greenbelt Walking Trail. Priced at \$829,000

7708 S Hill Circle Torreys Model

Mtn Views and Cul de Sac, with Finished Walkout Basement. Priced at \$825,000

Torreys Model coming to market early April with great interior location and backing to walking trails. MLS details to follow.

If you are Interested in a Complimentary Consultation to Buy or Sell Real Estate in 2024, please do not hesitate to contact us.

Thank you to our SouthPark Buyers and Sellers for trusting us with their Real Estate Needs.

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Fly On The Wall: Notes From The March HOA Board Meeting

By Susan Fornoff

The HOA Board of Directors wants your help. If you're interested in joining the volunteer team dedicated to maintaining and improving SouthPark2, let Community Manager Bonnie Bredahl know: bbredahl@msiho.com, 720-974-4260.

On March 18, four of the five current board members shared updates. Buckle in!

- Look for "rejuvenation" of shrubs and mulch beds at 11 buildings along Long Drive (2811 through 2921, plus 2931), to be done by Guaranteed Excellence at \$29,750, almost the entire \$30,000 budget for the Landscape Committee. "This is a common complaint from the homeowners and it makes a lot of sense," said committee chair Val Witte. "It is one of the oldest areas, and once it's done everybody in the community will be able to see it." The project also includes installing smooth rocks under pine trees to keep those areas neat and big river rock on edges and slopes where mulch wears away. Witte said the LC is excited about this and urges the commu-

nity to support the beautification: "These people know what they're doing, so please let them do their job."

- The Board approved three contracts for the pool: maintenance, monitors and repairs. Maintenance and monitors came in under budget, but the repairs – including a small leak in the baby pool, re-tiling, replastering and new edging – are higher than expected, at \$198,000, so new furniture will have to wait. Board President Ken Ayars said he expects the work to be completed before the pool opens Memorial Day weekend.
- Look for revised Parking Rules and Regulations motoring our way soon. Board Vice President Kolette Nelson said SP2 will be working with a new towing company and, "Going forward, we will tow cars that block the fire lanes and we will tow people living here using the Guest Parking." The fire lanes, also known as driveways, belong to SP2, but, she added, "Littleton PD will monitor the streets for parking permits, and anyone can call in violations."

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2753 W Long Dr. Unit E: \$539,000 SOLD!

Updated 4 Bedroom, 4 Bath, Main Floor Laundry Room And Half Bath. Large Private Patio, Finished Basement Featuring Bedroom, Bath And Living Room. Includes All Appliances! 2228 Total Sq. Ft.

7761 S Curtice Dr. Unit B: \$514,000 SOLD!

Updated 2 Bedroom Plus Loft, 3 Baths, Private Cul-De-Sac Location, Open Floor Plan, New Skylights, New Roof Fresh Interior Paint, Private Patio, Partially Finish Basement With Ruff In For Bath, Includes All Appliances And Chair Stair Lift. 2150 Total Sq. Ft.

7775 S Curtice Dr. Unit C: \$520,000 SOLD!

Updated 3 Bedroom Plus Loft, 4 Baths, Open Floor Plan, Finished Basement With Bath, Bedroom And Kitchen. Fresh Interior Paint, New Roof, Includes All Appliances. 2125 Total Sq. Ft.

2907 W Long Cir Unit A: \$525,000 SOLD!

Updated End Unit 3 Bedroom Plus Office, 4 Bath, Update Kitchen Including Granite Counter Tops, Custom Cabinets, Main Level Wood Floors, Finish Basement With Bedroom, Bath and Laundry, Includes All Appliances. 1825 Total Sq. Ft.

SouthPark Real Estate Update for April 2024

SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	2	0
Under Contract	0	2	0
Total Sold 2023	3	6	2
Total Sold 2024	0	2	0

SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	1	0	0
Under Contract	0	2	1
Total Sold 2023	7	7	7
Total Sold 2024	2	4	0

The information is based on MLS March 15, 2024
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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