

the SouthPark2 post

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

Dues Increase In January

Do you pay your monthly HOA dues by check or transfer to MSI? Be sure to update your amount to \$257.51 beginning January 1. If you signed up for automatic withdrawals at engage.gonumerate.com/s/southpark2/, the increase will be applied automatically. Questions about accounts receivable? Contact MSI's Jayda Chavez at 720-974-4124 or jchavez@msiho.com.

Welcome, Bonnie Bredahl!

By Sarah Peasley,
Newsletter Editorial Board

Our community manager, Bonnie Bredahl, brings lots of knowledge about Littleton and property management to her role with our new property manager, MSI. Bonnie is a Littleton native who now lives in Parker with her husband Evan, their two dogs, Maggie, a chocolate lab, and Loki, a shiba inu, and a 15-year-old cat named Jetta.

"I'm impressed by how engaged SouthPark2 residents are, as we saw with the large turnout for the annual meeting," she said. "I'm enjoying working with the board. My biggest projects include the vote on governing documents that is *continued on page 2*

HOA Board Meeting Mon., December 4, 2023, 5-6 p.m.

Virtual – watch for a link in an email from MSI.

Other Meetings

No ACC, Landscape Committee or Newsletter meeting until January. Monday Mingles with the board are temporarily suspended.

All meetings are at the Clubhouse unless otherwise noted.

Residents are encouraged to attend.

Fly On The Wall

By Susan Fornoff, Newsletter Editorial Board

A standing room only crowd representing 123 of SP2's 548 homes gathered in the clubhouse for the SP2 HOA Budget Ratification and Annual Meeting Nov. 14. Here are notes and quotes from the evening:

- The budget was approved without a vote because the two-thirds majority needed to reject it was not present. More than twice the quorum of 55 was present for the Annual Meeting, which was called to order at 7:26.
- Treasurer Lorraine List introduced the 2024 budget with the fervent wish for good weather. "Snow can upset this budget like nothing else," she said. Board President Margot Langstaff piped up, "One good snowstorm and we're cooked."

- In her "State of the Union," Langstaff said the 2023 goal of the board had been to get SP2 into shipshape, generating new documents, securing a new attorney and hiring a new property management company after considerable due diligence. "I'm very proud of what we've done. It's taken a tremendous amount of work."
- Under the approved budget, monthly dues increase just \$8.86 per household, raising concerns about tree trimming,

continued on page 2



Vote Yes To Avoid Special Assessments

By Lindsay Smith, HOA Attorney

By now, owners of all 548 homes should have received both the proposed amended and restated declaration, and the amended and restated articles of incorporation, via U.S. mail. The Board of Directors has been working closely with legal counsel to provide the community with documents that will allow it to flourish now, and into the future.

Ballots must be returned by Saturday, January 13, and the threshold to make these changes is high:

- 67% of all owners (365) must approve the amended declaration;
- 75% of owners (411) must approve the amended articles.

If you have already voted, thank you. If not, submit your ballot now to save the Association time and money getting out the vote.

If you do not vote at all, you are voting no.

Vote YES to avoid the risk of special assessments, ensure that your board can properly maintain the community, protect your investments, and decrease future legal fees.

Fly On The Wall, *continued from front page*

clubhouse painting, the lighting project and the sprinkler system. “I don’t think that increase is enough, but it’s up to you guys to change that,” List said, urging owners to vote yes to update the SP2 governing documents.

- Owners voted to fill three openings on the board. The top two vote-getters will fill the three-year terms: Kolette Nelson (current board member serving as vice president) and former member Wiley Smith. The third-place finisher, board newcomer Andy Spiegel, will serve a one-term term to fill a vacated position.
- Spiegel, who has a strong financial background and volunteers as an accountant for the Small Business Administration, was so surprised to win a seat, he left the meeting before the selection of officers. They are: President Kenneth Ayars, Vice President Nelson, Treasurer List, Secretary Spiegel and at-large members Langstaff, Smith and Gary Hubbard.

Bonnie Bredahl, *continued from front page*

taking place now through January 13, 2024, and management of vendors like the landscaping company.”

Bonnie also brings strong skills in customer service and in data analysis, thanks in part to her degree in computer information systems. One of her favorite parts of the job is walking our SP2 neighborhood weekly to keep an eye on things. Bonnie serves as community manager for a handful of associations and teams up with her director, Meghan Blanchette, to serve the SP2 board, owners, and residents. “I’m always here to answer questions by phone or email,” she said.

More and more, though, people increasingly go directly to the MSI-maintained SP2 website when they have questions, she added. Governing documents, HOA policies, previous newsletters, and answers to all your questions about the design review process can be found at the HOA website: engage.goenumerate.com/s/southpark2/.

Questions about accounts receivable are handled a little differently, and those should go to MSI’s Jayda Chavez directly at 720-974-4124, Bonnie said.

When she is not working, Bonnie enjoys kayaking, paddleboarding, downhill skiing and co-ed volleyball. “There’s no place I’d rather live than Colorado,” said this proud native. “I’m fortunate I also found work I really enjoy!”

The Plows Are Coming

By Susan Fornoff

When snow appears in the forecast, SP2 residents can rest assured that our vendor CDI’s shovels and snowplows are on high alert to clear our sidewalks at 2 inches and driveways at 4 inches.

But CDI also has the flexibility to take measures that save SP2 money. An example: Roads and surfaces were so warm when the 8-inch October snowfall landed, plows stayed in the garage and chemicals quickly melted the white stuff.

Says property manager Bonnie Bredahl: “CDI constantly monitors the weather and uses their professional judgment for when to come out. But they are in communication with me when they



SouthPark 2 Board of Directors

engage.goenumerate.com/s/southpark2/
Clubhouse: 2850 Long Ave., Littleton, CO 80120

Kenneth Ayars, President..... sp2hoa.kenneth.ayars@gmail.com
Kolette Nelson, Vice President sp2hoa.kolette.nelson@gmail.com
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COMMITTEES

Architectural Control Committee

David Groat, Chair sp2hoa.david.groat@gmail.com

Landscape Committee

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

Finance Advisory Committee

Lorraine List, Chair sp2hoa.lorraine.list@gmail.com

Newsletter Task Force

Marilyn Bruce, Chair sp2hoa.newsletter@gmail.com

Pool Crew

Emily Valentine, Chair..... southpark2pool@gmail.com

Property Management MSI

Bonnie Bredahl, Community Manager bbredahl@msiho.com
720-974-4260. For emergencies after business hours, 303-420-4433

Littleton Police Department: Non-Emergency Number: 303-794-1551

NEWS ARTICLES

This issue was produced by managing editor Sarah Peasley with fellow volunteers Marilyn Bruce, Raina Brichetto, Barbara Childs, Susan Fornoff, Elaine Kallos and Anne Strand.

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 are published as space permits.

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.

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anticipate storms about how they will handle them, which is information that I will generally forward to the board as well.”

Of course, our roads are managed by the City of Littleton and are not plowed. But Bredahl said when she did a walk-through with CDI this year, they pointed out problem areas in our streets. And, she said, “They do everything they can to help mitigate the ice buildup from the sidewalks around these areas.” Residents who notice buildup can give Bredahl a heads-up via email or phone call so that she can bring it to CDI’s attention.

Letter From A Neighbor

By Elaine Kallos

December is here, along with TV commercials of family members returning home to welcoming arms, loaded dinner tables with laughing family smiling at each other as they feast, kids excitedly opening their plentiful gifts. Hopeful, holiday ideas abound that all is happy, all is well. On TV ads, we're together for a perfect Christmas, Kwanza, or Hannukah. Everyone gets along; all is peaceful.

And yet, it's not always perfect. Or peaceful. December holiday expectations sometimes wreak havoc with our lives. To minimize possible December unpleasanties, or for outside holiday fun with family, *or peace alone*, walks may help. Walk up Long Circle, turn right just before South Park One, meet the fence, and continue east on the path past shimmering McLellan Reservoir to the Highline Canal. On the Highline, walk south to County Line, appreciating the lake and lovely foothill views. Then, home, after four easy miles of relaxing, pleasant exercise.

Or drive west on Mineral, cross Santa Fe, take first right towards South Platte Park (follow signs!), and walk along the Platte's edge, meandering along its shore and back, with mallards for company. Maybe drive south on Santa Fe, turn right on Titan Parkway, curve left onto Rampart Range Road (watch signs!), head to nearby *Roxborough State Park*, our own stunning Red Rocks Park (cars cost \$10)! From the parking lot, the mostly easy, 3.2 mile South Rim Trail always inspires with unique and spectacular rocks, maybe snow-covered!

For a mostly flat, easy outing, *Lair O the Bear*, a family-friendly park, west of Morrison, is my favorite. Walk the sheltered east side for a mile and back, a gentle up on Bruin's Bluff which looks down on this beautiful park, then walk west

to the stone castle and back for 5 flat, easy miles or fewer if you choose. Holiday comfort? You've got it right here with Nature offering us close-by beauty, healthy exercise, and outings that cure any ills brought on by holiday expectations gone awry. Wishing you a joyous December!

Mark Your Calendars!

These holiday-themed events are all nearby.

Confirm details online!

- 12/2&3: Ridge Recreation Center – Holiday Pottery Sale
- 12/2: Aspen Grove Elf Yoga ... with goats as elves! 9 am
- 12/2&3: Breckenridge Brewery – Horseshoe Holiday Market
- 12/3: Goodson Recreation Center – Holiday Craft Fair 9:30-3:00
- 12/3: Aspen Grove – Fab-Yule-Us Holiday Party & Makers Market Craft Show, 11-4
- 12/7: Bemis Library – Senior Social Club chat 9:30-10:30 (+most Thursdays)
- 12/9: Murdoch's – Live Reindeer 9 am
- 12/10: Littleton Museum – Register in advance and step back in time to winter holidays of the 1800s. Outdoors, 5:30-8 pm
- 12/17: Viewhouse Restaurant – Brunch with Santa
- 12/1-31: Hudson Gardens – Holiday Light Show
- 12/1-31: Town Hall Arts Center – Matilda the Musical
- 12/13-22: THAC – Participation Play – A Christmas Carol
- 12/25: South Platte Park - Holiday Nature Walk: Join a naturalist for a guided walk

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Brad's Movie Corner

By Brad Braun, SP2 Resident

Brad Braun and his wife Nanette are new SouthPark2 residents.

I plan to write regularly about the latest movies I have seen, take you on a journey featuring my passion for movies, and hopefully inspire you to make movies a part of your life. My interest in movies started at the age of 15 working at Cinderella City Cinema, which at the time was featuring American Graffiti which is still considered a classic even today.

As an avid moviegoer, I have an AMC Stubs A-List Membership which entitles me to watch up to three movies per week. This membership costs \$24.99 per month, so if you see two movies per month it pays for itself.

I utilize a scale of 1 to 5 stars: 5 stars for movies such as the Godfather and Titanic and 1 star for movies where audiences leave the theater before the movie ends out of pure boredom and disgust.

Here are some of the movies I have seen in the last month or so:

Killers of the Flower Moon: (4.5 Stars) Based on a True Story. Set in 1920s Oklahoma, it focuses on a series of murders of Osage members after oil was discovered on tribal land.

The Holdovers: (4.0 Stars) Starring Paul Giamatti who plays a cranky teacher forced to spend the Christmas Holidays with a bunch of students with nowhere to go.

Taylor Swift Eras Tour: (5.0 Stars) Even if you aren't a Taylor Swift Fan, it is impossible not to get inspired by the music, production, costumes and staging that went into her current tour. It may become a trend in movies to show concerts.

5 Nights at Freddy's: (3.0 Stars) This movie has some scary parts, but apparently makes more sense if you play the video game that the movie is based on.

What Happens Later: (1.0 Stars) Lack of chemistry between the stars. and nothing happens later.

Thanks to Matt Schreiber, the son-in-law of neighbor Anne Strand, for designing our new SouthPark2 Post nameplate at the top of page 1! Anne is also a member of the Newsletter Editorial Board.

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Lights On, Decorations Shine On December 15

By Val Witte, Landscape Committee

It's December, so it must be time for our Holiday Decoration Contest! We will be walking the community on December 15 to look at the lovely displays. Help us out by emailing us at sp2hoa-lc@googlegroups.com with addresses where you think decorations are special. The categories are Winter Wonderland, Inspirational, and Whimsical.

Please remember our neighborhood rules:

- Keep the decorations within your mulch bed.
- Place nothing in communal areas.

We'll send out an email blast with the contest winners, who will each receive a small landscape theme gift. On December 15, please leave porch lights on to help our cheerful judges find address numbers!

A Note About Winter Watering

Plants, especially evergreens and those planted this summer, need water throughout the winter. A good rule of thumb is to water once a month when there is no snow on the ground. Although we had snow in early November, we haven't gotten much moisture since then and it looks like it may be dry for the next few weeks. When temps are above 50 degrees, get out the hose or a bucket and give your shrubs some much needed moisture. You'll be rewarded in the spring with some healthy plants.

Our next meeting is January 8, 2024, at 7 pm at the Clubhouse. Please join us!

NEWSLETTER CONNECTIONS

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Our January deadline is December 6th.

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Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

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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.



Pet Portrait

by Marilyn Bruce, Newsletter Editorial Board/Task Force

Hi! We're Pluto, Apollo and Cozmo. We love long walks around the neighborhood with our people, Lora and Joe. We are the kindest and sweetest boys once you get to know us. We're also on Instagram if you'd like to follow our adventures @Milehigh_pug_squad.

This Space Intentionally Left Blank for Teen Services

Happy Holidays SouthPark!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



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- 2887 W Long Cir #D, \$491,000, BAER REALTY Sellers
- 2893 W Long Cir #D, \$510,000, BAER REALTY Sellers
- 7828 S Hill Cir, \$675,000, BAER REALTY Sellers
- 7919 S Bemis St, \$850,000, BAER REALTY Sellers
- 7703 S Curtice Way #D, \$529,000, BAER REALTY Sellers and Buyers!
- 7751 S Curtice Dr #A, \$585,000, BAER REALTY Seller
- 7905 S Bemis St, \$850,000, BAER REALTY TRANSACTION BROKERS (Private Sale)
- 5730 S Bemis St, \$694,900, BAER REALTY Sellers (Old Town Littleton)
- 7780 S Hill Drive, \$655,000, BAER REALTY Buyers

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Holiday Lights: A Global Tradition

by David Groat, Architectural Control Committee Chair

By any name – Christmas lights, holiday lights, fairy lights, twinkle lights, or any other term – the great tradition of holiday lighting has evolved over thousands of years, across multiple cultures, nationalities, and religions, with a meaning and significance more complex than a single word. This welcome tradition provides spirit-lifting light in our rural and urban communities.

Our SP2 community celebrates this annual tradition. If you choose to decorate, please keep in mind the following from our Rules & Regs:

Holiday decorations are allowed beginning with Thanksgiving and must be removed by January 15 of the following year. SP2 does not allow lawn figures, roof figures, or the playing of audible music.

May your holiday be filled with great times with neighbors, friends and family.

Voting To Change Governing Docs Ends January 13

- If you do not return your ballot in hard copy or via email, you are voting NO.
- We must vote yes to change our rules, or we are stuck with what developers imposed on us to serve *their* interests, not *ours*, 40 years later.
- If you didn't receive a ballot, or misplaced it, contact Bonnie Bredahl at 720-974-4260 or bbredahl@msiho.com.
- Your ballot must arrive at our attorney's office by 6 pm on January 13, 2024. Send it NOW, before you forget!
- You can even text a cellphone photo of your *properly completed* ballot to covenants@wlpplaw.com. You can also give your completed ballot to any member of the board.

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SouthPark Real Estate Update for December 2023

SouthPark Single Family Homes

	Up to 600,000	600,000–699,000	699,000–Plus
For Sale	0	0	3
Under Contract	0	0	0
Total Sold 2022	0	2	3
Total Sold 2023	0	3	5

SouthPark Townhomes

	Up to \$400,000	\$400,000–\$499,000	\$500,000–Plus
For Sale	0	0	3
Under Contract	0	1	0
Total Sold 2022	0	6	13
Total Sold 2023	0	9	13

The information is based on MLS November 15, 2023
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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