

the SouthPark2 post

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

Seasonal Decorations Guidelines

By the Architectural Control Committee

The ACC would like to remind residents about holiday decoration displays as per the SP2 Rules and Regulations.

Winter holiday decorations shall not be displayed prior to Thanksgiving and must be removed by January 15 of the following year. Decorations for other holidays may be displayed ten days before the holiday and must be removed within one week of the celebrated holiday. The following are not allowed:

1. Lawn figures outside the mulch bed (i.e., in the common area)
2. Figures on the roof
3. Audible music

What good is the warmth of summer, without the cold of winter to give it sweetness.

—John Steinbeck

- HOA Board Meeting**
No December Meeting
- Newsletter Committee**
No December Meeting
- ACC Meeting**
Thursday, December 11, 7 p.m.
- Landscape Committee**
No December Meeting

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



Fly On The Wall The Buzz From The November Budget Presentation, Annual Meeting & Board Meeting

By Raina Brichetto, Newsletter Committee

The meeting began with an overview of the 2025 financials, followed by the presentation of the 2026 budget. The few questions that were posed were answered. Next was the annual meeting which required a quorum of 55 units in attendance or by proxy. And, 55 units were represented. The last segment was the November board meeting. Highlights not mentioned elsewhere in this newsletter include:

First the budget presentation: All grounds lighting will be complete/operational in 2026. ... Clubhouse bathrooms off the pool area to be refreshed. ... Pool furniture will be replaced in stages beginning next year. ... Dues increase to \$271.00 beginning in January, so please update your payment information.

During the annual meeting, those in attendance (or by proxy) were set to elect new board members. Four open positions, one candidate. Chad "CW" Wooten is a new resident and is now a board member – see the write-up on page 2.

continued on page 3

***ASSESSMENT PAYMENT* METHODS for DECEMBER and 2026 are CHANGING!**

By Raina Brichetto, Newsletter Committee

The method many of us use to pay our HOA dues is changing. A detailed MSI explanation was e-blasted November 20 with the heading "Frontsteps ACH Platform Change and Payment Clarification". Did you catch that things are changing for the December payment as well as for the new year? The email explained the fees associated with paying methods beginning now as well as payment options to avoid the fees.

If you are currently enrolled through MSI for ACH payment and you take no action, your dues - beginning with December - will not be paid.

Donna LaWall, MSI, had this to say about the 2026 payments: "As we enter the new year, all homeowners should review their preferred payment method and update the payment amount accordingly for the 2026 assessments. MSI does not adjust any payment method on your behalf. Whether you use bank bill-pay, third-party autopay, MSI's auto-pay, mailed checks, or one-time online payments, please ensure the amount is updated prior to the January payment."

Check your email, check with your friends, don't miss this!

MSI is ready to help homeowners with the transaction. Contact them at 303-420-4433 and ask for the Accounts Receivable Department. Also, if you want to opt out of receiving a 2026 coupon book, contact MSI.

Thursday = Trash Day

Trash pickup in SouthPark2 is every Thursday (except holidays, including Christmas and New Year's Day, when it is delayed until the next day) and recycling pickup is every other Thursday. It's OK to mix paper, plastic, metal and other recyclables, but don't use plastic bags in the recycling bin. If you have questions or wish to arrange a bulk or special item pickup, visit the website at wasteconnections.com/denver or call 303-288-2100. Upcoming recycling dates: December 4 and 18. January 1st falls on Thursday, so trash and recycling collection moves to Friday the 2nd. Please, put your receptacles out that morning so as not to attract critters, then take them in that evening.



Parking-Reminder

Street parking in SP2 during the week requires a permit. Street parking hangers can be obtained at the Littleton Center, 2255 W. Berry Avenue. City of Littleton manages the parking permits for street parking. Old hangers display an expiration date, but in actuality they do not expire, so keep using them. Residents can apply for these on the city's website. <https://www.littletonco.gov/Government/City-Permits-and-Licenses/Neighborhood-Parking-Permits>



Meet Our New Treasurer: Chad Wooten

By Susan Fornoff, Newsletter Committee

Chad Wooten was just another new SouthPark2 resident until the November HOA meeting. Now he's our treasurer and community celebrity.

When the 6'4", bearded Wooten rose to share his credentials for joining the board – including 20 years in the Navy that led to a business and accounting degree, three years as a federal auditor and leadership of an HOA Board when he lived in Oklahoma – a neighbor in attendance gasped.

"Aren't you CW?" she asked. "I love your music."

A quick internet search uncovered TwentyHandsHigh.com, the website for CW & Twenty Hands High, the band Wooten founded in 2017. He's now lead singer, songwriter and guitarist, and the band's blend of country music and southern rock has been getting fans up to dance throughout Colorado and surrounding states. Westword named it Denver's Best Country Band of 2024, and the Colorado Country Music Hall of Fame presented it the Entertainer of the Year award in 2023.

He and his wife, empty nesters, moved to SP2 in September. What drew them?

"It's a nice, tucked away community," he said. "Even though I'm a musician and I do all those musician things, when I'm not doing that, I like peace and quiet, low key."



*Snow falling in the middle of a December night
will always fill my heart with sweet clarity.*

–Novala Takemoto

SouthPark2 Board of Directors

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

Dan Trojan, President sp2hoa.dan.trojan@gmail.com
Mike Goldberg, Vice-President sp2hoa.mike.goldberg@gmail.com
Chad Wooten, Treasurer..... *email to come, until then contact Donna LaWall*
Russell Luxa, Secretary *email to come, until then, contact Donna LaWall*

COMMITTEES

Architectural Control: TBD (c/o Donna LaWall) .. dwall@msiho.com
Landscape: Valerie Witte, Chair..... sp2hoa-lc@googlegroups.com
Newsletter: TBD sp2hoa.newsletter@gmail.com
Pool Crew: Emily Valentine, Chair southpark2pool@gmail.com

NEWS ARTICLES

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association, produced by volunteers at no cost to the community except postage (\$175). 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. **Any opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association, the Newsletter Committee or the publisher.** Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

This issue was produced by Managing Editor Raina Brichetto with fellow volunteers Susan Fornoff and Anne Strand. All photos by Newsletter Committee and residents unless otherwise credited.

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.



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 Donna LaWall, dwall@msiho.com, 720 -974-4257.

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 Donna LaWall or do that online, at engage.goenumerate.com/s/southpark2/. 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.

To contribute an article or suggest content for this newsletter: Email the Newsletter Committee at sp2hoa.newsletter@gmail.com. All articles must be submitted by the 15th of the month and must meet the SP2 Newsletter Submission Guidelines posted on the website. Articles may be edited to meet space limitations.

Fly On The Wall, *continued from front page*

The November board meeting was third. Concrete work approximating \$37,000 is finished; to help prevent pitting the new concrete, please, in lieu of salt, use kitty litter sparingly on the new concrete – and sweep it off after it has done its job. ... Many junipers have been removed and rocks or mulch will be placed after all fall leaves have been collected. ... Bids are being requested to address drainage issues and for tree management/treatment. ... HOA fund investment is now achieving an average 3% return through Edward Jones, significantly outperforming the previous 0.9%. ... If edging is bad in your area, take the initiative, send in a work order. ... Last leaf clean-up will be in December. ... And, our board members are: Dan Trojan, President; Mike Goldberg, Vice-President; Russell Luxa, Secretary; Chad Wooten, Treasurer.

Journey with Grief Support Group Forming

By *Mike Heffernan, SP2 Resident*

Have you or one you love had a profound experience of loss resulting in an on-going journey with grief? The normal response to a major loss, such as the death of a loved one, may also be experienced by a person with a serious, long-term or terminal illness; it may include feelings of great sadness, anger, loneliness, hopelessness and despair. I have experienced this loss – and will be forming a monthly Journey with Grief Support Group, beginning in January. The early-evening hour-long meetings will be held in the SP2 clubhouse. Please contact me, Mike Heffernan, with a text, “interested in grief group” to 928-225-1425, or email mheffernan1226@gmail.com for more information.

Groom Your Garden For Winter

by *Val Witte, Landscape Committee Chair*

The leaves have fallen and the flowers are gone. Winter is here and all that’s left is the dead brown stalks in our pots.

Please remove the dead plant material from your pots and put the pots away for the winter. You can put the dirt on the mulch bed or throw it away, as you will need fresh potting soil next spring.

Some people put winter decorations in their pots, maybe pine boughs and pine cones. That would be the only acceptable reason to leave the pots in the beds per HOA guidelines. Of course, large pots, such as the wooden barrels, can remain, but the plant material must be removed.

Due to travel and family events, the holiday decorating contest is on hiatus this year. We encourage residents to take a stroll around the community to enjoy the many lovely holiday decorations. A big thanks to residents who participate in this holiday tradition.

*I find that it's the simple things that remind you
of family around the holidays.*

–*Amy Adams*

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December Dazzles With Holiday Fun

by Anne Strand, Newsletter Committee

Through 12/21 - The Original Dickens Carolers will spread the holiday cheer along Main Street in downtown Littleton from 11 a.m.-2 p.m. Saturdays and Sundays.

Through 12/28 - "Annie" at Littleton Town Hall Arts Center. Always a crowd-pleaser, this classic musical comedy about a plucky little orphaned girl who is determined to find her parents, delights children and adults alike. Box office: 303-794-2787, ext. 5.

Through 1/4 - Hudson Holidays. Annual holiday lighting event. Explore the maze, admire the larger-than-life exhibits. Take a selfie with Santa, purchase a warm beverage or a cocktail. Low-sensory nights are December 1 and January 2. Tickets available at hudsongardens.org.

12/5-6 - Sweater Fest at Aspen Grove. A holiday market and party. Indoors in Aspen Grove. Cocktails and festive sips, delicious food from local favorites, holiday music, sweater-themed activities and prizes and fun photo-ready moments. You are highly encouraged to wear your best (or worst!) holiday sweater! 12/5 3-9 p.m. & 12/6 10 a.m.-5 p.m.

12/9 - Classical Concert at the Mansion in Highlands Ranch. 6:30-8:30 p.m. \$33.37. Concert will feature members of the Colorado Symphony. The Denver-based group ReSound will be performing. Arrive early to explore the mansion's historic rooms and beautiful grounds on a self-guided tour. Doors open 30 minutes before the performance. 9950 East Gateway Dr. Cash bar available. No food will be served. Questions? Contact Katherine Rhoades at 303-471-8810. Tickets available at hrcaonline.org.

12/10 - Magic on Main at Little Man Ice Cream, Downtown Littleton. Carriage rides, carolers, movies, and more! All day event.

12/13, 18 - "Alice in Wonderland" at Littleton Town Hall Arts Center. Step through the Looking Glass and into this interactive play. Alice will take the stage with songs and scenes and plenty of help from the audience! Box office: 303-794-2787, ext. 5.

12/14 - Holiday Evening at Littleton Museum. 5-8 p.m. Ring in the holidays with this outdoor evening event on the grounds of the museum's living history farm. Guests will be transported back to the winter holidays of the 1800s by costumed interpreters bringing the past to life with demonstrations of life in early Littleton. Enjoy a wagon ride, snack on cornbread and cookies, live music, and look up at the stars while sipping hot cider. Tickets at littletonmuseum.org and include all activities and refreshments. \$15/adults \$7/children.

12/14 - Book Club at Tattered Cover at Aspen Grove. 3-4 p.m. Book to be discussed is "10 Birds That Changed the World" by Stephen Moss. Free. RSVP 303-470-7050.

12/17, 20 - "A Christmas Carol" at Littleton Town Hall Arts Center. Become part of Dickens' masterpiece in an inventive one-hour adaptation. Audience volunteers will step into the heart of the story and embody the characters so familiar to us all. Box office: 303-794-2787, ext. 5.

12/20 - Joyful Herbal Delights - Herbal Gift Making at Hudson Gardens. 2 p.m. \$55/resident. Make a small bath salt and herbal spritzer and gain the knowledge to create even more thoughtful, handmade presents. Register via link at Hudson Gardens website.

12/21- Winter Solstice Sunrise Gathering at Hudson Gardens. 6:30 a.m. \$10/resident. Celebrate the shortest day of the year with a short-guided reflection and a meaningful craft: Sun and Moon Intention Tags, allowing each person to set intentions for what they wish to release and welcome in the coming season. Register via link at Hudson Gardens website.

HAPPY HOLIDAYS SOUTHPARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

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2479 W Long Circle, WALDEN Model, Closed 3/29/24, \$850,000
 2670 W Long Circle, HIGHCREEK Model, Closed 4/16/24, \$829,000
 2450 W LONG Circle, TORREYS Model, Closed 4/30/24, \$795,000
 7708 S Hill Circle, TORREYS Model, Closed 5/4/24, \$799,000
 2993 W Long Drive #D, Closed 6/4/24, \$590,000
 2901 W Long Circle #D, Closed 7/16/24, \$490,000
 7273 S Sundown Circle, Littleton 80120, Closed 10/8/24, \$1,000,000
 7611 S Bemis Street, Littleton 80120, Closed 10/9/24, \$1,160,000
 7358 S Ridgeway Dr, Littleton 80120, Closed 1/31/25, \$710,000
 2996 W Long Drive #D, Closed 2/3/2025, \$519,000
 2980 W Long Dr #E, Closed 7/23/2025, \$529,500
 2951 W Long Dr #B, Closed 9/3/2025, SOLD AS IS, Investor/Not in MLS

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Wanted: Will pay rent for single garage space, local area, to store small convertible automobile for winter months. Dennis 720-826-2934

AKC REGISTERED LABRADOR PUPPES FOR SALE. To be born end of November. Ready for new homes in January. Call or text 719-349-0679. Farm raised with lots of love!

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Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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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

Snow Removal Guidelines

By Anne Strand, Newsletter Committee

SP2 snow removal guidelines are that snow will be removed from our sidewalks when it has reached a depth of 2 inches and from our driveways at a depth of 4 inches. This may vary at times based on storm end estimates and on sun and temperature forecasts for the hours following a storm. Contact Donna LaWall at MSI (720-974-4257) if you have specific concerns about missed areas or ice build-up.



I've got 3 amazing group trips planned for 2026 and 2027!

If any of these adventures spark your interest, don't hesitate to reach out - I'd love to share more details with you.

Aug. 2026: Scotland Experience featuring the Military Tattoo

Feb. 2027: Egypt with Collette

Aug. 2027: Victory Cruise on the Great Lakes



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Pet Portrait: Chance

By Anne Strand, Newsletter Committee

Hi, I'm Chance, a four-year old Golden Retriever. I love to go on big adventures with my human, Jim. We go hiking, boating and my favorite, swimming. I also love to take walks in our neighborhood and see all my friends and neighbors, but my absolute favorite thing to do is play with my best friend Oreo! If you see me and my humans on a walk, say hi. I love all the attention and pets I can get!

Editor's Note: If you'd like your pet showcased in a future edition, please email the newsletter at sp2hoa.newsletter@gmail.com.



Call Terry Today. Your SouthPark Real Estate Expert Since 1998!



2292 W. Long Dr. Unit A: SOLD \$610,000

Popular Kingfisher Floor Plan, 4 Bedroom, 4 Bath, Open Floor Plan, Two Main Floor Bedrooms And Baths, Main Floor Laundry, Eat-In Kitchen, Private Upper Level Bedroom And Bath, Finished Basement Featuring, Bedroom, Bath, Family Room And Large Utility Room with Lots Of Storage. 2713 total Square Feet!

2881 W. Long Dr. Unit F: SOLD \$508,000

2 Bedroom, 3 Updated Baths Plus Loft Area, Major Renovation Including New Roof 2024, Fresh Interior And Exterior Paint, New Trex Deck, New Front Fence, New Plank Flooring, New Carpet, Updated Kitchen With Quartz Counter Tops, Refaced Cabinets, All New Sinks And Toilets, All New Appliances, 1823 total Square Feet! Seller Will Contribute \$8,000 Dollars Towards Buyer Closing Costs or Rate Buy Down At Closing On Full Price Offer.

SouthPark Real Estate Update for December 2025

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	3	0
Under Contract	0	0	0
Total Sold 2024	1	10	0
Total Sold 2025	1	5	1

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	2	4	0
Under Contract	1	0	2
Total Sold 2024	9	10	9
Total Sold 2025	11	10	8

*The information is based on MLS November 14, 2025
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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