

the SouthPark2 post

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

Because You Asked...

Wondering if the “no” vote will bankrupt us? Here’s the answer from our HOA Board:

“Absolutely not. The only way that could happen is if the Board approved ALL the suggested reserve expenses in the Reserve Analysis report now on the website (under ‘Resources,’ ‘Financial Reports and Budgets’), and approved them in the year(s) being recommended. Since that report represents suggestions only, it is the Board’s responsibility to approve only the expenses needed for each year and that we can afford. We have been deferring many of these recommendations to future years, often because we don’t have the money but sometimes because the work is not yet needed.”

— Editorial Board

Fly On The Wall: Notes From January 16 HOA Meeting

by Susan Fornoff, Editorial Board

The 50 residents in attendance did not have to brave the cold or even change out of their pajamas, logging in for the meeting on Microsoft Teams. Here are highlights:

- Board President Ken Ayars thanked former Board members Gary Hubbard, whose commitment as a replacement expired at the end of 2023, and Lorraine List, who resigned her post as Treasurer and Financial Advisory Committee chair after the community’s NO vote on the updated governing documents. Ayars described List’s role as “extremely critical” and said he would oversee finances temporarily until the Board decided how to fill the slot. Regardless, he said, the approved 2024 budget is a go.
- Ayars described the election response as “phenomenal,” although with 217 for and 186 against it was not the Board’s desired result. “The NOs have it, we will stick with our original governing documents from back in 1983,” Ayars declared. “I would

continued on page 2



Mark Your Calendar For February Fun

by Anne Strand, Editorial Board

Now through Feb. 25: Littleton Town Hall Theater – Urinetown. “Fantastic Show! Terrible Title!” Sidesplitting satirical musical, winner of three Tony Awards. May end up being your favorite show with your least favorite title! \$37-\$52.

Thursdays: Bemis Library – Senior Social Club Weekly Chat, 9:30-10:30 am.

Feb. 7: Bemis Library – Board Games, 5-7 pm. All ages invited.

Feb. 9-10: Aspen Grove – Valentine’s Bazaar, Friday 4-8 pm, Saturday 11 am-6 pm. For the love of all things local. Pet photo with Cupid to benefit the Colorado Pet Pantry. Indoor market with 60+ carefully curated vendors of jewelry, confections, arts, fashion and other giftables, along with tastings, live music and craft cocktails. Free admission.

Feb. 18: Aspen Grove, Tattered Cover Bookstore – Book Club, 3 pm, reading *Titanium Noir* by Nick Harkaway. Reserve a spot at aspengrovecenter.com.

Feb. 22: Aspen Grove, Rox Art Gallery – Beginning watercolor class, 11:30 am-2:30 pm. Winter Cabin. \$40.

Feb. 29, March 1: Chatfield High School – Beauty and the Beast, theater department production. \$12.

Feb. 29: Littleton Town Hall Theater – Zikr Dance Ensemble, Invocation, 7:30 pm. Denver’s nationally acclaimed dance company showcases signature works and audience favorites. \$25-30.

HOA Board Meeting Tuesday, February 20, 7 p.m.

*Third Tuesday of the month
Look for an MSI email specifying location.*

ACC Meeting Thursday, February 8, 7 p.m.

Second Thursday of the month

Landscape Committee Monday, February 12, 7 p.m.

Second Monday of the month

Newsletter Editorial Board Wednesday, February 6, 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.*

Let's Go: U.S. Mint and State Capitol

by Marilyn Bruce

We live in a great spot for friends and family to visit. However, squiring your tourists around can be expensive and exhausting. This fun trip to Denver to see the U.S. Mint and the State Capitol Monday through Thursday can be had for the price of your Light Rail ticket.

The Mint requires all visitors to take the free tour and to be no younger than 7 years old. Tickets are distributed beginning at 7 a.m. on a first-come, first-served basis, limited to five per person. Summer is busiest, but this time of year you can score tickets as late as 9 a.m.

RTD's D Line leaves the Mineral station every 15 minutes and arrives at the Theater District/Convention Center station approximately 30 minutes later. **Helpful hints:** Get the Mint tickets first (usmint.gov/about/mint-tours-facilities/denver/visiting-the-denver-mint), then plan the Capitol visit (capitol.colorado.gov/) and meals. The northbound train is more full Wednesday mornings. The southbound train is full between 4:30 and 6 p.m. The Mint Tour entrance and gift shop faces Cherokee Street. The Capitol, which opens at 7:30 a.m. and offers tours hourly starting at 10, is just to the east on Colfax; go to the south side primary entrance facing 14th St. Use Apple or Google maps for walking times.

There are a few places to eat in this area. Once the weather warms up, food trucks line up at lunchtime in Civic Center Park and a picnic works well. The Capitol basement has a self-service cafe. Time permitting, fit in a trip to the Denver Firefighters Museum in Fire Station #1 (denverfirefightersmuseum.org), a block north of the Mint on Tremont Place.

Get fare and schedule information at rtd-denver.com/routes-services/rail and download the RTD app to get alerts about the lines on which you plan to travel.

Fly On The Wall, *continued from front page*

like to put that to bed at this point and work with the Board on building trust in the neighborhood.”

- The current priority action item is the pool contract(s), not only for the usual monitors and maintenance, but repairs scheduled and budgeted for this year. “We have to keep the pool safe and operating,” Ayars said. Pool Crew Chair Emily Valentine stepped up to help vet vendors.
- Lighting contractor McBride has assured the Board it will not leave SP2 in the dark over small repairs as it continues to upgrade the exterior lighting in the common areas.
- There was talk of rekeying the clubhouse and changing the gate code so that former pool monitors can't get into the basement and party.
- Board member Wiley Smith agreed to monitor the impending developments of Aspen Grove and a proposed Costco (on the vacant Lumen property on Mineral). SP2 homeowners Michael Goldberg and David Kramer (also SP1's HOA Treasurer) have been attending meetings and said the city intends to move forward on all development that will generate revenue. We should expect three more traffic signals on Mineral between Santa Fe and Broadway and the closure of either Safeway or Soopers.

Meeting adjourned, 8:50 p.m.

SouthPark2 Board of Directors

engage.goenumerate.com/s/southpark2/

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Temporarily Vacant

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

NEWS ARTICLES

This issue was produced by managing editor Susan Fornoff with fellow volunteers Marilyn Bruce, Sarah Peasley, Raina Brichetto, Barbara Childs and Anne Strand. 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, meet the SP2 Newsletter Submission Guidelines posted on the website, 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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Warm Weather Alert From The LC

The SP2 Landscape Committee promises that temperatures will continue to rise. When they climb past 50, grab the hose or a bucket and give your shrubs some much needed moisture. You'll be rewarded soon enough with healthy plants. And heed the advice of LC Chair Val Witte: “No planting until Mother's Day.” The weather here in SP2 is just too capricious in the spring.

— Editorial Board

Letter From A Neighbor

By Elaine Kallos, Resident

February, the love month of hearts and flowers, is back! Some of you aren't fond of February's excesses. But lots of us love the chance to have fun with hearts, hugs and all the good things that come with a positive, healthy idea of love and kindness. We don't need diamonds, fancy splurges!

And who says Valentines must be cards and flowers? Can't Valentines also be things or places we love? I googled Valentine's Day. It started when some ghastly Roman emperor murdered two men named Valentine on February 14! An awful way to start the fun day we know. Religion at least made it a saint's day. Glad people also turned it into a happy holiday to honor people we love – a definite improvement! But places and things may be Valentines, too.

Today is the coldest day we've had in January when I write this, so I'll drive to Costco where I walk warm on wide, ice-free aisles with fun things to notice on shelves. I can easily walk two brisk miles there and I love talking to adorable babies and little kids passing by! Beats walking the boring rec center. And aren't babies and little kids Ultimate Valentines, too? So, too, the competent, friendly Costco staff, and fellow friendly customers – more Valentines. I love Costco, my Comfort Place, so Costco, oversized maybe, is a Valentine, too.

As I write, CPR Classical Music Radio plays Ravel's *Bolero*, a piece lots of us enjoy. So CPR, *Bolero*? Two more Valentines. Today and all of February, I resolve to think VALENTINE for all the happy people, places, things, I adore. Wishing you all ANY happy Valentines YOU find!

Love Your Heart SP2!

By Anne Strand

February is all about hearts. While love usually comes to mind, the American Heart Association would like us to also consider exercise.

We in SP2 have many exercise program options nearby that can give our hearts and bodies the nudge they need. Walking, running, swimming and weightlifting, on our own or in classes, are all good for our hearts. Two nearby facilities that offer excellent programs are the Littleton YMCA, at Broadway and Dry Creek Court, and South Denver Cardiology, on Southpark Drive.

SDC invites guests to tune up, lose weight and improve overall cardiovascular health in its medical fitness gym, which has both equipment and classes. On-site exercise specialists are university trained and certified and will design a custom program for you.

SDC accepts Silver Sneakers members at no charge and offers paid memberships. For more information, call Vicki or Demi at 303-715-2272 or visit southdenver.com. (Silver Sneakers is an insurance benefit offered through many Medicare insurance supplement companies. Some other insurances are also accepted.)

The Littleton YMCA accepts Silver Sneakers members and paid memberships. It offers a full range of exercise equipment, swimming, classes and fitness workshops to build physical and mental strength. Reservations are required for fitness classes. Silver Sneakers classes are offered in addition to other fitness and cycling classes for all ages. Call 303-797-9622 or visit denverymca.org for more info.

Of course, if it's been a while since you exercised or if you have any medical issues, be sure to get approval from your doctor before embarking on a fitness program.

Happy Valentine's Day! Love your heart this month and throughout the New Year.



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Brad's Movie Corner: Best of 2023

by Brad Braun, Resident

Here are my favorite films and performances of the year and which streaming services are offering them with their subscriptions.

Movies

1. *Creed III*, continuing story of Adonis Creed (Prime Video);
2. *Air*, starring Matt Damon and the Air Jordan Shoe (Prime Video);
3. *Oppenheimer*, Golden Globe winner for best drama (Peacock later this month);
4. *Barbie*, box office winner of the year (Max);
5. *Gran Turismo*, true story of video gamers who take on real auto racing (Netflix);
6. *Killers of the Flower Moon*, directed by Martin Scorsese (Apple TV+);
7. *The Holdovers*, featuring Golden Globe winner Paul Giamatti (Peacock);
8. *The Iron Claw*, based on the story of the pro wrestling Von Erich brothers (coming to Max);
9. *Next Goal Wins*, based on the story of the American Samoa soccer team (rent/buy only);
10. *Ferrari*, about Enzo Ferrari and the famous Mille Miglia race (History Vault).

Best Performances, Actor

1. Damon in *Air*;
2. Cillian Murphy in *Oppenheimer*;
3. Leonardo DiCaprio in *Killers of the Flower Moon*;
4. Adam Driver in *Ferrari*;
5. Giamatti in *The Holdovers*.

Best Performances, Actress

1. Da'Vine Joy Randolph in *The Holdovers*;
2. Emma Stone in *Poor Things* (not yet streaming);
3. Lily Gladstone in *Killers of the Flower Moon*;
4. Toni Collette in *Mafia Mamma* (Showtime, Fubo);
5. Penelope Cruz in *Ferrari*.

No Hibernating For Pickleballers

by Susan Fornoff

Pickleball players kept SP2's courts busy all spring, summer and fall. But now what? Luckily our residents belong to the South Suburban Parks and Recreation District, which offers a winter refuge of pickleball leagues, clinics and casual drop-in play at ssprd.org/pickleball.

Beginners should take one of SSPRD's clinics. It's not too late – Mom's 89 and loves pickleball! You'll make friends and learn safety tips, so you don't break your wrists in a fall, like I did.

Then you can drop in. The old South Suburban Ice Arena, near Streets at Southglenn, has four outdoor-surface courts. Buck, Goodson, Lone Tree, Sheridan and the Sports Complex use basketball court surfaces. There's a drop-in session somewhere every day of the winter, and on some evenings. (Avoid Saturdays at the SSIA if at all possible, they're crazy busy!)

You can drop in by yourself and other players will show you where to place your paddle and how to know when it's your turn. SSPRD pickleball and tennis coordinator TJ Hull says he's striving to specify levels. Meanwhile, he says, "A 2.0 player might end up with a 5.0." Roll with it! If you have a partner for spring leagues for men, women or mixed doubles, be ready to sign up the morning of March 1 because winter sessions had waiting lists.

Drop-in fee is \$3.60-\$7, depending on the facility, your age and whether you buy a punch pass. At those prices, two or three hours of pickleball can't be beat as a winter sports option.

Pet Portrait: Sapphire

by Marilyn Bruce, Editorial Board Chair



I'm an 18-month-old shelter cat brought up from Texas to live with Lorraine. I love EVERYBODY and expect you to make a fuss over me when I greet you at the door. Lorraine says I have an enthusiastic purr that I use as a reward for everyone who notices me. I love sleeping in the sunshine, but also spend a lot of time in my fabric shark on the landing, where I can supervise. I'm almost trained not to claw the carpet, and I get a treat if I use the scratching post. But sometimes I forget... no treat then, just a loud "NO!!" from Lorraine!



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

Animals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

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

Parking Warning

The Board is pursuing the possibility of penalties for residents who are habitually parking in fire lanes (driveways) and reserved guest parking spaces, which creates safety issues in emergency response situations and frustrations for visitors. Community Manager Bonnie Bredahl said MSI will start placing parking violation notices on cars parked illegally in SP2. Enforcement options, including towing, are being run by an attorney for their legal viability. Please observe parking signs and avoid parking in designated guest spaces. If you cannot park in your garage, park on the street.

— Editorial Board

Happy Valentine's Day, SouthPark! SouthPark Real Estate 101 SUPPLY AND DEMAND!



SOUTHPARK Properties SOLD by Baer Realty

- 3001 W Long Ct #B, \$520,000, BAER REALTY Buyer
- 2783 W Long Dr #C, \$495,000, BAER REALTY Seller
- 2882 W Long Cir #H, \$450,000, BAER REALTY Seller
- 2753 W Long Dr #F, \$505,000, BAER REALTY Sellers
- 7771 S Curtice Dr #A, \$510,000, BAER REALTY Buyers
- 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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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.

Jan and David Baer, Broker Owners
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ACC Updates Garage Door Guidelines to Allow Windows

by David Groat, ACC Chair

Neighbors, your Architectural Control Committee (ACC) has approved new Garage Door Guidelines that give homeowners desiring to replace/update their garage door the option of adding a row of windows across the top.

The six volunteers on your ACC work diligently to preserve the inherent architectural and aesthetic quality of our community. Maintaining this harmony, however, does not necessarily mean permanent sameness or a frozen-in-time look. SP2 has large mature trees now, color variations between buildings, bold new colors on front doors, air conditioners that are no longer confined to



patios, solar panels peppered throughout the neighborhood, and more. Five of our six committee members believe this update is appropriate and in harmony with a thoughtful updated look.

Many of you have already expressed a strong desire for this. Should you choose this option, please remember you must obtain prior approval for any exterior improvements or

alterations. A Design Review Request should be submitted through the SouthPark2 HOA website, where you can also find the new guidelines.

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

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: \$519,000 Pending Sale!

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: \$519,000

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 February 2024

SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	0	0
Under Contract	0	1	0
Total Sold 2023	3	6	2
Total Sold 2024	0	0	0

SouthPark Townhomes

	Up to \$480,000	\$490,000-\$540,000	\$540,000-Plus
For Sale	0	1	1
Under Contract	2	2	0
Total Sold 2023	7	7	7
Total Sold 2024	0	0	0

The information is based on MLS January 15, 2024

Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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