

the SouthPark2 post

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

Q: When Is It OK?

By Raina Brichetto, Newsletter Committee

When is it OK to volunteer for one of the SP2 committees? A: Any day of the week! It's February, the month of Valentine's Day, so how about showing some love to your community through volunteering? The following committees are all very willing to talk to potential members: Architectural Control Committee (ACC), Clubhouse Committee, Landscape Committee, Newsletter Committee, and Pool Committee.

To explore this, contact Donna LaWall, our MSI Property Manager, and she will connect you to a committee member. Donna's contact information, as well as that for committees, is shown on Page 2 of the newsletter.



HOA Board Meeting

Tuesday, February 17, 6 p.m.

Virtual – watch for email with link

Newsletter Committee

Tuesday, February 3, 4 p.m.

2892 W. Long Circle, Unit H

ACC Meeting

Thursday, February 12, 7 p.m.

Landscape Committee

Monday, February 16, 7 p.m.

All meetings are at the Clubhouse unless otherwise noted.

Residents are encouraged to attend.

Fly On The Wall

Here's the Buzz From the January HOA Meeting

By Anne Strand, Newsletter Committee

Twenty residents sat in for an overflowing agenda January 20 at the year's first HOA meeting. The full minutes will post on the website after they are approved at the February meeting, but meanwhile here's Fly with the highlights:

Longtime resident **Sharon Malion has volunteered** to fill an open position on the Board and was gratefully approved. She will begin her role in March. And **John Kron has joined the Architectural Control Committee**. More volunteers are most welcome to join them in keeping SP2 a pleasant place to live! ... Board President Dan Trojan announced that **2025 ended with a budget surplus**. We can thank less than anticipated snow removal, projects coming in under budget and other projects deferred to 2026. ... The lighting project throughout SP2 is scheduled for early summer completion. ...

The **Board is moving forward for bids** on retaining walls, pool filter, pool furniture, clubhouse/pool keypad/security system, retention pond drain clean-out and survey. Bids are also being accepted for **clubhouse bathroom updating** so that the work can

be done before the pool opens at the end of May. ... **Playground surface material** may need to be replaced soon and Landscape Committee chair Val Witte suggested that the HOA apply for a community grant to pay for a new playground.

Donna LaWall of MSI asked that residents **report any concerns or issues within the community**, including fire lane (alley) parking violations, directly to her (with photo when possible) at dwall@msiho.com. Those parking violations will be handled

directly by MSI. **Issues on the streets** should be reported to the City of Littleton, and a resident shared a website that makes that fast and easy: seeclickfix.com. This site can be used to give the city a heads-up on all kinds of issues, including animal control and graffiti.

The **Landscape Committee has big plans** for this year, including focused work in a couple of zones and lilac rejuvenation throughout the community after this year's bloom. They will also tackle the tiered area on the west side of the pool with mulching and general beautifying. Anybody interested in **helping with gardening and beautification** should contact Val Witte at [SP2 HOA-lc@googlegroups.com](mailto:SP2-HOA-lc@googlegroups.com) to be put on the project help list. The more the merrier!

And So It Begins

By Susan Fornoff, Newsletter Committee

The first disruptive phase of the Quad Road construction was to be completed by today and Mineral should once again have all lanes open through the Santa Fe intersection. However, there are bound to be more travel inconveniences before the projected spring 2027 opening. SP2 residents who like to be punctual should sign up for alerts and notifications: 1. Send an email to publicinformation@comcast.net and ask to be placed on the email notification list for the Santa Fe Mineral road project and 2. Text QUADROADWAY to 8882199094. The project webpage is LittletonCO.gov/SantaFeMineral.

Love Your Heart For Good Health

By Anne Strand, Newsletter Committee

February is all about hearts and the American Heart Association would like us to love our hearts and get regular 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. Nearby facilities that offer excellent programs include the Littleton YMCA, at Broadway and Dry Creek Court; South Denver Cardiology, on Southpark Drive; and Buck Recreation Center, at 2004 W. Powers, just east of downtown Littleton. All participate with various insurance plans, including some Medicare supplement plans. Check your policy and call the facility to learn more.

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.

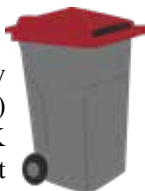
Happy Valentine's Day! Love your heart this month and all through the year.

National Don't Cry Over Spilled Milk Day

On February 11th, Don't Cry Over Spilled Milk Day promotes a positive attitude even when things might not be going your way. It's a day for looking on the bright side of things and then carrying that feeling with you every day after. Do not worry, and do not stress over the little things. Life is too short to let the little things bother us.

Thursday = Trash Day

Trash pickup in SouthPark2 happens every Thursday (except holidays, 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: February 12 and February 26. 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>



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*
Sharon Malion, At-Large *email to come, until then, contact Donna LaWall*

COMMITTEES

Architectural Control: TBD (c/o Donna LaWall) .. dlawall@msiho.com
Clubhouse: TBD (c/o Donna LaWall)..... dlawall@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 Susan Fornoff with fellow volunteers Raina Brichetto 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, dlawall@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.

February Fun Abounds

By Anne Strand, Newsletter Committee

Aspen Grove offers the following activities this month: For The Love of Junk flea market. Valentine's Day weekend. Pop up celebrating all things old school, one of a kind and delightfully unexpected. Live music. 2/15 - Book Club meeting at Tattered Cover Bookstore. Book is *Knife* by Salman Rushdie. 3-4 p.m. RSVP via Aspen Grove website. Additional details on all of the above can be found at aspengrovecenter.com.

Bemis Library offers: Afternoon Book Club 2/4, 1-2 p.m. In person and online. Book to be discussed is *This Tender Land* by William Kent Kruger. Board Game Night 2/4, 5-6 p.m. Big Ideas Lecture Series, 2/5, 6-7 p.m. in person. Senior Social Club weekly chat in Sophie's Place at the Library 2/12, 9:30-10:30 a.m. Evening Book Club 2/18, 6:30-7:30 in person and online. Book is *Bel Canto* by Anne Patchett. On 2/23, 2-3 p.m., in-person Active Minds group will be exploring the history of the Olympic games and how they have always provided a stage for both international cooperation and peaceful competition as well as international conflict and confrontation.

Littleton Museum: In addition to the usual Littleton history exhibit that is an exciting look at the people, places and events in Littleton from settlement in the 1860s to the present shown through historic pictures, unique objects and compelling narratives, there is a new exhibit, America 250 – Colorado 150. It commemorates the 150th anniversary of Colorado statehood and the 250th anniversary of the founding of the nation and runs through 2026.

Hudson Gardens: This month's highlight is a Valentine's treat, Chocolate and Wine Tasting with The Chocolate Therapist at 6 p.m. Feb. 14. \$55. Learn how chocolate is made from bean to bar and how to taste chocolate properly while sampling single-origin chocolate. There will be four different wines with two chocolates each paired in this class. There is a no-alcohol option. See hudsongardens.org for more info and link for registration.

Theater: Kent Denver school at 4000 E. Quincy will present *Cinderella* 2/26-28. Free. No reservations needed. [Kentdenver.org](https://kentdenver.org). Littleton Town Hall theater presents Monty Python's *Spamalot* through 2/22. [Townhallartscenter.org](https://townhallartscenter.org).

Journey With Grief Support Group Meets March 1

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 illness; it may include feelings of great sadness, anger, loneliness, hopelessness and despair. I have experienced this loss – and am forming a monthly Journey with Grief Support Group. The early-evening, hour-long meetings will be held in the SP2 clubhouse starting on Sunday, March 1 at 4:30 p.m.

Please text "interested in grief group" to 928-225-1425, or email mheffernan1226@gmail.com for more information.



COLUMBINE HIGH SCHOOL

**Make Columbine
your first choice!**

**ENROLL
JEFFCO**

**2026-27 School Year Enrollment
NOW OPEN!**

Learn about our school on School Finder

1

jps.click/schoolfinder



Complete enrollment on EnrollJeffco

2

enrolljeffco.org



For more information about enrollment, visit enrolljeffco.org.





FIRESIDE SWEEPS

Chimney Cleaning + Repair

We are a local, family owned chimney sweep business that specializes in gas fireplaces, wood-burning fireplace, chimney inspections and repair. We deliver the most complete and reliable chimney service available, and have over a decade of experience!

OUR SERVICES:

- Chimney cleaning + inspection
- Gas fireplace servicing + inspection
- Crown coat + repair
- Chase covers
- Chimney caps
- Chimney liners
- Chimney water seal
- Dryer vent cleaning



☎: 303-246-9573

✉: michael@firesidesweepsco.com

Last-Minute Gifts of Love, Sourced Locally

By Newsletter Committee

Valentine's Day is two weeks away. Do you need a gift idea for someone special? The Newsletter Committee is here to help, showcasing three local merchants who are Colorado-based and use Colorado products.

Note that our recommendations are strictly personal and informational. Neither we nor the HOA are affiliated with these merchants. But we'd be perfectly happy if our valentines shopped for us there.

Björn's Colorado Honey is a small-batch local honey producer based in Boulder. The closest of several locations is Aspen Grove. They carry honey, CBD honey, skincare products, jewelry and more. Their three most popular honeys are Traditional, Whipped and Propolis. The latter honey incorporates propolis, which is a substance bees make from tree and plants resins to protect their hives; it is known to bolster the immune system. The company even makes dog treats with honey. bjornscoloradohoney.com – **Raina Brichetto**

If chocolate is the love language of your special someone, you may want to make a visit to **The Chocolate Therapist** at 2560 Main Street in downtown Littleton. This handcrafted, all-natural chocolate shop shines at small-batch production, gourmet coffee and a self-serve wine bar in a cozy European-style atmosphere. It even has vegan, gluten-free and soy-free options, and offers pairing classes and gift cards. thechocolatetherapist.com. – **Anne Strand**

Carrie Schaffer launched her handcrafted jewelry business online 20 years ago, but there's nothing like an old-fashioned stroll through the brick-and-mortar **Original Hardware** at 2550 Main Street downtown. The selection of one-of-a-kind necklaces, bracelets, earrings and rings in a wide range of precious metals and gemstones is constantly changing depending on whatever the craftswomen in the back studio have dreamed up, and the vibe is always welcoming and friendly. Considering the quality, so are the prices. originalhardware.com – **Susan Fornoff**

*While it is February one can taste the full joys of anticipation.
Spring stands at the gate with her finger on the latch.*

–**Patience Strong**

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901



Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

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



Excellent Real Estate Services,
Affordable "MATES RATES."
Australian charm with client
focus and a smile ~ Cheers!!

Just Listed: 7771 S Curtice Drive #A, \$559,000

Listing ID: 8271052

SouthPark1. Desirable, Largest Hawthorne model, end unit townhome in quiet, interior location. Lives like a house with no yard work!

2 Beds, 4 Baths, Two Levels, 2,564 SqFt Total, 2,499 SqFt Finished
Bonus possible 3rd non conforming bedroom in basement with bathroom!
Built in 1983, Littleton 6 School District, 2 Parking Total, 2 Garage Spaces

JUST LISTED: 7751 S Curtice Drive #F, \$549,999

SouthPark1 Hawthorne Model, End Unit Townhome, Fronting Greenbelt.
Quality updates throughout this beautiful home, clean and move in ready!

All Data based on MLS as of 1/17/2026

If you would like a complimentary consultation regarding buying, selling, rightsizing, investing or relocation, please do not hesitate to contact us.

We are Thankful and Grateful for our Loyal Clients.



303-931-5853

Jan, Jan@BaerRealty.com

Jan and David Baer, Broker Owners
Baer Realty LLC, BAERREALTY.com

720-641-2026

David, David@BaerRealty.com



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

Full time fireman looking for part time work. 30 yrs exp doing all types of home improvements. I can help w/ all your home/handyman needs. **Sean 720-320-1177.**

Stecki painting. Inter/ext. Jeff 720-331-7025

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

New customers Furnace inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

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

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

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

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

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**

*If January is the month of change, February is the month of lasting change. January is for dreamers...
February is for doers.*

-Marc Parent



Experience The Nest Difference

Early Childhood Care & Preschool for Infants through Pre-K



Our Nest Play Curriculum blends purposeful play with school readiness, meeting and exceeding both state and national early childhood standards.



What others call "extras," we consider essential. Every child enjoys weekly classes in Fit Buddies, Paints & Pianos, & The Art of Living - designed to spark curiosity and teach real-life skills.



Find a school near you!




Now Enrolling for Colorado UPK for the 26-27 school year!

TheNestSchool.com



Pet Portrait: Checa, Rough Collie

By *Keith DuBay, SP2 Resident*

When I met the pet reporter while my family was walking me, I immediately jumped on him, which is a bit rude for dog behavior, but of course, he immediately caved in because of my beaming smile and effervescent personality. I'm Checa, an absolutely gorgeous (pet reporter says) pure bred female rough collie. I should have my own dressing room. My breed is the stuff of movie stars and canine legends, made famous by collie lover Queen Victoria. The American Kennel Club says rough collies are "known for being gentle, intelligent, loyal, and family-oriented dogs, famous for their sweet disposition, making them excellent companions, especially with children, though they possess herding instincts that can lead to herding kids and pets and barking."

Yep, a lot of that stuff is me. Mainly I love to run. My high energy human dad Issac is just like me. Like the Energizer bunny, I have BIG energy. Dad and I bounce energy back and forth until someone says "Okay, that's enough."

Here's my perfect day: Wake up. Bother the kitty. Morning run and FRISBEE! Bother the kitty. Bark at squirrels (they are suspicious). Bother the kitty more. Evening walk or run. Top it off with PB-Nanas by Bil-Jac. I would sit nicely for that.

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



2723 W. Long Dr Unit A: Sold Full Price \$589,000

One Day on The Market, Popular South Park One Hawthorne Floor Plan, End Unit 4 Bedrooms Plus Loft, 4 Baths, Open Floor Plan, Main Floor Laundry, Wood Floors, Lots Of Updating, Includes All Appliances!

2992 W. Long Dr. Unit A Sold \$610,000

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

7765 S Curtice Dr. Unit A Sold \$598,000

- ♦ Vast knowledge of the SouthPark community, has enjoyed living in SouthPark since 1989.
- ♦ Understands and knows how to market the strong selling points of the different SouthPark floor plans.

SouthPark Real Estate Update for February 2026

SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	1	0
Under Contract	0	0	0
Total Sold 2025	1	5	1
Total Sold 2026	0	0	0

SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	2	4	1
Under Contract	1	0	0
Total Sold 2025	12	10	12
Total Sold 2026	0	0	0

The information is based on MLS January 15, 2026

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



Terry Jenni
 Broker-Owner Since 1998
303-667-8834
www.terryjenni.com

