

the SouthPark2 post

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

DUES INCREASE Beginning This Month, January 2024

Do you pay your monthly HOA dues by check or transfer to MSI? You should have updated the amount to \$257.51 beginning January 1. If you signed up for automatic withdrawals at engage.goenumerate.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.



HOA Board Meeting

Tues., January 16, 2024, 5-6 p.m.

Third Tuesday of the month

At this time it is not certain whether it is in-person or virtual – watch for an email from MSI.

ACC Meeting

Thursday, January 11, 7 p.m.

Second Thursday of the month

Landscape Committee

Monday, January 8, 7 p.m.

Second Monday of the month

Newsletter Editorial Board

Wednesday, January 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.

Remember All Ballots Are Due To MSI No Later Than 6:00 p.m. Mountain Time on Saturday, January 13, 2024

If mailing your ballot, do so no later than January 5 to ensure an on-time delivery.

Neighbor To Neighbor

By Newsletter Staff

The SP2 Newsletter Editorial Board has received several requests from residents to address some of the issues that arise by virtue of being in a covenant community. If you have an idea that will help, share it here. What should you do if someone isn't following the rules? Our new management company, MSI, will be reviewing enforcement mechanisms with the Board to ensure our covenants are followed. However, maybe some gentle reminders how to be responsible community member will ease the way before anyone needs to involve more people. Email sp2hoa.newsletter@gmail.com, Subject: Neighbor to Neighbor

VISITOR PARKING: Please be courteous to neighbors and leave visitor parking spaces open for those who do not live here. The guest parking policy is included in the covenants each owner agreed to when purchasing their home. Many of the residents have visitors carrying small children or suitcases and some have physically challenged guests who need nearby parking. Please park in your garage or on the street so that designated spaces are available for visitors.

continued on page 5

Mark Your Calendars!

By Anne Strand, Newsletter Editorial Board

After the whirlwind of activities in December, January is decidedly calmer in the Littleton area. It's an opportunity to venture a little beyond our usual stomping grounds and consider something new or an old favorite.

Jan. 1st: First Day Hikes – Start the new year with a hike in one of Colorado's stunning state parks. Many of the parks will offer a free guided hike, but you must have a valid state park pass to enter the park. Length and difficulty of the hikes will depend on weather and trail conditions. Website: www.cpw.state.co.us

Jan. 4th: National Western Stock Show downtown parade – Noon. Over 30 Longhorn cattle walking through the streets of downtown Denver is a highlight of the parade. The streets are lined with boots, chaps and cowboy hats to celebrate the iconic stock show. www.nationalwestern.com

Jan. 6th-24th: National Western Stock Show – livestock judging contest, rodeos, horse racing, western art, and musical performances. National Western Complex. www.nationalwestern.com

Jan. 22nd-31st: Breckenridge International Snow Sculpture Championships – One of the most interesting winter festivals around. 12 teams from around the world battle it out to be crowned the best in carving their 25-ton block of snow. Sculpting week is 1/22–26 and viewing week is 1/26–31. Viewing area closes at 7 PM on 1/31. Website: www.gobreck.com

Peters Represents SP2 on Council

By Andrea Peters, Littleton City Council Dist. 4



I was elected to the City Council last month and I look forward to representing Littleton’s District 4. I was born and raised here in Colorado. I attended Heritage High School, CSU and Denver Seminary. I am a Realtor and I work in this immediate area. We participate in sports here, use the trails and attend the events hosted. I think it is my civic duty to participate in the community where I live, and I am thankful for this opportunity to do that on Council. I hope to advocate for residents’ needs and to make myself available to residents as needed. I want to represent the opinions of my neighbors and help elucidate the process of change. You may contact me at lccap@littletongov.org or 720-935-1958.

Pet Portrait

By Marilyn Bruce, Chair, Newsletter Editorial Board



I’m Effie! I’m a 5-year-old miniature golden doodle. My family includes Gary and Pam as well as my “cousin”, Diggs, a colliedoodle. My other “cousin”, Rooney, who visits occasionally from Ft. Collins, is an English bulldog. I expect more outings now that Pam is retired.

SouthPark2 Board of Directors

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

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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 after business emergencies, call MSI 303-420-4433

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

NEWS ARTICLES

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

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association. 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.

Dog Friendly Shopping

By Newsletter Connections,
Source: <https://aspengrovecenter.com>

Aspen Grove stores with Dog Friendly Decal welcome you and your leashed furry shopping buddy. When you shop with your furry pup, don’t forget to share your experience and tag us when you’re posting on social media. #aspengrovelovesdogs

PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry.

NEWSLETTER CONNECTIONS

Same Great Company,
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Just A New Name!

Contact us if you are interested in placing an ad in this newsletter!
Our February deadline is January 15th.

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Previously: Colorado Lasertype

Ride the RTD Light Rail... It's Fun and Easy

By Marilyn Bruce, Chair, Newsletter Editorial Board

I like riding the RTD light rail. I enjoy the ease and freedom of riding to meet friends for lunch or dinner, go to ballgames, shopping, concerts, theater performances or out to DIA. The light rail is for me so much more enjoyable than facing the traffic and then paying for the privilege to park.

Not every trip is perfect and sometimes there have been delays. There are ways to minimize the impact of any problems by planning and being prepared. Safety is a concern no matter where I am, so the same awareness and precautions apply.

Download the RTD App. It can be used for current alerts, updates, schedules, buying tickets, and even planning the trip if you need help. You can also buy a ticket at the RTD stations as well as at Safeway or King Soopers.

This year from September 1, 2023 - August 31, 2024, students, 19-6, can ride for free. Children 5 and under ride free with a paying adult. LiVE is a program that provides discounts based on income. <https://www.rtd-denver.com/LiVE#qualify> Discounted fares are available for anyone 65 and over. The complete fare schedule is available on the RTD App or online, <https://www.rtd-denver.com/>

Enjoy a fun evening by taking the D line to the Buckhorn Exchange, a truly unique and treasured Denver establishment, located just across the street from the RTD Osage station. It has a one-of-a-kind décor and history dating back to its inception in 1893. Dinner reservations are recommended, but head upstairs to enjoy a cocktail or beer at the ornate white oak bar, circa 1857. www.buckhorn.com



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Letter From a Neighbor

By Elaine Kallos, Resident

January can be cold, stark, but also fresh, new -- a restart I need this year. World news is horrible, local news difficult, too. I feel guilty writing cheery *Letters From A Neighbor* when turmoil exists. But my house is intact, no shooting around me, and I'm lucky to live in peace. Someone once said to keep doing positive things that make us happy even if what's going on around us is awful. Doing so builds a reservoir of positives for anyone to dip into when needed.

In recent years, I've always ended my year, and started the next one by walking Hudson Gardens' Winter Race Series for walkers/runners along our beautiful Platte. *Santa Stampede* in December, *Frosty's Frozen*, and *Snowman Stampede* in the new year have always been healthy, positive starts for my year. But I was shocked to learn that after 17 years, they've suddenly discontinued those races! Last year after 40 years, even the mighty *Cherry Creek Sneak* ended, too!

For years, I've walked the West Ridge, looking over the bucolic farmland, line of cottonwoods along the Platte, foothills in the distance, knowing this view wouldn't last forever. Indeed, groundwork for homes going in across Santa Fe from us has started. Development isn't just west of us, either. Lots of plans include Home Depot and more houses east off Mineral near the Highline! I'm disconcerted about no races, loss of what I've enjoyed for many years, but many may look forward to these changes. Complaining seems shallow considering the losses so many suffer in this world. It's night now and I hear geese flying overhead! Their tenacity in dark and cold offers optimism and a reminder to stop whining. I still have the Platte, its Mallards; the Highline, its views. I'll borrow geese-tenacity and welcome January 2024!

Need to Update Your Will?

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League Fights For Rights of Every Voter

By Carol Ayars, resident

The League of Women Voters of the United States (LWVUS) was founded on February 14, 1920 in Chicago, Illinois as a nonpartisan, grassroots organization working to protect and expand voting rights and ensure everyone is represented in our democracy. The impetus to organize came after it was certain the 19th amendment would be ratified by the end of summer 1920, thereby securing a woman's right to vote. The Colorado chapter was formed in 1928. The League voted to allow men to join in 1974.

We register voters and educate voters on elections through candidate forums and ballot measure presentations. We educate and discuss on topics including alternative voting methods, elections, climate emergency, education, gun violence prevention, healthcare, housing, news access and literacy, and reproductive justice. After deep study and consensus of our members, we adopt positions on issues, and use our long-standing positions to advocate on bills in the state legislature on all the topics above and more. Our events are open to all, are mostly on Zoom, and posted on the calendars of our local and state Leagues. Come drop in on one!

<https://lwvcolorado.org/>

<https://lwvadclubexpress.com/>

Questions or inquiry contact Carol Ayars, 2998 W. Long Dr. Unit A, League of Women Voters of Arapahoe and Douglas Counties at 720-273-9464 or email at ayars_carolyn@hotmail.com.

Carol and Ken have lived in SouthPark2 since 1995. She has been an active member of the League of Women Voters since 2020.

Waterton Canyon Trail

By Barbara Childs, Newsletter Editorial Board

At any time of the year Waterton Canyon is a good place for an outing. The trail follows the Platte River as it tumbles down through the hogback and mountains beyond. It is an easy out and back walk or bike ride on the gradually rising road maintained by the Denver Water Board. The trail covers about 6 miles to the Stronia Springs Dam* where it continues as the Colorado Trail on its way to Durango.

The canyon is narrow with walls that rise about a thousand feet above the river and is visited by many animals. It is common to see Bighorn sheep on the cliffs or on the trail which is also visited at times by turkeys, bears and rattlesnakes. To protect and encourage the wildlife, dogs are not allowed.

About a 20-minute drive from SouthPark, Waterton Canyon trailhead is accessed by C470 to south Wadsworth. A large parking area for the trail is located beyond the Audubon Nature Center where Waterton Rd. is a left turn. Picnic and rest room facilities are located at trailhead and along the trail in several spots. Occasionally the trail is closed due to wildlife issues, check COTrex, www.trails.colorado.gov to determine possible closure.

*80 % of Denver's water supply is from the Stronia Springs Reservoir.



Master Your Finances in 2024: A Quick Checklist for Financial Success

As we usher in the new year, it's crucial to take stock of our financial health and set the stage for a prosperous future.

Here is a concise financial checklist to ensure you're on the right track in 2024:

- Review and Update Your Budget:** Assess your income, expenses, and savings goals. Make necessary adjustments to accommodate any changes in your financial situation.
- Evaluate and Adjust Investments:** Analyze your investment portfolio. Ensure it aligns with your risk tolerance and long-term goals. Consider consulting a qualified financial advisor to optimize your investment strategy.
- Use FSA Dollars and Make HSA Contributions:** If you have a high deductible health plan (HDHP), explore maximizing your health savings account (HSA) contributions. In 2024, the maximum contribution for an individual HSA is \$4,150, and the maximum for a family is \$8,300. If you are 55 or older, you can contribute an additional \$1,000.
- Emergency Fund Boost:** Aim to have at least three to six months' worth of living expenses in your emergency fund. It provides a financial safety net in case of unexpected events.
- Retirement Savings Reassessment:** Confirm you're contributing enough to meet your retirement goals. Take advantage of employer-sponsored plans and tax-advantaged accounts.
- Insurance Review:** Assess your insurance coverage, including health, life, and property. Adjust based on changes in your circumstances to ensure adequate protection.
- Debt Reduction Strategy:** Develop or refine a plan to reduce high-interest debt. Prioritize paying off debts to free up more money for saving and investing.

Remember, financial success is an ongoing process. Revisit this checklist throughout the year and adjust your financial strategy as needed. Rely on us as a resource. We are always available to assist you with deadlines or other issues. We are also happy to collaborate with your CPA, attorney, and other professionals you work with to help ensure that you are prepared for the coming year.

Start today to help secure a brighter financial future in 2024!



Charlotte K Jay, Financial Advisor, 303-260-7494, cjay@jayfinancialgroup.com
5601 S Broadway Suite 395, Littleton, CO 80121, www.jayfinancialgroup.com

This checklist was created using various sources including generative artificial intelligence output from ChatGPT. All output used in this checklist has been verified by the author/advisor.



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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](http://NewsletterConnections.com).

TUB TO SHOWER CONVERSIONS. November - December special. \$6,000 flat rate for labor. Call Joe 303-957-6291.

OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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

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

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

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.

Neighbor To Neighbor, *continued from front page*

DOG WASTE: There are waste bags available throughout the community, yet some people still do not pick up after the pup has voided on neighbors' lawns. Be cautious and aware how that reflects on you as an owner and the rest of us who want to have attractive lawns without the smell. It is a health hazard. Everyone loves to see the dogs and owners out on those daily walks. People do notice who leaves the poop on the ground.

LIGHTING THE WAY: With fewer daylight hours and areas of our community where the lights are out, there is an easy way to help. Dawn-to-dusk light bulbs provide ambiance and security. They are available from big box stores, Amazon, etc. Simply replace the bulb currently in your porch light with one of these. LED bulbs are very efficient; several manufacturers claim the electricity cost is about 8 cents per month.

**This Space
Intentionally
Left Blank
for Teen Services**

Happy New Year! 2024!!

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



303-931-5853
Jan, Jan@BaerRealty.com

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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**Excellent Real Estate Services,
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Brad's Movie Corner

By Brad Braun, Resident

- **Next Goal Wins:** (4 Stars) Based on true events, Michael Fassbender of X-Men fame takes on the role of down-on-his-luck soccer coach forced with the challenge of turning around the historically bad team from American Samoa. This movie scores with lots of heart, humor, and a satisfying feelgood ending.
- **Thanksgiving:** (3.5 Stars) In the tradition of slasher films, Thanksgiving delivers scary scenes, gruesome kills and a surprising twist ending. The best horror film this year!
- **Napolean:** (4 Stars) Ridley Scott (Director) and Joaquin Phoenix team up in this historical epic about the story of Napoleon Bonapart. Joaquin delivers a strong performance as Napoleon. Battle scenes are intense and captivating. Vanessa Kirby who plays Josephine is stunning.
- **SLY:** (5 Stars) A Netflix documentary offering the story of how Sylvester Stallone went from small town actor to Hollywood legend.

Often critically acclaimed movies come out to theaters in December:

- **Renaissance:** A concert FILM BY Beyonce. (Dec 1)
- **Wonka:** A new take on Willy Wonka and the Chocolate Factory. (Dec 15)
- **Aquaman and the Lost Kingdom.** Sequel to the original Aquaman. (Dec 22)
- **Anyone But You:** A romantic comedy. (Dec 22)
- **Iron Claw:** A family sports drama in the world of wrestling. (Dec 22)
- **Ferrari:** A film directed by Michael Mann stars Adam Driver as Enzo Ferrari. The top of my most anticipated. (Dec 25)
- **The Boys in the Boat:** Fact based drama directed by George Clooney. (Dec 25)

Brad and his wife, Danette, along with their dogs, Colby and Cooper, are new SouthPark2 residents.

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



For Sale By Terry Jenni And Associates!

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: \$526,500

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: \$539,000

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

SouthPark Real Estate Update for January 2024

SouthPark Single Family Homes

	Up to 600,000	600,000-699,000	699,000-Plus
For Sale	0	0	1
Under Contract	0	0	2
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	2	2
Under Contract	0	0	0
Total Sold 2022	0	6	13
Total Sold 2023	0	10	11

The information is based on MLS December 5, 2023

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



Terry Jenni

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