

# the SouthPark2 post

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

## Doublecheck Your Assessment Payment

By Susan Fornoff, Newsletter Committee

Did you remember to update your monthly HOA dues to \$271 for 2026?

And if you used ACH for your payments in 2025, did you remember to either change your payee, (at a new monthly \$1.99 fee for ACH payments), or your method of payment to the no-fee options of bank bill-pay or mailed checks?

If you're still confused about this, MSI is standing by to help. Contact them at 303-420-4433 and ask for the Accounts Receivable Department.

## Q: When Is It OK?

By Raina Brichetto, Newsletter Committee

When is it OK to park behind your garage door, all nice and snuggled up, clearing the main part of the alley? A: Never for more than a few minutes. Don't do it, please. It is illegal (fire lanes) and you could be ticketed.

### HOA Board Meeting

Tuesday, January 20, 6 p.m.

Clubhouse and virtual;  
MSI will email link

### Newsletter Committee

Wednesday, January 7, 3 p.m.

2892 W. Long Circle, Unit H

### ACC Meeting

Thursday, January 8, 7 p.m.

### Landscape Committee

Monday, January 12, 7 p.m.

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

## A Message From Our HOA President

Greetings and warmest wishes for a Happy & Healthy New Year! I trust the holidays were filled with lots of great food, family, friends, and football! WOW another year has come and gone! It has certainly been a busy 2025, both personally and as a community.



As 2025 has drawn to a close, I would like to share some bright spots regarding SP2's Homeowner Association.

We gave a projected Financial Update in November and will have the final 2025 year-end figures in a few weeks (and see how my projections hold up). Happily, the year closed with a better-than-expected

budget despite the challenges we have faced over the years and will end up significantly in the "black," adding to our much-needed capital reserves.

As we approach 2026, your Board wants to ensure you are all aware of the approved 2026 fiscal year budget and NEW reserve study posted under Resources, Financial Reports and Budgets, on the community website for your reference. Your Board has worked diligently to balance the HOA budget while maintaining high quality services to the community, even if in some cases it was incremental. While we were able to complete a lot of items, some 2025 projects were not expensed at the end of the year as planned and likely will be completed sometime in 2026 (security system, pool filter). The good news is the unexpended funds for those projects were added to our reserves, allowing the Board to take a good hard look to prioritize ALL projects while ensuring we end 2026 maintained, protected and financially healthy.

In the coming year, we are excited to focus on our common areas: improving our pool facilities, and completing the light project among other projects. We encourage everyone to stay involved by attending our upcoming meetings and participating in our shared community life.

In closing, please note the Board and HOA Management serve the community and want not only to share information but to hear from its members. We will continue to work to provide open and transparent communication through our meetings, newsletters and email blasts, and encourage members to voice their opinions. Please consider your availability to serve in some capacity on the board (we are short three directors) or one of our committees. You can submit your statement of interest to MSI.

*continued on page 2*

## Seasonal Decorations Guidelines

By the Architectural Control Committee

The ACC would like to remind residents to remove their winter holiday decorations by January 15. Decorations for other holidays may be displayed ten days before the holiday and must be removed within one week of the celebrated holiday.

## Message From The President,

*continued from front page*

Many thanks to our committees and our many volunteers for helping to preserve our community as Board members continue to work to maintain a strong financial base as we move forward. We are incredibly grateful for your continued engagement and commitment to making SouthPark2 HOA a wonderful place to live. Your participation in community events and feedback truly makes a difference.

As we close out 2025 and look forward to 2026, the Board of Directors and management thank you for your continued support. May your New Year be filled with joy, peace and many wonderful memories as we wish you and your families a happy, healthy and prosperous New Year!

— Sincerely, Dan Trojan

## Latest From The Cone Zone

*By Susan Fornoff, Newsletter Committee*

If you haven't yet checked out Littleton's interactive map of public works projects here's what you've missed:

√ The construction on Broadway impacting southbound traffic near the hospital has a projected completion date of May 31, 2026, but for hikers and bikers the ongoing work means the Lee Gulch Trail is expected to be closed through October 2026.

√ The Mineral Avenue construction parallel to SouthPark2 should be complete by the time you're reading this AND the trail should be open again with the completion of the first phase of improvements.

Keep an eye out for updates on the progress of these projects and impacts of the Mineral-Santa Fe intersection quad road construction at: [littletonco.gov/Government/Departments/Public-Works-Engineering/Cone-Zone](https://littletonco.gov/Government/Departments/Public-Works-Engineering/Cone-Zone)

## Thursday = Trash Day

Trash pickup in SouthPark2 is every Thursday (except holidays, including 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](https://wasteconnections.com/denver) or call 303-288-2100. Upcoming recycling dates: January 2, January 15, January 29. Please put your receptacles out that the 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/](https://engage.goenumerate.com/s/southpark2/)

Clubhouse: 2850 Long Ave., Littleton, CO 80120

Dan Trojan, President ..... [sp2hoa.dan.trojan@gmail.com](mailto:sp2hoa.dan.trojan@gmail.com)  
 Mike Goldberg, Vice-President ..... [sp2hoa.mike.goldberg@gmail.com](mailto: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](mailto:dwall@msiho.com)  
**Landscape:** Valerie Witte, Chair..... [sp2hoa-lc@googlegroups.com](mailto:sp2hoa-lc@googlegroups.com)  
**Newsletter:** TBD ..... [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com)  
**Pool Crew:** Emily Valentine, Chair ..... [southpark2pool@gmail.com](mailto: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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to [NewsletterConnections.com](https://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](mailto: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/](https://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](mailto:sp2hoa-lc@googlegroups.com).

**To contribute an article or suggest content for this newsletter:** Email the Newsletter Committee at [sp2hoa.newsletter@gmail.com](mailto: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.

# Pet Portrait: Sally, with a Special Shoutout to SP2’s Shelter Supporters

By Keith DuBay, SP2 Resident

Happy new year, my name is Sally. I’m the 3-year-old black lab who is the poster pet for this special animal shelter tribute. Like many rescues, I’m a pet with a story.

My human mom, Julie, was volunteering for Mountain Pet Rescue, anticipating the “prison pups” who were transported from rural Oklahoma after a dog mom and 10 newborn puppies were found under an abandoned trailer near a prison. The mom was seen fighting off vultures, protecting her puppies. That mom was me, Sally.

Only four of the pups made it to Colorado, and I was added at the last minute. Human Julie was only supposed to have me for a couple hours until a foster could be secured, but immediately Julie decided to adopt me and named me after the famous astronaut, Sally Ride.

Like many rescues, I have good qualities and other aspects I need to work on. Although I love people, especially when they give me a treat or throw my tennis ball, I am sorry that I am nervous and defensive around other dogs. I’m just frightened, and Julie is working with me to be calm and happy around dogs.



I know I can do it, because I have a special best friend you see in the photo – our neighbor’s golden retriever, Tugger (the blond in the photo with me). I met Tugger the day I arrived and realized right away he was a gentle giant, and I was not scared. He welcomed me with his goofiness and friendliness. We were soon nicknamed Dumb and Dumber and have been friends ever since.

Best part of a good day? My human mom’s heart melts when I put my head on her lap when she’s settled in after a long day of work.

\*\*\*\*\*

This special Pet Portrait edition – thanks for your story, Sally – is dedicated to the countless SP2 residents who support animal shelters. From volunteering to donating to bringing these innocent animals home, SP2 residents show their compassion. For more information, contact one of these excellent nearby shelters: Humane Society of the South Platte Valley (hsspv.org; 303-703-2938), and Foothills Animal Shelter (foothillsanimalshelter.org; 303-278-7575).

And, SP2 residents, what about your cats? If you’d like to have yours profiled, please send an email to me at [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com).

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## Winter's Work: Rest, Renewal And Resilience In The Garden

When the garden settles under a blanket of snow, it can feel as though everything is lifeless and still. But in reality, winter is not wasted time; it's a season of rest and recovery. Just like people and animals, plants benefit from downtime, and the cold months are essential for their long-term survival.

In winter, many plants enter a state called dormancy, nature's version of sleep. Dormancy is far from passive; it's an active survival strategy refined over millennia. When temperatures drop and daylight wanes, perennials, shrubs, and trees respond by redirecting their energy from leaves and flowers down into their root systems. This strategically allows plants to conserve resources during harsh conditions while preparing for spring's explosive growth.

Winter does more than recharge individual plants – it also benefits the larger ecosystem. Freezing temperatures naturally suppress pests and diseases, keeping populations in check.

Cycles of freezing and thawing help break down leaves and organic matter, thereby enriching the soil. Snow, often called “the poor man's fertilizer,” insulates plant roots, adds moisture and slowly releases nitrogen into the ground as it melts. In this way, the cold season is as much about renewal as it is about rest.

Some plants require a certain amount of cold before they can germinate (a process called cold stratification) or flower. Many beloved garden plants, from peonies to fruit trees, require a specific number of “chilling hours” below 45°F to break bud properly come spring. Without this cold period, flowering may be sparse or entirely absent. It's nature's quality control mechanism, ensuring plants don't waste energy blooming during unreliable warm spells that could end in frost damage.

Colorado native plants are masters of winter survival. Species like penstemon, blanket flower and pasque flower have evolved alongside our dramatic temperature swings and intense sun exposure. Their dormancy strategies are finely tuned to our semi-arid climate, where winter moisture slowly percolates into the soil while plants rest. By incorporating natives into your garden, you're working with plants that have perfected the art of thriving through Colorado's challenging winters, emerging each spring with a vigor that comes from generations of adaptation.

For those who love their gardens, winter can feel like a long wait. But it's worth remembering that this downtime is essential. Resist the urge to overprotect perennials from the cold; many need the chill. Instead, embrace winter as nature's way of giving your garden a chance to recharge. While the plants are resting, we can do the same – dreaming, planning and preparing for the vibrant burst of life that spring will bring.

— By Pam Rosendal, Colorado Master Gardener

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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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**This Space  
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for Teen Services**

### “Office Hours” With SP2’s Council Member

Visit with Littleton District 4 Councilwoman Andrea Peters at her weekly “Office Hours” sessions, Friday mornings from 9 to noon in the front study room at the Bemis Public Library. It’s your chance to chat about civic and neighborhood matters. Peters’ email address is [APeters@LittletonCO.gov](mailto:APeters@LittletonCO.gov).



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## Where To Ice Skate Around Denver This Winter

### DENVER:

#### McGregor Skate Ice Rink, 1901 Wazee St., Denver

**Nov. 28 to Jan. 25.** The only option to skate downtown this year is at the McGregor Square plaza, near Coors Field. Admission is \$15 for adults and \$9 for children, including skate rentals.

### LAKWOOD:

#### The Rink at Belmar, 439 S. Teller St, Lakewood

**Nov. 21 to Jan. 4.** The Rink at Belmar is in Lakewood's shopping district. Admission is \$12 for adults and \$10 for kids, including skate rentals. There also are winter wagon rides around Belmar, which depart from the plaza where the rink is located. "Drinks Around the Rink" will offer beverages for sale from Great Divide Brewery & Roadhouse, Little India, Tstreet and Wasabi Sushi Bar. The rink opens at 4 p.m. on weekdays and noon on Saturday and Sunday. Closing times vary and can be found on their website.

### EVERGREEN:

#### Evergreen Lake, 29612 Upper Bear Creek Rd., Evergreen

Evergreen Parks and Recreation is offering ice skating and other winter activities at Evergreen Lake. It costs \$15 per person, or \$20 with skate rental. Children 4 and under are free, or rent the whole rink for \$150 per hour. Annual passes cost \$200. The rinks may close due to weather.

### PARKER:

#### Parker Ice Trail at Discovery Park, 20115 E. Mainstreet, Parker

**Nov. 28 to Feb. 28.** Located next to Parker's library on Mainstreet, this ice trail is one of the only in the country, according to its website. The rink opens at 11 a.m. on Saturday and Sundays and 5 p.m. on weekdays. It closes at 9 p.m. Monday through Saturday and 7 p.m. on Sundays. The trail is meant to imitate a frozen river or canal. People can buy day passes for \$10 or season passes for \$165, with skate rentals included.

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### SouthPark Real Estate Update for January 2026

#### SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	2	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	1	4	0
Under Contract	1	0	0
Total Sold 2024	9	10	9
Total Sold 2025	11	10	10

The information is based on MLS December 4, 2025  
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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