



July 2023 Vol. 31 No. 07 • Circulation: 575
A Publication of the SouthPark Homeowners Association Number 2, Inc.

Pool Crew News

Yahoo! The pool is open, it has been fun seeing so many neighbors taking advantage of our wonderful facility. Make sure to introduce yourself to your pool neighbors!

We'd like to extend a huge thank to all the wonderful volunteers (around 20+ people) who joined our Pool Crew in cleaning and organizing the deck chairs and the pool house. We had fun working hard and barbecuing. We couldn't have done it without all the help. If you haven't had a chance to stop by and check out the new paint in the pool house, please do so. It looks awesome.

Opening weekend went off without a hitch. We were blessed with beautiful sunny days and lots of community members. We had some fun snacks for everyone and rejoiced in our time at the pool before all the stormy days moved.

We will be having a little pre-Independence Day celebration on July 2nd. Stop by the pool for snacks and watermelon. It's a time for us to gather and meet our neighbors. Come on down and say hi!

This summer, we worked with our board to make some changes with our monitors. As a result, the monitors are not staying until 9:00 at night. It has been going very well! If you are at the pool after the monitor leaves, please help us out by putting down all the umbrellas, laying down the lounge chairs and pulling the main door to the bathroom area shut tight. Your pool key will get you into the bathroom area.

If you would like to join the Pool Crew, send us an email at southpark2pool@gmail.com. Everyone is welcome!

Update on South Park II Clubhouse Remodel

After several months of anticipation, the clubhouse remodel is set to happen over the next few weeks. After many years of little change in the clubhouse, we think you will be pleased by the refresh.

- New security doors will be installed at the front entrance.
- The linoleum in the entrance/kitchen area and the carpet squares in the main area will be replaced with light wood-like luxury vinyl planks.
- The walls will be repainted, in similar colors to what is currently there.
- New quartz kitchen countertops will be installed.
- A half wall will be installed where the banister and emergency exit stairs are, with a gate at the top of the stairs to discourage little ones from wandering down to the pool area.

The property manager is in the process of scheduling the work to be done with

the remodel contractor, with the expectation that the project will be completed by the end of July. The work will be divided into smaller discrete tasks so as not to disrupt already scheduled events. Once the work schedule is known, the calendar will be blocked appropriately, and an email blast will be sent to residents.

Once the remodel is complete, we plan to have an open house so all community members can view the changes and enjoy the new surroundings.

—The clubhouse volunteers.



July Landscape Newsletter Summer Garden Tour

It's time for the summer garden tour! Summer is the time for enjoying the lovely landscaping in our community. Every year we compile a list of some attractive and interesting mulch beds. We then send an email blast with a map of the addresses to all the residents. We set a date for the garden tour, but it is a self guided walk. Grab the map, a neighbor, and your favorite beverage and stroll the community on Friday evening, July 14th. To compile the list, we need your recommendations. Send the addresses of pretty gardens to our email, sp2hoa-lc@googlegroups.com.

We have finished renovating the landscaping at the clubhouse, and taking out the junipers. As of this writing, the new

continued on page 2

Next Board Meeting
July 18, 2023, 7:00 p.m. Held Virtually

Next ACC Meeting
July 13, 2023, 7:00 p.m. Association's Clubhouse

Landscape Committee Meeting
July 10, 2023, 7:00 p.m. Association's Clubhouse

Summer Garden Tour, *continued from front page*

plants have not arrived. If you are getting new plants, we'll let you know when they are scheduled to be planted. You'll be responsible for watering them throughout the year.

There are a lot of questions about mulch these days. The only mulch allowed is western red cedar, aka gorilla hair. This mulch is made from finely shredded redwood or red cedar trees. It is environmentally friendly, deters weeds and insects, and keeps the soil moist. The color can vary between reddish to brownish depending on tree type. Using the same mulch throughout the community gives it a cohesive look. Residents may put down this type of mulch on their beds. If you use any other kind of mulch, you will need to replace it with this type. You can improve the look of older mulch by "plumping" it up with a rake.

Several years ago, the HOA board divided up the community into three color coded zones. The idea was to organize mulch replenishments using these zones. The estimate for this years replenishment in the blue zone is \$36,000! As of this writing, the board has not approved that expenditure. This is a board decision, not a landscape committee one, as it is not part of our budget. Stay tuned for more information.

Letter From A Neighbor

Happy to have blue sky and sunshine after May/June's weeks of rainy, dark and dreary days! While weather was cool and greened up the landscape, I'm glad sunshine finally streams through my windows! Inspired by sun to walk the West Ridge tonight, I met a new neighbor on the south end who excitedly told me she'd just seen a young bobcat! And suddenly, the bobcat with bobcat ears and stubby tail emerged from the trees, and seeing us, headed east! She also recently spotted a healthy coyote – coyotes haven't been here in a long time --and a very long bull snake slithered through her garden! What a West Ridge Wildlife welcome!

Not such a welcome event is the closing of our Jackass Hill, due to a huge sink hole that worsened after it was discovered! Littleton City ENews has pictures and it's a major project that closes Jackass indefinitely! I'm dumbfounded to see the street I drive up most days, blocked off with fencing and mountains of dirt! Detours got me lost recently when I returned from University and Oxford and realized how much I depend on Jackass and Prince for getting around and avoiding traffic jams on Santa Fe. C and L Water Solutions is working with Littleton to repair Jackass, but repair will take weeks! Inconvenient, but we're lucky Jackass will be eventually restored!

July brings us fireworks but did I read that Englewood is pulling fireworks at the Bellevue and Cornerstone Park for a safety issue? Sad, if true. Lots of us start with Englewood's fireworks, then come home, stand on the West Ridge with fellow South Park neighbors to watch the fireworks shows on the front range! More fun with our Littleton Museum's FREE Summer Wednesday evening concert series, 6:30 – 8 pm, which started in June. July features *After Midnight, jazz; Delta Sonics, blues;* and *Dakota Blonde, acoustic bluegrass/folk!* These are terrific bands you usually pay to see so a wonderful, free musical treat for us! Lots going on around us to see and do, so Happy July 4th and may Summer finally begin! Ekallos

National Hot Dog Month

The warm summer months are perfect for grilling, and what better food to toss on the grill than a juicy hot dog? National Hot Dog Month was founded by the U.S. Chamber of Commerce about 65 years ago. Since that time, the National Hot Dog and Sausage Council promotes this monthlong celebration each year.

Who To Call:

Maintenance
Painting
Grounds
Kevin Lavene
cmglittleton@aol.com

Any exterior changes, replacements and/or additions MUST be approved by the ACC Committee.

Please address your request in writing to:

**Kevin Lavene, Centennial
Management Group, LLC**
P.O. Box 1539, Parker, CO 80134

SouthPark 2 Board of Directors

www.southpark2-hoa.org

Margot Langstaff, President
Kolette Nelson, Vice President
Julie Armstrong, Secretary
Lorraine List, Treasurer
David Groat, At Large
Gary Hubbard, At Large
Karen Hawes, At Large

COMMITTEES

Maintenance

Kevin Lavene,
Centennial Management Group, LLC
P.O. Box 1539, Parker, CO 80134
cmglittleton@aol.com, 720-528-8557

Architectural & Covenant Control, & Area Patrol

Kevin Lavene, 720-528-8557, cmglittleton@aol.com
Centennial Management Group, LLC
P.O. Box 1539, Parker, CO 80134

Landscape Committee

Email: sp2hoa-1c@googlegroups.com

Finance Advisory Committee

Lorraine List, Chair
Ken Ayars, Member
Deb Corley, Member
Ron Rooney, Member
Christy Wood, Member

Clubhouse, www.southpark2-hoa.org

2850 W. Long Ave. Littleton, CO 80120

Littleton Police Department "Non-Emergency"

303-794-1551

Bookkeeper/Accounting

Kevin Lavene, 720-528-8557
Centennial Management Group

News Articles

The deadline for news articles is the 20th of the month before the next month's issue. Contact **Kevin Lavene at 720-528-8557** to submit a news articles. All articles must be approved by the editor for publication, or as space permits.

Advertising:

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.

To place an ad, call

Colorado Lasertype, 303-979-7499

Email: getinfo@coloradolaser.com

To find ad rates and discounts,
go to www.ColoradoLasertype.com
and click on the "Advertising Rates" link.

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.

Send Us Your Resumes

Two (2) positions on the Board of Directors are up for election this year. If you are interested in serving, please send your resume and reasons for wishing to serve to:

SouthPark #2 HOA
 c/o Centennial Management
 PO Box 1539
 Parker, CO 80134

Deadline for the submissions is August 12, 2022.

Also, if you are interested in serving on any committees, please let your Board know!

Notices On Mailboxes

The Association would like to remind everyone that the United States Postal Service, as well as the SouthPark Homeowners Association Number 2 does not allow fliers or posters to be posted on the mailbox kiosks without approval of the SouthPark Homeowners Association Number 2's prior approval. Please do not post notices on the mailbox as these will be removed. If you would like to post items on the mailbox kiosk, please contact Kevin Lavene with Centennial Management at 720-528-8557 or Kevin@centennialmanagementgroups.com.

Limitations on Garage Sales

A check with the Code Enforcement office at the City of Littleton revealed a surprising ordinance. According to section 10-4-4(b)5 of the municipal code, garage sales are limited to no more than forty eight (48) hours and not more than **one (1) per calendar year**.

If you feel that someone is abusing this ordinance, you can contact Rebecca Thompson at the Code Enforcement office, 303-795-3831 and she will investigate. If you reach her voice mail, please make sure that you provide as much detail as possible, such as; address, types of items being sold, location of signs, etc. You can also leave your name and phone number for a follow-up to her investigation.

Residents are reminded that in September of each year the community holds its annual garage sale. Dates and information will appear in the August newsletter.

Clubhouse Rental Cleaning Charges:

A reminder that the following fees will be charged for cleaning the clubhouse, if necessary:

- Bathrooms (both) - \$40
- Kitchen - \$25
- Carpet (spot cleaning) - \$10/spot
- Entire Clubhouse - \$100

To avoid incurring any fees, please ensure clubhouse is thoroughly cleaned (special emphasis on toilets and carpet).

If fees are incurred, the \$200 deposit check will be cashed and any unused portion will be refunded. The Clubhouse Coordinators appreciate your understanding and Thank You in advance for your support.



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Exterior Upkeep of Your Home

Homeowners are reminded that they are responsible for maintaining the exterior of their townhome. This includes, but not limited to; wood trim, siding, roofing, gutters, windows, screens, brick, concrete patios, porches and steps, etc.

This year approximately 30 of the 548 townhomes are required to paint (for a list of those buildings required to paint, check the web page at www.southpark2-hoa.org). During recent walkthroughs of the community, it was noted some of these townhomes have considerable rotten wood that will require replacement prior to painting. Other than surface preparation, replacement of rotten wood is paramount. Many times rotten wood is simply painted over and not replaced. This leads to more cost in the future and a paint job that will fail.

When the annual inspection is conducted to confirm that the townhome owner required to paint has complied, owners will be advised of any rotten wood that should have been replaced. To avoid additional cost and inconvenience, make sure rotten wood is replaced when the townhome is being prepared for painting. Do a pre-walkthrough with your painting contractor to inspect for rotten wood and obtain an estimate up front.

All homeowners should, at a minimum annually inspect the exterior of their townhome to see if repairs are necessary. Periodic maintenance in the long run will save you money and will keep up the appearance of your townhome.

If you need a contractor, check with family and friends first. Other possible sources for referrals are the community newsletter and the radio/television consumer advocate Tom Martino's referral list (www.Referrallist.com). A check with the Better Business Bureau (BBB) and references from the contractor should also be considered.

Bird Feeder Guidelines

A reminder to all residents, committee approval is not required for installation of birdfeeders **on the Owner's property**. However, any bird feeder attached to branches from trees planted in the common area and **extending into the Owner's property** is the responsibility of the Owner. Birdfeeders, bird houses, or birdfeeder pole attachments will **not be permitted in the Common Property**. Though birdfeeders attract beautiful and lovely sounding birds, they also attract squirrels and other rodents that are looking for food. Please be aware that any Guano droppings or decomposed, discarded, damp, or moldy seed hulls, and seed debris around the birdfeeder, if allowed to accumulate and mound below the birdfeeder becomes a health hazard, the Owner or Resident will be notified to clean the area around the feeder, or remove the feeder.

Slow Down!!!

There have been several reports of speeding vehicles through the community, particularly at the large curve on the north end of Long Drive. This curve has a major blind spot and with the addition of vehicles parked along the street it makes it even more dangerous. With nice summer days there are many walkers and children playing outside. Please be careful, obey the speed limit and use common sense when driving through our heavily populated residential community.

METRO DENVER
FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Check out our great recipes online!

For more information call the
Metro Denver Farmers' Market Hotline

303-887-FARM

www.denverfarmersmarket.com

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

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Tom Martino Approved 303-523-2941.

Aminals 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 Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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
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for Teen Services**

Pet Reminders: Leash & Excrement Removal

Pet owners are advised that the City of Littleton has a leash law and waste removal ordinance. In addition, the Association also has rules governing these same ordinances. Not only is dog feces unsightly and produce a foul odor, but it can pose potential health problems in other dogs and people. Some of the dangers that are posed by dog feces are Parvovirus, Worms, Giardia, Campylobacter, and Leptospirosis. The EPA warns about the dangers that are posed by dog feces and advises owners to clean up after their dogs, not only for the safety of other dogs, but for the safety of themselves and other residents that share the beautiful landscaped grounds.

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**HAPPY 4TH OF JULY SOUTHPARK!
SouthPark Real Estate 101 SUPPLY AND DEMAND!**



JUST Listed For Sale 6/23/2023 By BAER REALTY LLC

2670 W Long Circle, Littleton, 80120. MLS #9800788
Well loved and cared for HIGH CREEK Model, 3 Bedrooms, Loft Office, Many Updates!
Backing to the Walking Trail/Greenbelt & Lake McLelland NW corner.

Just Listed For Sale 6/30/2023 by BAER REALTY LLC

7905 S Bemis Street, Littleton, 80120. MLS #6616104
Largest FREMONT Model backing to Walking Trail to Triangle Park and Lake McLellan
Spacious, Light and Bright, Updated, Great outdoor spaces & bonus Finished basement.
4 beds, 4 baths, New Roof 2019, New AC and Water Heater 2021, Updated Electrical Panel.

SOLD 5/26/2023 BAER REALTY SELLERS and BUYERS!

7703 S Curtice Way #D: \$529,000

SOLD 5/12/2023 BAER REALTY SELLER

7751 S Curtice Dr #A: \$585,000

Data current as of 6/16/2023

If you're interested in a showing, or a complimentary consultation to buy or sell in SouthPark, please give us a call, we're happy to help you with your Real Estate Needs!

Thank you for your trust and business!

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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



Leash & Excrement Removal Requirements, *continued on page 6*

Efforts to reduce the unsightly, smelly and unhealthy problem rests with all residents. For the most expedient action, residents are urged to contact and file a complaint with the City of Littleton Animal Control at 303-794-1551 when they observe pet owners that do not pick-up after their pet and/or allow them to run at large. Pursuant to City of Littleton Code: 6-2-3:

Responsibility Of Owner: It shall be unlawful for any owner to have a dog running at large within the city. It shall not be a defense to this section that the owner did not permit the dog to be running at large.

In addition, City of Littleton Code: 6-2-4 states that, "It shall be unlawful for the owner of any dog to permit such dog to be off the premises of such owner unless such dog is on a leash no longer than six feet (6') and strong enough to control such animal and held by a person competent to restrain such animal. Violations of the City's leash law carries with it a fine of up to \$999.

Another option is to file a written and signed complaint (photo's are helpful too) with the Association. However, the process can take as much as 75 days before penalties can be imposed. The complainant must provide the date, time, location, description of the dog,

alleged violation and address of where the dog owner resides. The Association will follow-up with the pet owner with a 1st and if necessary 2nd written warning letter. If the issue is not rectified after these letters, the pet owner may be summoned to a hearing before the Board of Directors and could be assessed a fine(s) for violation of the rules and regulations. The complainant will be required to attend said hearing to provide eye witness testimony.

In an effort to minimize pet waste and help improve the cleanliness of the neighborhood, the Board of Directors has approved the installation of a pet waste station near 2871 and 2881 W. Long Dr. At this station there are hand bags for pet owners to use for picking up the waste and a trash can for disposal. The landscape company will empty the trash receptacle twice weekly. Also, if you are looking for a dog park to allow your pet to run free. The closest free dog park is across from Skate City at Platte Canyon and Bowles in Littleton. There is also a huge dog park in Chatfield Reservoir.

To those responsible pet owners, the Association, landscape company, your neighbors and particularly children, thank you for picking up after your pet(s).

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



HOMES LISTED/SOLD BY TERRY JENNI & ASSOCIATES

SOLD: 2896 W Long Cir #E	\$535,000
SOLD: 2802 W Long Cir #C	\$474,900
SOLD: 7731 S. Curtice Way #A	\$590,000
SOLD: 7771 S. Curtice Dr. #A	\$510,000
SOLD: 7705 S. Curtice Way #E	\$531,500
SOLD: 2877 W Long Cir #A	\$532,000
SOLD: 7705 S Curtice Way #B	\$547,500

SouthPark Real Estate Update for July 2023

SouthPark Single Family Homes

	Up to 600,000	600,000-699,000	699,000-Plus
For Sale	0	0	1
Under Contract	0	0	1
Total Sold 2022	0	2	3
Total Sold 2023	0	1	1

SouthPark Townhomes

	Up to \$400,000	\$400,000-\$499,000	\$500,000-Plus
For Sale	0	3	1
Under Contract	0	2	0
Total Sold 2022	0	6	13
Total Sold 2023	0	6	6

The information is based on MLS June 15, 2023

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



Terry Jenni
 Broker-Owner Since 1998
303-794-6932
 www.terryjenni.com

