

the SouthPark2 post

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

New Community Manager

Meghan Blanchette, MSI's Director of Community Management in the Centennial office, tells us we'll soon have a new go-to person for SouthPark2 now that Bonnie Bredahl is no longer with the company. In the meantime, direct SP2 inquiries and concerns to mblanchette@msiho.com or call her at 720-974-4223.

— Newsletter Committee

Fly On The Wall

Notes From The June Board Meeting

By Susan Fornoff, Newsletter Committee

Did you blink and miss the June 18 Board meeting? With Board president Ken Ayars tending to a family emergency and property management unrepresented, it was a quickie! Vice President Kolette Nelson took the gavel, with Andy Spiegel, Wiley Smith and Michael Goldberg filling out the quorum. Here are the highlights:

Hopefully you're enjoying our renovated and newly opened pool, maybe even as you read this! **The Board asks residents not to bring glass to the pool**, and not just for the obvious mismatch of broken glass and bare feet: If any glass is broken in the pool area, the pool must be drained, cleaned and refilled. ... The **tennis courts** are getting new screens. A resident also notified the Board about a broken bench there that needs removal and replacing. ... The Landscape Committee has a **new member**, Dee Johnson, who moved here from Atlanta. ... LC Committee Chair Val Witte is still working on getting mulch bids. ... Bids also are in progress for engineers to oversee repairs of the water leak at 2894 W Long Circle. ... Remember when you used to have to go to the Littleton Police Department for **resident and guest parking permits**? Save the gas, they no longer expire. ... Keep an eye out for the Landscape Committee's **summer garden tour map**, which should arrive in your email and will also be online. This year there's no date. Just pick a nice evening, pour yourself a beverage, take a walk and enjoy viewing the rejuvenated area between 2931 and 2821 Long Drive, as well as 2921 and 2811 Long Drive and individual neighbors' beautiful mulch beds.



Meet The Board: Mike Goldberg

By Raina Brichetto, Newsletter Committee

Mike Goldberg moved to the Littleton-Englewood area in 1966, when his family left New York, and has lived along the Front Range ever since. Eight years ago, upon retirement from a 50-year engineering and management career, he and wife Carolyn moved to SP2 from Lookout Mountain, where he was a founding and elected board member of their neighborhood association.



Mike has volunteered on two SP2 committees, the Landscape Committee, and the Lighting Committee. Mike says his passion for SP2 found him at odds with the prior board, but he believes he worked through that by offering suggestions and solutions, not just complaints. He was briefly part of the reformers group but resigned when he concluded it had shifted focus to recall rather than making positive suggestions to address its problems with the proposed Governing Documents.

Mike hopes to apply his technical and management skills to help our community retain what is desirable and focus on addressing the needs that deferred maintenance has created. He says his objective is to keep our grounds and systems in a viable and lasting state. His vision requires appropriate repair where needed and restoring/repairing/replacing infrastructure on which maintenance has been minimized or deferred. He wants to prevent future unpleasant surprises by being proactive about rejuvenating what has been identified and assuring we have the reserves to address what is likely to come.

HOA Board Meeting

Tuesday, July 16, 7 p.m.

virtual – watch for an email with link

ACC Meeting

Thursday, July 11, 7 p.m.

virtual – watch for an email with link

Landscape Committee

Monday, July 8, 7 p.m.

Newsletter Committee

Wednesday, July 10, 6 p.m.

2987 W Long Dr., A

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

Garbage Pickups Shift

By Susan Fornoff, Newsletter Committee

Were you surprised when the garbage trucks didn't show up on Monday, June 3? And even more surprised when they showed up bright and early Thursday, June 6? That's the new schedule for SouthPark2, with recycling pickup on subsequent alternating Thursdays.

To avoid future surprises, call the friendly folks at Waste Connections, 844-708-7274, and ask to be placed on their notification list. They'll let you know that our scheduled July 4 garbage-recycling pickup will be delayed until Friday, July 5, for the holiday.

SP2 allows residents to put their containers out a day early. But if you live in the buildings neighboring the reservoir and Coventry Farms, wait until morning or the local wildlife may be partying all night at your expense.

The writer of the June SP2 Post article on pickleball was misidentified. Her name is Deb Corley. Apologies to Deb and thank you for the article!

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.

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NEWS ARTICLES

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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 Meghan Blanchette, at mblanchette@msiho.com, 720-974-4223.

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 Meghan Blanchette 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.

Beat The Heat In Your Garden

By Val Witte, Landscape Committee Chair

With the summer months upon us our plants could use a good watering. Although established shrubs can be maintained with little water, they will thrive even better with some extra moisture. The key to effective watering is to give them a long, deep drink once or twice a week – not just a little sip every day.

Water around the edge of the plant, not at the center. The dripline is where the water drips off the leaves at the outer circumference of the shrub. That’s where the root ends are, so watering there will encourage the root to seek moisture, creating a stronger root system and healthy plant.

The best time to water is early morning, but anytime is better than no time. If you don’t have a spigot, hand watering with a can will work. It may be possible to share a spigot and hose with a neighbor.

If you have new plants this summer, then watering 3 times per week until the frost will get them established and through the dry winter months.

Potted plants may need watering daily, depending on sun/shade and temperatures. Flowers and leaves will droop when dry, so it’s easy to tell when to give them a drink.

July 2024 Letter From A Neighbor

By Elaine Kallos, SP2 Resident

Before climbing into bed each night, I lift a slat of my window blinds and peek out the window onto my driveway to see if everything is OK out there. Every night, one neighbor’s blinds are open, and light shines out their kitchen, no matter the hour. I don’t mind as their light comforts me, feels friendly. Recently, though, their windows went black. No light at all. Unsettling. I’m relieved to see their comforting lights back on again this week.

But it’s not my neighbor who turns our outdoor SouthPark2 lights on or off in front. When those front outdoor lights are off, it’s pitch black and a bit creepy. Pitch black in the driveway, too, as the Circle exterior lights also light the driveway. What glitch keeps our outdoor lights from working properly? Thankfully, the lights are back on again, though another timer-glitch keeps them lit in daylight, too!

Our Thursday trash pickup schedule, after years of Monday service, is also unsettling and they didn’t pick up scheduled recycling that first Thursday! Another glitch, nor did Waste Connections let property management know the new trash schedule ahead of time to warn us.

But SP2 glitches are luxury glitches, part of our luxury normalcy – luxury the new adjective for first world problems. We’re lucky. With so much chaos in our world, we still have certainty of services and folks doing the right thing here in SouthPark. Small and ordinary acts keep us going. Most dog owners DO pick up the poop (Thanks, LOTS!). We can count on our weekly trash pickup and outside lights usually staying lit. We’re glad roofers and painters abound as they replace our hail-damaged roofs and paint our houses.

Last night I turned on the porch light and saw an adorable raccoon visiting my patio and porch! He even turned to look at me before leaving! Plenty to celebrate this July Fourth!

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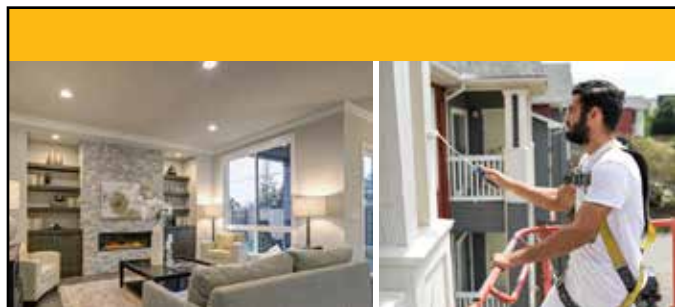
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Meet The Landscape Committee

By Val Witte, Chairwoman

We are a group of volunteers who advise the Board on landscaping issues. We also monitor mulch beds and community greenspaces for ways to improve our landscaping. We propose and oversee improvement projects in communal areas as well as in the mulch beds. The grass, sprinkler system and trees are outside our scope and authority. We report problems in those areas to our manager, just as you should. We also enjoy working in the beds and you might see some of us cleaning and pruning various places around the community. We do this as a service to this community and it is not a requirement or expectation of committee members. We'd love to talk to interested residents about joining our committee.



Not Just A Library

By Anne Strand, Newsletter Committee

Nearby Bemis Library offers a full calendar of services and events in addition to their wonderful book collection. A few of the highlights: Senior Social Club, virtual author talks, day and evening book clubs and more. Francophiles, make note of the active minds educational presentation on Paris scheduled for July 22, 2-3 p.m., in the large meeting room.

To learn more about the Bemis, go to www.bemis.lical.com or just stop in at 6014 S. Datura St.

July Starts With A Bang!

Events Calendar

By Anne Strand, Newsletter Committee

July 3: Clement Park – Red, White and You! 5:30-9:30 p.m. Fun-filled, patriotic, community event, featuring kids' activities, live entertainment, food, concessions, beer and wine garden and a fabulous fireworks display.

July 6: Aspen Grove: Paris Market. 8 a.m.-2 p.m. Wander through an open-air treasure trove of curators, makers, vintage, antiques, jewelry, art, food, and more.

July 10, 17, 24, 31: Littleton Museum Free Concerts on the Lawn. 6:30-8 p.m. Open lawn seating. Picnics welcome. Sometimes there are food trucks. 7/10 – Thread Barons, a combination of Americana folk and classic rock music. 7/17 – Chris Thompson and Friends – bluegrass, Americana from the Colorado front Range. 7/24 – Delta Sonics-Chicago blues base seasoned with swing, R & B and early rock 'n' roll. 7/31 Dakota Blonde – acoustic folk that is sometimes bluegrass sometimes rock and sometimes Celtic!

July 11, 18, 25: Clement Park Thursday Concerts in Amphitheater. 7-8:30 p.m. 7/11- Bluegrass, progressive instrumental music; 7/18 – Latin ska, rock & reggae; 7/25 – R & B and funk music featured. For more info see www.ifoohills.org

July 13: Sterne Park 2nd in Little Jam Concert Series. That Eighties Band. 5:30-8:30 p.m. Food & beverages available for purchase.

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Spring Fling With RTD

By Marilyn Bruce, Newsletter Committee

I have always loved riding on a train. The rhythm of the car and clicky-clack of the wheels let me sit back and appreciate the time I have just for that trip. I don't worry about traffic, where to park or how much it costs to park. There's time to talk with friends and family traveling together. I can listen to a podcast, catch up on social media or read a book. Make lists or delete all the junk emails sitting in my inbox. Maybe I just sit and watch.

There are many reasons to take the RTD train from Aspen Grove to Denver. I feel good about the environmental benefits. It's more economical for me to take the train downtown, to the airport, to other areas of the Denver metroplex. I can get to the theater, the symphony, the ballet and sporting events. Friends from other outlying communities can congregate for dinner and no one person must drive all the way from Thornton to Littleton. I can also decide to come back home if friends decide to stay for the end of a long Rockies game.

Security has increased along train lines and bus routes, so I feel safe and comfortable when I ride. It is important to pay attention and be alert about your surroundings. If I wouldn't do something in New York City or London or Miami, I won't do it in Denver.

Having a backup plan is always a good idea, even when you're riding in a car. I get alerts from the RTD MyRide app on my phone. I check the schedules there too, and even purchase tickets, look for the next ride and plan a trip. Check out the website for the tours of the RTD stations' public art installations. www.rtd-denver.com/

Mozart Under the Stars

Take the D line to hear the Colorado Symphony play Mozart at McGregor Square on Wednesday, July 10. McGregor Square opened in 2021 at 1901 Wazee St., next door to Coors Field. From Union Station, it's a two-block walk or pedicab ride. Doors open at 6 p.m. and the concert starts at 7: General admission \$49.50, students/children \$22.00, and 21+ VIP \$93.50, including two drinks and light appetizers, with seating on the third floor overlooking the plaza.

ACC Reminders: Lights and Screens

By Raina Brichetto, Newsletter Committee

Welcome, summer! Some residents want to add outdoor lighting for extra ambiance, create just the right mood, add character. All exterior lighting requires Architectural Control Committee (ACC) approval. Patio lights must be confined within the patio area. They are to be strung no higher than the lowest patio wall and be of a wattage that is not bothersome to neighbors. Lights are to be turned off each night. Patio lights may be hung inside a patio umbrella as long as the lights are not visible outside the opened umbrella.

Must you have window screens? Yes, and you must maintain them. This includes patio doors and sliding glass doors. If the frame is warped, or the screen has worn areas, holes or tears, it's time to replace or repair the screen. These requirements keep our homes looking uniform and enhance curb appeal. Did you know that screens' mesh material diffuses intense sunlight, reduces glare and minimizes heat gain within your home? And when the sun sets and the hot day becomes a pleasant night, you can open your windows without inviting in bugs and critters.

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Happy Trails for Cyclists

Edited by Susan Fornoff, Newsletter Committee

Enjoy biking? One of SP2's cycling enthusiasts recommends these routes accessible from the neighborhood. Just remember, these are multi-use trails frequented by pedestrians, runners and strollers, especially on weekends. Observe speed limits where posted.

PLATTE RIVER MULTI-USE TRAIL

Leave SP2 via Long Avenue and cross Mineral at the light. Ride down the hill (on the sidewalk, up the ramp) through the RTD station and catch the Platte River trail at the Carson Nature Center behind Aspen Grove. Restrooms: Nature Center. The return ride eastbound on Mineral is uphill and can be challenging. Many drive/park and start their rides from the Nature Center. Then go north or south:

Platte River Trail South: Pedal south, crossing the river and continuing into Chatfield Park (no fee to enter on bike). Hidden gem: At the bridge just north of Mineral, check out the monument of the Platte River flood of 1965. An ideal turnaround is just before the C470 underpass, and restrooms are there.

Platte River Trail North: An ideal ride takes you just north of Belleview Avenue to the Littleton Fire Training station, where you can cross the river and return on the other side of the river. Restrooms are at Reynolds Landing and Hudson Gardens (Nixon's Coffee Shop, a nice place to stop for a beverage).

Safety note: Because these are multi-use trails, watch for pedestrians, joggers and strollers, especially on weekends. There are signs with speed limits to be observed by cyclists.

HIGHLINE CANAL TRAIL TO LEE GULCH TRAIL

Ride to the east entrance of SP2 and turn right on Mineral. At the light for Writer's Vista Park, cross Mineral to the Highline Canal trail. Use the crosswalk sign! This trail is well maintained dirt/gravel. Turn left onto the Lee Gulch trail (good signage), which winds back to the Platte River trail just north of Reynolds Landing (Breckenridge Brewery). Turn left and return to SP2.

Police Partner With City Council

By Raina Brichetto, Newsletter Committee

Have something you would like police to address? Now you can reach out to our City Council representatives for help.

Littleton has added several additional police officers to its force, and a new partnership has formed whereby each council member has been paired with his or her own assigned officer. This facilitates police handling of issues that otherwise may go unnoticed.

So contact SP2 council member Andrea Peters or at-large representatives Pam Grove and Gretchen Rydin if you see something you would like the police to address. Council members emphasize that no issue is too trivial; all residents are encouraged to contact them, and they will then work with their police partners.

- Andrea Peters**, SP2's council member:
720-935-1958, lccap@littletongov.com
- Pam Grove**, at-large council member:
303-263-1152, lccpg@littletongov.com
- Gretchen Rydin**, at-large council member:
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SCAN ME

Maybe You'd Like A Mulch Medallion?

By Val Witte, Landscape Committee

The red metal flowers that are posted on the front of some of our residences are called medallions. If you're wondering what that means, read on.

Residents who choose to care for their mulch beds receive this medallion, which tells the landscape company to leave this area alone when performing gardening tasks. Care includes watering, pruning, weeding and applying mulch to the bed as needed.

Why would someone want to do this? Don't we pay a monthly fee for this service? While our dues include this service, sometimes the care is not enough to keep the bed looking its best. Some of us enjoy planning the look we want, digging in the dirt and reaping the rewards.

If this describes you, you may want a medallion. To get started, submit a plan to the LC. Sketch out and identify the plants you would like to put in and where they would be placed, using only plants from the approved plant list. Submit the plan via the landscape design changes form.

The LC will visit your house to assess the appropriateness of the plants you choose. Most of the time we approve requests with no changes. Occasionally we will suggest different plants that are more suited to the bed.

Once approved you can begin working on your masterpiece! We love to talk plants, so email us at sp2hoa-lc@googlegroups.com and we'll be happy to help.



Aspen Grove: It's Happening!

By Anne Strand, Newsletter Committee

We at SouthPark2 are lucky to have Aspen Grove in our backyard. The complex offers lots of summer fun, including trivia nights, Friday music nights, book clubs and author talks at the Tattered Cover bookstore. It has a farmers market every Wednesday and even baby goat yoga! We can chill with blockbusters and classic movies at the Alamo Theater. For more information regarding these events, go to www.aspengrovecenter.com and click on events.

July Pet Portrait: Charlie

By Marilyn Bruce, Newsletter Committee

I'm a 2-year-old rescue pup from Carlsbad, N.M. I have a broad, varied family background. One of my very favorite things to do is ride in the car. Michael and Jane say I'm very fast off the leash, but I always come home. On the last visit to the dog park, I got to run with my friend, Riley.





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Jump In! The Pool's Finally Open!

By Susan Fornoff, Newsletter Committee



Yes, it took almost a month longer than expected, but the cool, sparkling waters of SP2's newly renovated swimming pool opened Saturday, June 22 – and with new umbrellas providing shade just in time for residents to find relief from the summer's first heat wave.

"Yahoo! What a wonderful opening weekend!" said Pool Crew chair Emily Valentine. "We had chairs full both days. The pool looks gorgeous."

SP2 budgeted and spent approximately \$200,000 for Clean Pool to repair a leak in the kiddie pool as well as replaster the big pool and replace its tile and edging. The pool was expected to open Memorial Day weekend but did not, and the HOA Board met with about 60 owners on June 9 to discuss the delay.

Explained Board President Ken Ayars: "The demolition of the pool began in April. New coping stones were ordered and expected within a month, but it took two. They were installed in late May and early June... The job is running late because the contractor just told me our job is being worked in among other pool jobs, but we were not informed of this when we initially contracted with him."

Many homeowners, perhaps remembering their own experiences with contractors, nodded sympathetically. Fortunately, a flurry of work over the next two weeks got the job done. Residents, please observe these reminders from the Pool Crew:

- Always bring your key card and sign in, even if there isn't a monitor.
- If you leave in the evening and there isn't a monitor, please put down all umbrellas and close the main door to the bathroom and the main gate.
- Finally, be respectful and have lots of fun!!!

Oh, one more thing: If anyone can figure out how to keep that darned cotton out of the water, please share! Though it didn't seem to bother 2-and-a-half-year-old SP2 resident Oliver, shown enjoying the kiddie pool.



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This Space Intentionally Left Blank for Teen Services

Noticed a Mailbox Notice?

By Newsletter Committee

Just a friendly reminder from your HOA: Even if you're just looking for help to find Fido, both the US Postal Service and SP2 forbid posting flyers or posters on the SP2 mailbox kiosks without prior approval from management. For permission to post – especially if Fido is lost! – Contact Meghan Blanchette at 720-974-4223 or mblanchette@msiho.com.

Happy 4th of July SouthPark!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

SouthPark's Current RE Market Is Busy & Successful For BAER REALTY CLIENTS! WE LOVE SAVING OUR SOUTHPARK SELLERS LOTS OF \$\$\$\$ WHEN SELLING!!



SOLD BY BAER REALTY / SouthPark March-June 2024

- 2479 W Long Circle, WALDEN Model. SOLD 3/29/2024. \$850,000
- 2670 W Long Circle, HIGHCREEK Model. SOLD 4/16/2024. \$829,000
- 2450 W LONG Circle, TORREYS Model. SOLD 4/30/2024. \$795,000
- 7708 S Hill Circle, TORREYS Model. SOLD 5/4/2024. \$799,000
- 2993 W Long Drive #D, Rare Ranch End Unit in SP2. SOLD 6/4/2024. \$590,000

(Data Current as of MLS 6/11/2024)

Thank you to our SouthPark friends & clients for trusting us with their Real Estate needs. We are truly thankful and grateful for your trust in choosing us for your representation.

If you would like a complimentary consultation regarding buying, selling, rightsizing, investing or relocation, please do not hesitate to contact us. We are happy to help you in any way that we can.

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



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

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Cycling Nonprofit: Everyone Deserves to Feel the Wind in Their Hair!

By Anne Strand, Newsletter Committee

Elderly citizens and those with limited mobility can catch a free ride on a trishaw, a sturdy, three-wheel, electric-assist bicycle, thanks to a program offered by Cycling Without Age Littleton.

Experienced, volunteer pilots make passenger safety and enjoyment their priority on rides that typically last 1-2 hours at low speeds along the Platte River and around Johnson Reservoir at Clement Park. And, yes, family members of all ages are encouraged to ride along, space permitting. (In the photo, that's Mary Dailey piloting Jane Sweet, celebrating her 105th birthday with daughter Ginger Sweet.)

Check with CWAL, cwalittleton.com, for details on passenger eligibility. To schedule a ride call Jinny Netoles, at 414-861-4877 or email her at jbsnet50@gmail.com.

The rides are free because CWAL is a 501c nonprofit funded primarily through tax-deductible donations, so donations are greatly appreciated.

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



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

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: \$514,000 SOLD!

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: \$525,00 SOLD!

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 July 2024

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	1	1
Under Contract	0	0	0
Total Sold 2023	3	6	2
Total Sold 2024	1	7	0

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	1	1	1
Under Contract	1	1	1
Total Sold 2023	7	7	7
Total Sold 2024	5	7	3

The information is based on MLS June 14, 2024

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

