



Volunteers For Garage Sale

The Association is looking for volunteers to help run the annual garage sale for the community. If you are interested, please contact Centennial Management Group at cmglittleton@aol.com or 720-528-8557.

Thank You Southpark 1 and 2!

Sincere gratitude and heartfelt thanks are extended to the residents of Southpark 1 and 2 communities, for their generous donations to the 3rd Annual Mother’s Day, WeeCycle, Diaper Drive. WeeCycle, a non-profit organization, strives to improve the health and well-being of Colorado infants and toddlers by serving families and individuals who are experiencing hardship and poverty. We were able to collect over 14,000 diapers or 94% of our goal this year.

WeeCycle contacted this year’s organizers and shared, “Words cannot express how grateful we are for your diaper drive and donations! We’re blown away by the quantity of diapers that were delivered to our facility!”

Thank you all so much for your support and commitment with this annual endeavor. We look forward to another successful diaper drive in 2024.



Landscape Committee Update

We have some great news this month. The city of Littleton has awarded our community a \$9000 grant to replace the crumbling rock wall at our clubhouse. At this writing the wall is complete and the plants are being planted! If you haven’t seen it yet, please take a walk to check it out. We hope you’ll be as happy with it as we are. The clubhouse is also getting some attention on the inside. Plans are in the works to refresh and update the space. We think it’s money well spent and will give the community a lovely place to hold more events and celebrations.

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Survey Results

NEIGHBORS READ NEWSLETTER, LIKE HAVING HARD COPY DELIVERED, AND ALSO ARE RECEPTIVE TO DIGITAL ACCESS

The Newsletter Task Force survey completed in April 2023 received a remarkably high return rate: nearly 30 percent of resident owners and renters surveyed responded. Thank you to everyone who took time to weigh in on paper or online – especially those who used the nifty QR code to access the survey!

The Task Force is using these survey responses to identify ways to improve the newsletter, and communications generally. Everyone’s comments are also very helpful! Task Force Co-Chair, Marilyn Bruce, presented the survey results to the board at its April 18 meeting. These recommended next steps (see those below), were approved at the SouthPark HOA Board May meeting. Task Force Co-Chair is Anne Strand, and other volunteer members are Susan Fornoff, Raina Bricchetto, Barbara Childs, Kathy Kron, and Sarah Peasley.

The survey highlights are below. All graphics and the community comments are available on the SP2 website, www.southpark2-hoa.org, or by using the QR code.



Here are the survey highlights:

- For four out of five respondents the monthly newsletter is their primary source of information about South Park 2. **Graph 4**
- Respondents were equally distributed across the neighborhood.

Graphs 2 and 3

- Most respondents say they read the newsletter for Board news, and find the newsletter a good source of community information and local events. **Graph 5**
- The HOA only pays for postage to mail it to all 548 units, as well as every off-site owner, each month. The cost is \$175 a month/ \$.32 per household. The advertising in the newsletter covers the cost of creating and printing for us. comments posted on website QR code.

continued on page 2

Next Board Meeting

June 20, 2023, 7:00 p.m. Held Virtually

Next ACC Meeting

June 8, 2023, 7:00 p.m. Association’s Clubhouse

Landscape Committee Meeting

No Meeting In June

Landscape Committee, *continued from front page*

Did you attend the Spring Spruce Up in May? If so, thank you for coming! That event was also paid for with a grant from the city of Littleton. Hopefully your potted plants are thriving and trash bags have been filled with winter debris.

CDI, our landscape company, will be removing junipers in the next few weeks. After removal, we'll be looking at the space to decide what to put there. Sometimes, nothing is needed, as the junipers have crowded out other plants and they will thrive if given the chance. Other mulch beds will need something. If you would like to take on that project yourself, please fill out the application for mulch bed enhancement on the website. You will need to choose plants from the approved plant list (also on the website) according to size and amount of sun available. We will look at the plan and approve or talk to you about any necessary changes. Any resident who has newly planted material is responsible for watering those plants throughout the year. If you are unable to water, then we'll leave the junipers. So far, we have had an excellent response from our neighbors and we look forward to some much-improved mulch beds. We are available to discuss your ideas. That's actually one of the fun parts of the job! Contact us through our email and we'll work with you.

Now that the weather is more settled, our work parties are starting up again. Our big focus is pruning- taking out the dead wood and debris that keep our shrubs from looking their best. Sometimes a severe cut is necessary. Don't worry, it will regrow and look so much better for the pruning.

There will be no landscape meeting in June. We still carry on all the business of the committee, just no formal meeting this month.

Survey Results, *continued from front page*

- Residents like receiving a hard copy of the newsletter in the mail. More than half would be open to an emailed link to view the newsletter. **Graph 6**
- Suggested topics from the comments will be used for future newsletter article topics.
- Many comments focused on SP2 Board information and responsibilities; the newsletter might provide a monthly column.

Next steps? The task force will continue its work and bring back to the board recommendations regarding:

1. Newsletter content and design that is responsive to community interests.
2. Process improvements for newsletter production, including establishing a community member or group to assist the property manager with collecting content and proofreading copy before it is sent to Colorado LaserType each month.
3. Guidelines for newsletter article submission including content and formatting, in coordination with Colorado LaserType.
4. Ways to reach and engage more community members through the newsletter, perhaps with regular features, columns and QR code links to the website, where more details would be available.

The Newsletter Task Force wants to recognize the efforts and expertise of Susan Fornoff, without whom all of the work on the survey and report would have been much more difficult. Thank you, Susan!

— **Marilyn Bruce and Anne Strand,**
Co-Chairs, Newsletter Task Force, sp2.taskforce@gmail.com

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
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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-lc@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.ColoradoLaser.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.

Shrub Trimming

The trimming of deciduous shrubs is scheduled to begin in mid-June and is expected to take 5-7 weeks to complete. With a wet spring and early summer, the shrubbery has thrived. All deciduous shrubs will be trimmed with the exception of those that are flowering. However, if the flowering shrubs create an issue of safe passage along a sidewalk, access or egress to a townhome or pose a safety issue, they will be trimmed. Please be patient, as jumping from townhome to townhome would delay the most efficient means of completing this large project.

If homeowners do not want the landscape company to trim certain shrubs around their townhome, attach a brightly colored ribbon to the shrub(s), where it can obviously be seen. However, if the marked shrubs create an issue of safe passage along a sidewalk, access or egress to a townhome or pose a safety issue, they will be trimmed.

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.

Parking Permits

The City of Littleton requires **all residents to receive new parking permits (window stickers) every two (2) years** for vehicles that they will park along the street. The City of Littleton is also **extending the guest parking permits (rear-view hangers) from being obtained every year to every two (2) years**. These permits will expire two years from the date they were **issued**, not on an annual basis.

What do you need to bring to obtain parking permit(s):

1. Proof of residency within SouthPark II: This can be in the form of a Colorado Driver's Licenses or a prior-year's property-tax statement for the residence.
2. Vehicle Registration: For each vehicle that you may be requesting a permit, you are required to provide a current Colorado vehicle registration which **MUST** have included the same address as your place of residency within SouthPark II.

In order to obtain parking permits, you will need to contact Grace Ballow with the City of Littleton Code Compliance Department at 2255 W. Berry Ave., between the hours of 8:00 am and 5:00 pm. Grace's contact numbers are 303-795-3708 (Office) and 720-698-3291 (Mobile). Make sure you take the documents listed above with you to obtain the decal(s).

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.

Need to Update Your Will?

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Letter From A Neighbor

So how did YOU manage being stuck inside all those rainy May days? Were you lucky enough to cozy up and snuggle with someone you loved? Did you bake bread? Or read, stay in bed when you could, and not open blinds to those gloomy, rainy days? Sorry about those of you who had to drive to work in rain, but hope you got a comfy rain respite at night.

Though it's sometimes been gloomy, new leaves, delicate blossoms abound on our many trees, making a mostly pretty Spring. Soon, June's lush green leaves will bring us Summer! But it's still Spring as I write and I had my first bout with miller moths last night! Two startled me as they flitted by my nose when I used my book light to read in bed, and now they fly in my face as I type! How do they get in? One hugged the wall above my bed too high for me to swat, so I let it live. But I moved my pillows to the other side of the bed so it wouldn't fall on me! Feeling guilty about hating miller moths, I googled them. They're food sources for our birds, and pollinators, too, and they're only here three weeks till they head west. OK. I appreciate their value, but I'm glad June means they're gone! Not soon enough for me! Ugh!

My email is inundated with summer concert and event schedules. But I was sad to learn that for the third year, Hudson Gardens won't offer its wonderful summer concert series! Must admit, though, that Paul and I didn't like Carousel or the tragic opera HG offered that last year! We left halfway through both, wanting happier, more positive summer musicals! Please, Hudson Gardens, choose happy, lively, joyous music when your concerts return next year! Here at South Park, will we be lucky enough for Gary to again set up our own wonderful bowl concerts next to the clubhouse, right here at home? I'm thanking Gary ahead of time and hoping we all have a musical and amazing June!

Fire Safety

As many of you may be aware, there was a fire outside of a building in SouthPark HOA #2 in April. The fire is suspected to be caused by a loose cigarette butt. The fire destroyed a juniper bush as well as another neighboring bush. Luckily nobody was hurt in the fire, but the Association wanted to inform all the residents of the risk of fire danger. With the dry winter and warm temperatures, fire is a major concern throughout Colorado. Please dispose of cigarette butts properly and do not throw them into mulch beds, grass areas, or leave them on the concrete. If you use or plan to use a grill, fire pit, or torches inspect the area around the fire producing product to ensure nothing can catch on fire due to a stray spark. All fires should be put out entirely and not left alone. Improper extinguishing of fire can be life threatening, not only to you, but to your neighbors as well. Please use extreme caution when using anything that produces a flame or spark.

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 CMGLittleton@aol.com.

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>

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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 Intentionally Left Blank for Teen Services

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.

HAPPY SUMMER!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



7703 S Curtice Way #D: SOLD

\$529,000 BAER REALTY SELLERS and BUYERS
SP1 Spacious, Updated 3 bedroom, 3 bath, 1615 Fin Sq Ft above ground, with 700 Sq Ft in UnFin Basement. Fronts Green Belt, Huge Patio, Hardwood Flooring throughout Main, Newer Furnace!

7751 S Curtice Dr #A: SOLD

\$585,000 BAER REALTY SELLER
SP1 HAWTHORNE LARGEST Model, End Unit BEST LOCATION!
Newer Kitchen, SS Appliances, Designer Paint, Gas Fireplace Insert, and lots of upgrades throughout. Front Quiet Greenbelt, Interior Location, No traffic out front.

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



Exterior Upkeep of Your Home

Homeowners are reminded that they are responsible for maintaining the exterior of their townhome. This includes, but is 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.

Where To Get Pool Passes

If you need to obtain a replacement key, please contact Kevin Lavene with Centennial Management Group at 720-528-8557 or CMGLittleton@aol.com. There is a \$25.00 replacement cost for keys.

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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 June 2023

SouthPark Single Family Homes

	Up to 600,000	600,000-699,000	699,000-Plus
For Sale	0	0	0
Under Contract	0	0	0
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	1	0
Under Contract	0	4	2
Total Sold 2022	0	6	13
Total Sold 2023	0	4	3

*The information is based on MLS May 15, 2023
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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