

the SouthPark2 post

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

Dolphins Information Night Is March 14

By Wendy Davydov,
Dolphins Parent Representative

The Dolphins Swim Team Information and Swimsuit Try-On Night is scheduled for Thursday, March 14 from 6:00-7:30 in the SouthPark1 clubhouse. We'll have a representative from Out of Breath Sports who will have swimsuits and apparel to try on, so you know what sizes to order. Parent Reps will be there to answer any questions you may have about the upcoming season, volunteer positions, whether your kids are ready for the team, and to share our excitement for the upcoming season. We hope to see you there!

The SouthPark Dolphins swim team is open to all kids ages 4 to 18 who live in SouthPark1 or SouthPark2. Not sure if your kid is ready yet? Get him or her into lessons so they can participate! They will need to be able to swim the width of the pool or float on their back for 10 seconds unassisted by the start of the season. Registration will open mid-March. Got questions? Email us at southparkdolphinsparentrep@gmail.com.

HOA Board Meeting

Tuesday, March 19, 7pm

Third Tuesday of the month
Watch for an email with details.

ACC Meeting

Thursday, March 14, 7pm

Second Thursday of the month

Landscape Committee

Monday, March 11, 7pm

Second Monday of the month

Newsletter Editorial Board

Wednesday, March 6, 6pm

First Wednesday of the month

2987 W Long Dr., A

All meetings are at the Clubhouse
unless otherwise noted.

Residents are encouraged to attend.

Fly On The Wall:

Notes From The February HOA Meeting

By Marilyn Bruce, Editorial Board Chair

It was a relatively quiet February Board meeting, with a much smaller group of owners attending than the last several meetings. Board President Ken Ayars called the meeting to order at 7pm with all board members present. Here are the highlights:

- There are two vacant board positions (formerly held by Gary Hubbard and Lorraine List) and the Board invites resumes of anyone interested in applying to serve. Terms on the board are two years, and all owners who are current on their dues are eligible to apply. Email your resume with a brief note explaining your interest in serving to property manager Bonnie Bredahl or Ayars.



- Wiley Smith, Architectural Control Committee (ACC) board member liaison, gave kudos to David Groat for his leadership on the committee.

- Bonnie reports she continues to work on the 2024 Projects Calendar.

- Val Witte, Landscaping Committee (LC) Chair, listed spring projects in the works, including shrub haircuts and removal of junipers and 10 common-area trees.

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Letter From A [Friendly!] Neighbor

By Elaine Kallos

Hard to believe March is here bringing Spring! We *could* get a major snow. It's happened before (I always want snow for March snowshoeing in the neighborhood, but I know you folks want Spring NOW!) In fact, it's snowing lightly today while my across-the-grass neighbors John and Ila move out. They're headed to Michigan where March Spring is doubtful. I watch their movers and will miss them.

People move in and out often here at South Park. I still miss my long-term former neighbors Asa, Vera, and Eileen who moved and then Asa and Eileen died and I've lost track of Vera. They were fine neighbors. Only have a couple friendly ones now. Do some neighbors just not want to be known? Too bad, as knowing neighbors is what makes a friendly, helpful neighborhood. I'm for knowing each other. We don't have to drive each other nuts, but knowing neighbors is safer, and lots more fun to smile, say "Hi!" and hear it back. Nobody really cares about your personal business. It's just kinder, friendlier to smile, talk to, and know your neighbors. You may need a neighbor for quick spotting on your ladder when you change the front-porch light bulb!

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Pet Portrait: Brynn

I'm an almost-5-year-old female Corgi and I live with Karen and Jack. One of my favorite activities is running with Effie at the reservoir. I play a lot with the four darling creatures my hoomans call "grandchildren." Another one of my favorite things to do is chase squirrels. I will catch one soon, I am sure.

– By Marilyn Bruce



On The Trail: Sandstone Ranch

By Barbara Childs, Editorial Board

Sandstone Ranch is one of the newest additions to Douglas County's Open Spaces. Douglas County paid \$18.75 million in 2017 to buy the 2,038 acres from a developer who had planned to build an equine residential community. The property had been ranched by Frank Fazzio until his death in 1999. Some of the historic ranch buildings on the property date back to the original owners of the 1870s. The space offers 12 miles of rolling, sandy trails of easy walking that abut Pike National Forest.

The ranch is open to hikers (dogs on a leash), bikers and equestrians. It provides open views of hay meadows and red rock formations, and is wildlife habitat with wildflowers and birds in abundance. Fully exposed to the sun, it is best avoided on hot or windy days. While trails are probably not groomed, the area is open year-round from dawn to dusk and probably would accommodate snowshoes and cross-country skis.

Sandstone Ranch is near Larkspur, about 30 miles south of SP2 on Perry Park Road. A scenic route is US 85, turning right into Sedalia and then left just west of town onto Highway 105 (Perry Park Rd.). The Ranch can also be accessed from I-25, taking exit 173 (Spruce Mountain Rd.) and making a right onto E. Perry Park Ave. and a left onto Perry Park Rd. The park entrance and a large parking lot are on the west side of Perry Park Rd.

This is an unchallenging, beautiful area of Colorado close to home. Picnic areas and restrooms are available.

SouthPark2 Board of Directors

engage.goenumerate.com/s/southpark2/
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Landscape Committee

Valerie Witte, Chair sp2hoa-lc@googlegroups.com

Finance Advisory Committee

Temporarily Vacant

Editorial Board

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Pool Crew

Emily Valentine, Chair..... southpark2pool@gmail.com

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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 Susan Fornoff with fellow volunteers Marilyn Bruce, Sarah Peasley, Raina Brichetto, Barbara Childs and Anne Strand. All photos by Editorial Board and residents unless otherwise credited.

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.

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From A Neighbor, *continued from front page*

John loaned me his heavy rake last year when I worked on my lawn. I'll have to buy my own for raking this March. Hosta I planted last year are underneath, slow to peep up! I always think they're dead, but suddenly they sprout and it's Spring! I'll miss saying "Hi!" to John and Ila as we work in our yards. My mom always said it doesn't hurt you to smile. So if you're raking in your yard this March, look up, smile at a neighbor you see. Might be me and I'll be glad for your kindness!

Mark Your Calendar *By Anne Strand, Editorial Board*

March 1-10: Denver Restaurant Week. Includes many options in our south metro area. www.denverrestaurantweek.com

Tuesdays: Bemis Library Tech Help Tuesdays. One-on-one appointments for tech help from a librarian. Register at 303-795-3961 or www.library.littletonco.gov.

Thursdays: Bemis Library Senior Social Club. in library at Sophie's Place. 9:30-10:30 am.

March 7: Live Painting with Ellen Moershel. 5-7 pm at Bemis Library. Bring your own painting project or color examples of Ellen's artwork. www.library.littleton.gov

March 14-16: Arapahoe High School – "Mean Girls". High School version of the popular comedy by Tina Fey. 7 pm. \$12.

March 14-16: Heritage High School – "The Music Man". Traveling con artist Harold Hill targets the naïve residents of a small town in 1910s Iowa. So many great songs!

March 14: Littleton High School Instrumental Pops Concert. 7 pm. Box office opens 1 hour prior to performance.

March 19: Littleton High School Choir Spring Concert. 7 pm. Box office opens 1 hour prior to performance.

March 22-April 14: Littleton Town Hall Center – "Raisin". The Colorado premier of a powerful musical retelling of the classic "A Raisin in The Sun." Hailed by the New York Times as a musical to delight all. www.townhallartscenter.org

March 25: Women of Denver with Active Minds 2-3 pm. Bemis Meeting Room. Influential women of Denver and their important contributions to our city and state. www.library.littleton.gov

Can You Name Our Congressman?

By Carol Ayars, Resident

On June 25th Coloradans will be voting in the Colorado Primary. If you would like to know the candidates on your ballot, you will need to know the district in which you live. Here they are for SouthPark2 residents:

- U.S. House of Representatives – CO District 6
- RTD – Regional Transportation – District H
- University of Colorado Board of Regents – At-Large Position
- State Board of Education – District 4
- Colorado State Senate – District 16
- Colorado State House – District 38
- Arapahoe County Commissioner – District 1
- 18th **Judicial District Attorney**

Want to read more about primary elections in Colorado? Visit www.sos.state.co.us/pubs/elections/FAQs/primaryElectionsFAQ.html. You can also email me at ayars_carolyn@hotmail.com.

Answer: It's Rep. Jason Crow!

Carol Ayars is Voter Services Chairperson for the League of Women Voters of Arapahoe and Douglas Counties.



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All Exterior Changes Require Prior Approval

By David Groat, ACC Chair

Your Architectural Committee (ACC), a volunteer body of our own neighbors, is tasked by the Board with administering the architectural guidelines of SP2, per our bylaws. We meet monthly to review requests as well as discuss and debate points at issue. Our committee respects differing points of view and is not afraid of disagreement as we use our best judgment to see properties conform to and harmonize with existing structures. You, the community, are welcome to attend. It's a great committee that enjoys each other.

We need your help though. We are observing work being done without prior approval. All SP2 homeowners must have prior approval for any exterior changes. Roofs, front door color, porch lights, air conditioner, window replacement, patio wall repairs, all exterior changes.

Guidelines for most items are available for review on the website. Additionally, the ACC is actively doing a refreshment of all SP2 Guidelines for accuracy and ease of use. Please use these for reference or contact MSI or the ACC with questions. Please note, the Guidelines are not approvals. We want you to avoid a violation letter or worse, receive a fine. Unfortunately, for some violations we are asking the Board to have fines applied. To our neighbors and friends: we are all part of SP2 and each of us is an extension of our ACC. Let's make this a community process - not just a committee responsibility.

Design review requests must be submitted in advance. This process is quick and easy using the MSI "Engage" app on your phone, submitting the request on the HOA website, engage.goenumerate.com/s/southpark2, or by contacting Bonnie at MSI for assistance.

Fly On The Wall,

continued from front page

- The Board asked Bonnie to create a community map of the McBride lighting project timeline.
- Wiley Smith reported that Costco has signed a letter of intent to open a warehouse on the Mineral Avenue Lumen property and estimated an average turnover of 780 cars every 55 minutes. He advised SP2 residents concerned about this to provide input to Littleton City Council immediately, so they have that before making more decisions about the property.

New Business

- Board member Kolette Nelson reported that the City of Littleton advised us that it will not issue citations for parking violations in SP2 alleyways, streets or guest parking areas. The Board continues to consider enforcement measures.
- The Board voted 4-1 to close MSI Enumerate Engage community comment section. Among the reasons: MSI charges a fee for the feature, comments are not monitored for tone, accuracy or official response, and there are other means for communication to homeowners.
- The newly remodeled Clubhouse is available for rental for a charge of \$60. Make request on the website under Residents' Pages. The meeting was adjourned at 9pm.

NEWSLETTER CONNECTIONS

Same Great Company, Owner & Employees... Just A New Name!

Let us help you boost your business in 2024!

Our April deadline is March 15th.

Previously:

**Colorado
Lasertype**
Your neighborhood
newsletter publisher

303-979-7499

info@newsletterconnections.com
NewsletterConnections.com



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.

Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. KSayles@plainstel.com

Kitchen and Bath Remodeling. Home repairs. Call Joe at 303-957-6291.

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

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

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

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

Animals 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 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.

This Space Intentionally Left Blank for Teen Services

Clubhouse For Rent

Our beautifully remodeled Clubhouse is now awaiting your big event! SP2 homeowners and renters, think of the Clubhouse for graduation celebrations, bridal and baby showers, bachelor parties, game nights, wedding receptions and more. The rental fee can't be beat by public venues: \$60 for the day. Requests can be made on the website under Community Pages, where owners can check availability on the calendar.

— Susan Fornoff, Editorial Board

Happy St. Patrick's Day, SouthPark!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

Spring Break is almost here and the South Park RE Market is kicking off!



Coming to MLS/Market, on March 1st, 2024:

2479 W LONG CIRCLE, Single Family Home, 3234 Total Sq Ft. MLS# 9010025
WALDEN Model, spacious & updated, 4 bedrooms upstairs, 2.5 bathrooms, house w/ finished basement; Beautiful, custom covered backyard patio for Al Fresco dining and entertaining; Large, covered front porch, facing east to enjoy morning coffee! Quiet, interior location, close to swimming pool and tennis/sports courts; Many upgrades and updates made to this well loved and cared for home. Home warranty!

Coming to MLS/Market, on March 1st, 2024:

7708 S HILL CIRCLE, Single Family Home, 3195 Total Sq Ft. MLS# 8057426
TORREYS Model with fully finished walk-out basement, cul de sac location; 3 bedrooms and 2 full bathrooms, plus a convenient laundry room upstairs; Main floor 4th bedroom with full bathroom. Updated, light and bright, great outdoor spaces & newer decks; Fully finished walkout basement with 3/4 bath, wet bar, rec room, and another private room for gym or home office.

All Information Deemed Current as of 2/13/2024.

For Pricing Details or to Schedule a Private Showing, Please Contact Jan or David Baer.



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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Brad's Movie Corner

Nominated for Best Picture:

American Fiction (4.5 Stars) Jeffrey Wright, who always delivers a strong acting performance, plays a frustrated fiction writer who can't seem to build an audience for his books. The movie is funny, heartwarming and smacks a strong message that makes you think.

Maestro (4 Stars) Bradley Cooper both directs and acts in the role of the great composer Leonard Bernstein. The plot centers on the relationship between Bernstein and his wife, with highlights of his accomplishments.

Anatomy of a Fall (4.5 Stars) If you are a fan of Dateline, 20/20 or 48 hours this is a movie in your wheelhouse! A wife is suspected and tried in a court of law for murdering her husband who has fallen to his death in a snowpack below his residence.

Zone of Interest (4 Stars) Nominated for Best Picture in both the domestic and the foreign category, it tells the story of an Auschwitz general and his family living next to a German death camp. Told in all subtitles you will leave the theater wondering how anyone can live a dream life next to death and cruelty.

In the spirit of the Oscar season the following are my top ten best picture winners that are available steaming:

Paramount+:

Godfather 1 and II, No Country for Old Men, Forrest Gump, Titanic, Gladiator

Prime:

Forrest Gump, Gladiator, A Beautiful Mind

Hulu:

Titanic, The Sting, Slumdog Millionaire

Netflix:

The Sting, One Flew Over the Cuckoo's Nest

Apple TV:

Coda

— By Brad Braun, Resident Reviewer

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



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

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 March 2024

SouthPark Single Family Homes

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

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	0	1	1
Under Contract	0	1	0
Total Sold 2023	7	7	7
Total Sold 2024	2	3	0

The information is based on MLS February 15, 2024

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



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www.terryjenni.com

