

the SouthPark2 post

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

Board Turnover Ignites Discussion

By Susan Fornoff and Raina Brichetto, Newsletter Committee

The unexpected resignations of president Dan Trojan and newly elected treasurer Chad Wooten just as the Board got to work in the new year prompted several residents to air concerns at both an emergency meeting Feb. 5 and the monthly board meeting Feb. 17.

About 25 residents attended the Feb. 5 afternoon meeting, which was not slated to have an open forum. A few spoke up anyway, noting that many board members in recent years have resigned early and asking if there is too much conflict or too little respect among members.

Property manager Donna LaWall responded that board members are volunteers and are free to resign if they choose; the two who resigned were not
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HOA Board Meeting

Tuesday, March 17, 6 p.m.

Clubhouse & Virtual Hybrid – watch for email with link

Newsletter Committee

Wednesday, March 5, 3 p.m.

2988 W. Long Circle, Unit A

ACC Meeting

Thursday, March 12, 6 p.m.

Landscape Committee

Monday, March 9, 7 p.m.

All meetings are at the Clubhouse unless otherwise noted.

Residents are encouraged to attend.

Fly On The Wall: The Buzz From The February Board Meeting

By Susan Fornoff, Newsletter Committee

A newly lean SP2 Board of Directors got its priorities in order in a hybrid clubhouse and virtual meeting led by property manager Donna LaWall of MSI. Just two board members were present, new president Mike Goldberg and vice president Russell Luxa; Sharon Malion has committed to joining them in March.

It was difficult for the virtual attendees to hear the onsite discussions and vice versa, but here's the essence of the 100-minute meeting:

The Landscape Committee is getting bids for 2026 work; see Val Witte's article on Page 4 for details.

... John Kron has joined the ACC, which is moving future meetings an hour earlier, to start at 6 p.m.

... The newsletter committee expects to have more space for articles throughout the summer; residents should email contributions to sp2hoa.newsletter@gmail.com before the 15th of each month. ...

A major portion of the meeting addressed concerns about pool contracts and resolved a misunderstanding

ing on the planned bathroom renovation. LaWall was seeking bids for a bathroom gut and remodel, which would have required ADA compliance at a significant cost. But pool crew leader Emily Valentine clarified that the bathroom only needs new toilets, sink and flooring – all of which LaWall said should be doable before the pool opens. ... Several action items were set aside until
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Do Your Water Pipes Rattle, Bang or Shake?

by Raina Brichetto, Newsletter Committee

Several residents say that their water pipes are intermittently rattling, banging or shaking – even groaning. There seems to be no correlation with water use in their homes. It's happening on Long Court, Long Circle, Long Drive. Maybe it's happening at your home. If it is, the Board would like to know. Please send Donna LaWall, our MSI property manager, a simple email (Dlawall@msiho.com) stating your pipes are noisy and providing your address. Donna will aggregate the information and pass it on to the board, which will contact Denver Water to solve this mystery.

Feed The Flora

The irrigation is still off but our thirsty shrubs and plants desperately need water in this dry winter. The Landscape Committee asks us to please help by sprinkling with a hose or dousing with a bucket where we can.

Board Turnover, *continued from front page*

asked to resign but did so for their own personal reasons. She elaborated during the open forum of the February meeting, saying, “Right now, I don’t believe there is strife on the board. Communication has been great. It dramatically changed and it will only continue to improve. You have one of the most robust communities for committees I’ve ever seen.”

Board president Mike Goldberg told the residents Feb. 17, “We recognize that there has been some dysfunction. We are trying to fix that, and the best way is collaborative communication. ... Things have evolved. I have a much more collaborative point of view. You’re welcome to join us.”

The board now has four openings, and interested residents can learn more about responsibilities from documents on our website that include the SP2 Volunteers Code of Conduct. Visit engage.goenumerate.com/s/southpark2/myhoaresources.php and reach out to LaWall for more information.

Fly On The Wall, *continued from front page*

we have more board members. ... Concrete work will continue. Luxa said that’s complaint-driven. “There’s always plenty of money to fix the concrete,” he said ... LaWall suggests merging our Rules and Regulations with our Design Guideline PDFs. Goldberg and Luxa said they would wait to consult longtime ACC chair Malion before moving forward. ... Several residents inquired about paint on the grounds and streets. This was attributed to the “before you dig” location services used by the lighting project and new fiberoptic internet installation to mark all known utilities, even where there will be no digging. Goldberg expects it to wash away in due course.

Thursday = Trash Day

Trash pickup in SouthPark2 happens every Thursday (except holidays, when it is delayed until the next day) and recycling pickup is every other Thursday. It’s OK to mix paper, plastic, metal and other recyclables, but don’t use plastic bags in the recycling bin. If you have questions or wish to arrange a bulk or special item pickup, visit the website at wasteconnections.com/denver or call 303-288-2100. Upcoming recycling dates: March 12 and March 26. Please put your receptacles out that morning so as not to attract overnight critters, then take them in that evening.



Parking Reminder

Street parking in SP2 during the week requires a permit. Street parking hangers can be obtained at the Littleton Center, 2255 W. Berry Avenue. City of Littleton manages the parking permits for street parking. Old hangers display an expiration date, but in actuality they do not expire, so keep using them. Residents can apply for these on the city’s website. <https://www.littletonco.gov/Government/City-Permits-and-Licenses/Neighborhood-Parking-Permits>



SouthPark2 Board of Directors

engage.goenumerate.com/s/southpark2/
Clubhouse: 2850 Long Ave., Littleton, CO 80120

Mike Goldberg, President sp2hoa.mike.goldberg@gmail.com
Russell Luxa, Vice-President.. *email to come, until then, contact Donna LaWall*
Sharon Malion, At-Large *email to come, until then, contact Donna LaWall*

COMMITTEES

Architectural Control: TBD (c/o Donna LaWall) .. dllwall@msiho.com
Clubhouse: TBD (c/o Donna LaWall)..... dllwall@msiho.com
Landscape: Valerie Witte, Chair..... sp2hoa-lc@googlegroups.com
Newsletter: TBD sp2hoa.newsletter@gmail.com
Pool Crew: Emily Valentine, Chair southpark2pool@gmail.com

NEWS ARTICLES

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association, produced by volunteers at no cost to the community except postage (\$175). Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. **Any opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association, the Newsletter Committee or the publisher.** Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

This issue was produced by Managing Editor Susan Fornoff with fellow volunteers Raina Brichetto and Anne Strand. All photos by Newsletter Committee and residents unless otherwise credited.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month’s issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com

To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.



Who Ya Gonna Call (or Email)?

To report a SouthPark2 issue in common areas, or to ask questions about our community’s covenants or monthly HOA assessments: Email or call Donna LaWall, dllwall@msiho.com, 720 -974-4257.

To report SP2 emergencies after business hours: Call our property management company, MSI, at 303-420-4433.

To talk to someone at the Littleton Police Department about a non-emergency situation: Call 303-794-1551.

For emergency law enforcement, fire or medical help: Call 911.

If you’re planning changes to the exterior of your home: You must apply for approval from the Architectural Control Committee. You can call Donna LaWall or do that online, at engage.goenumerate.com/s/southpark2/. 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.

A March Medley of Nearby Fun

By Anne Strand, Newsletter Committee

3/2 Hudson Gardens. Family Watercolor Painting. Families will learn basic watercolor techniques, explore color and brush work, and create simple, nature inspired paintings in a relaxed, supportive setting. No prior experience required. \$60 for 5 sessions, Mondays in March, 4:30-6:00 p.m. register.ssprd.org

3/8 Tattered Cover Book Club. 3-4 p.m. The book to be discussed is *Barn - The Secret History of a Murder in Mississippi* by Wright Thompson. RSVP via aspengrovecenter.com.

3/10 Hudson Gardens. Spring Fling East Coast Swing Dance Lessons. Upbeat, high-energy class. Whether you're a total beginner or haven't stepped onto a dance floor for years, this class is designed to get you moving, laughing and swinging into the rhythm of the perfect social dance for weddings, parties and jazz clubs. \$45 per person, Tuesdays, March 10-24, 6-7:45 p.m.

3/12-14 Heritage High School presents *Oliver!* This classic musical based on the Charles Dickens novel *Oliver Twist* won an Academy award for best picture. Four shows, \$16.78 adults, \$11.58 students. heritagehightheatre.com/buy-tickets/

3/12-14 Arapahoe High School presents *Chicago - Teen Edition.* This classic musical succeeds on a level of pure spectacle and provides depth and humor as well. See what our talented local teens can do! 7 p.m. each night. \$15. bit.ly/ahstheater

3/15 Bemis Library. McTeggart Irish Dancers. Celebrate St. Patrick's Day with Heritage Irish dancers in colorful costumes performing foot-tapping, high-energy routines to traditional Irish music. 3-3:45 p.m. in large meeting room.

3/20-4/19 Littleton Town Hall Art Center presents *The Wiz.* In this vibrant, soulful reimagining of the *Wizard of Oz*, experience Dorothy's journey with joyful music, high-energy choreography and plenty of onstage magic. townhallartscenter.org

Swim With the 2026 Dolphins

By Steve Laughlin, Adrienne Thorpe and Shannon Elder, Dolphins Parent Reps

Swimmers and parents, don't miss the SouthPark Dolphins 2026 Swim Team Information and Swimsuit Try-On Night on Wed., March 18th, 6-7:30 p.m. in the SouthPark I clubhouse.

A representative from Out of Breath Sports will have swimsuits and apparel available to try on. Parent Reps will be there to answer questions about the upcoming season, volunteer positions, whether your kids are ready for the team, and to share our excitement about the upcoming season.

Also, coming soon, registration will open for the 2026 season. After March 9, go to the SP Dolphins website, spdolphins.swimtopia.com, and click "Register now."

New swimmers are welcome, so if you are interested or have questions, please reach out to southparkparentreps@gmail.com.



BOY SCOUTS OF AMERICA
TROOP 873

SHRED EVENT

WHERE & WHEN
APRIL 18, 2026 9AM - 12PM

5601 S BROADWAY BLVD
LITTLETON, CO 80121
SOUTHWEST PARKING LOT

ATTENTION!
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Spring Means Landscape Planning

By Val Witte, Landscape Committee Chair

It's strategy time for the volunteers on the Landscape Committee. Residents tell us that they want the mulch beds in their area to look good -- not just theirs, but their neighbors' as well. Our focus will be the red area on the landscape map. We are getting bids for juniper removal and mulch in this area.

Other priorities are rejuvenation of lilacs, rock mulch for the upper tiers at the pool and the bowl and improvements at 2941 Long Drive. Tree damage, lighting and drainage issues have really affected this area. As the bids come in, we'll have a clearer picture of what's possible this year.

The lighting and utility projects are having such an impact on our landscaping, we think it's best to have that work completed before starting on any other projects.

Some residents have organized "cleanups" of the mulch beds in their neighborhood. Weeding and pruning overgrown shrubs

are best done in late winter/early spring. The landscape committee has tools, garbage bags and expertise to help with that. If you'd like to organize a work party in your immediate area this spring, email us at sp2hoa-lc@googlegroups.com. If you'd like to join our more general work parties, let us know and we'll notify you when and where we'll be. Many hands make light work.

Do I Need Approval?

By Raina Brichetto, Newsletter Committee

Here's a refresher on what requires ACC approval. The short answer is **All Exterior Work**. So please go online and complete an ACC request for:

- ✓ Awnings, retractable sunscreens, sun sails and sunshades
- ✓ Air conditioners – both central and window
- ✓ Deck replacement
- ✓ Front door painting or replacement
- ✓ Garage door replacement
- ✓ Hot tubs
- ✓ Outdoor cameras
- ✓ Replacement or modification of patio gates, lattices or pickets
- ✓ Patio lights (including stringing lights overhead)
- ✓ Radon System
- ✓ Roof replacement, skylights, solar panels, window and shutter replacement
- ✓ Satellite dish or small antenna
- ✓ Shutter replacement

If you are still not sure if you need ACC approval for a project, reach out to MSI for guidance.

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Evening and Saturday appointments available.*

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Patrick M. Plank, Attorney at Law
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FOR SALE: 7771 S Curtice Drive #A, \$549,000 Listing ID: 8271052
SouthPark1. Desirable, Largest Hawthorne model, end unit townhome in quiet, interior location. Lives like a house with no yard work!
2 Beds, 4 Baths, LOFT, 2,564 SqFt Total, 2,499 SqFt Finished
Bonus possible 3rd non conforming bedroom in basement with bathroom!
Attached 2 Car Garage w/Storage!

FOR SALE: 7751 S Curtice Drive #F, \$549,999 Listing ID: 2078191
SouthPark1 Hawthorne Model, End Unit Townhome, Fronting Greenbelt.
Quality updates throughout this beautiful home, clean and move in ready!

All Data based on MLS as of 2/14/2026

Call Jan Baer 303-931-5853 if you would like to schedule a showing!

If you would like a complimentary consultation regarding buying, selling, rightsizing, investing or relocation, please do not hesitate to contact us.

We are Thankful and Grateful for our Loyal Clients.



Jan and David Baer, Broker Owners
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303-931-5853

Jan, Jan@BaerRealty.com

720-641-2026

David, David@BaerRealty.com



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Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Free Piano Lesson! Learn to read and practice music with composer Jordan Smith, new to the neighborhood. All ages welcome! JSClassical.com

For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Full time fireman looking for part time work. 30 yrs exp doing all types of home improvements. I can help w/ all your home/handyman needs. **Sean 720-320-1177.**

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

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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

Spring Time Change

By Raina Brichetto, Newsletter Committee

When you go to bed Saturday evening, March 7, go ahead and change your clocks to Daylight Savings Time; you'll be all set when you get up Sunday morning. You "spring ahead," giving up an hour, so make your clocks one hour later.

🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

Act Now — 2025 Furnaces Are Disappearing Fast

Starting in 2026, all furnaces must meet new compliance standards. Once current inventory is gone, replacement costs could rise **50% to 100%**.

Avoid the Price Surge — Lock in Your 2025 Furnace Today



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Pet Portrait: Kenneth Von Floofenbootems

By Keith DuBay, SP2 Resident

My dear humans, the pet reporter has requested that I talk about myself so that you may be entertained, and probably a little awed, given that I'm a cat and therefore a trainer of humans – and, of course, naturally superior to dogs. I am Kenneth Von Floofenbootems.

I adopted my humans, Charles and Ally, during Covid when I was 7 years old at the MaxFund shelter in Denver. Not sure if I'm Dutch, Charles just came up with that name. Also known as Kenny, I'm enjoying my best life in my golden years, sitting by the windowsill in the sun, looking out at the neighbor cat across the way and those silly squirrels. I love my catnip, small toys and ear and belly rubs, especially from male humans. The new human boy, Atticus, is like a brother, but at 3 years old, a bit high energy for me.

You wouldn't know it by my appearance – 20 pounds! – because I don't go outside, but briefly when I was let out on the patio, I showed what a great hunter I am and caught two birds. I brought them into the house, of course, just to prove my skills.

If you ever have the pleasure of meeting me, after I screen you for approval you can rub my belly. But only stop when I tell you.



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2885 W Long Cir Unit B, \$549,000 Coming Soon Too Market!
 Popular SouthPark2 Town home, 3 Beds, Plus Loft, 4 Baths, Open Floor Plan, Popcorn Ceiling Removed, Fresh Interior Paint, Newer Main Level Vinyl Flooring, Wood Burning Fireplace, Includes All Appliances, Private Gated Patio, Enter Main Level Living Area Directly from Freshly Painted Two Car Garage.

2723 W. Long Dr Unit A: Sold \$589,000
2992 W. Long Dr. Unit A Sold \$610,000
2881 W Long Dr. Unit F Sold \$508,000
7765 S Curtice Dr. Unit A Sold \$598,000

- ♦ Vast knowledge of the SouthPark community, has enjoyed living in SouthPark since 1989.
- ♦ Understands and knows how to market the strong selling points of the different SouthPark floor plans.

SouthPark Real Estate Update for March 2026

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 2025	1	5	1
Total Sold 2026	0	0	0

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	1	0	3
Under Contract	1	2	0
Total Sold 2025	12	10	12
Total Sold 2026	3	0	0

The information is based on MLS February 17, 2026
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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