

# the SouthPark2 post

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

## Spring Spruce Up With Landscape Committee and Pool Crew

**Saturday, May 18,  
11 a.m. to 1 p.m.  
At The Clubhouse**

## Pool Improvements Ready For May 25 Opening

*By Sarah Peasley, Newsletter Committee*

Significant improvements completed to our pool this spring will be front and center when the SP2 pool opens for the season on Saturday, May 25. Hours this year are again 6 a.m.-10 p.m. On Memorial Day, May 27, the Kona Ice truck will be at the SP2 pool selling treats.

The pool’s concrete surface has been resurfaced and retiled, and other structural improvements were made to improve the pool’s appearance and longevity. The work cost \$198,000 and was paid for with reserve funds, according to Board President Ken Ayars.

*continued on page 2*



## Celebrate Spring in SP2 May 18

*By Val Witte, Landscape Committee*

From 11 a.m. to 1 p.m. at the Clubhouse, pick up plants for your pots. Guest speaker Jerome Grosskopf, from Guaranteed Excellence, will discuss planting/pruning issues – bring your questions. Join the Landscape Committee in sprucing up the area around the Clubhouse. We’ll have tools, gloves and garbage bags! This event is paid for with a grant from the city of Littleton.

*continued on page 2*

## Donate For Babies, May 9-11

*By Carol Ayars, SP2 Resident*

Your contribution of diapers/pull-ups, wipes, unopened infant formula (especially Enfamil Yellow or Purple) and baby wash/shampoo/lotion will help nonprofit WeeCycle connect needy Colorado families with essential infant care! SouthPark’s Fourth Annual Mother’s Day Diaper Drive has set a goal of collecting not 15, but 15,000 diapers May 9-11!

Drop off donations any time on those days between 8 a.m. and 7 p.m., in the **Drop Off Box** at the garage door at 2998 W. Long Drive or at 7907 S. Bemis Place on the front porch.

### HOA Board Meeting

**Tuesday, May 21, 7 p.m.**

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

### ACC Meeting

**Thursday, May 9, 7 p.m.**

*Second Thursday of the month*

### Landscape Committee

**Monday, May 13, 7 p.m.**

*Second Monday of the month*

### Newsletter Editorial Board

**Wednesday, May 1, 6 p.m.**

*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 April 16 Board Meeting

*By Susan Fornoff, Newsletter Committee*

Did you miss the meeting? That’s why typographers invented ellipses and **boldface**. The SP2 Board of Directors added a **sixth member, Michael Goldberg**, a long-time community activist who will serve at large. ... Board President Ken Ayars asked the Board to reinforce guidelines allowing **only solid garage doors**. Goldberg asked why not allow windows to bring natural light into the garages. Vice President Kolette Nelson cited security. “I think it invites people to be looking in...seeing who’s home or not,” she said. “You could easily do that with a small stepstool.” The Board voted

*continued on page 3*

## Pool Improvements, *continued from front page*

The board last month also approved pool maintenance and staffing contracts. Emily Valentine announced that our very own SP2 Pool Crew, comprised of neighbors who volunteer during the summer to keep the pool extra spiffy, will assist and plan fun events this year.

“We had a lot of fun last year and our Crew is back again this summer,” she said. “We welcome anyone else who enjoys spending time outdoors and meeting new neighbors to join us – as much or as little as they want.” Contact Emily at southpark2pool@gmail.com, or stop by the pool May 18 from 11 a.m.-1 p.m. for the annual Pool Cleanup Day. The Pool Crew will be washing down chairs and doing spring cleaning.

At press time, the board was still determining summer staffing and how updated key cards that unlock the pool’s gate will be provided. Watch for an MSI email with details.

## Celebrate Spring, *continued from front page*

There are several other easy, low-maintenance ways you can help our community stay beautiful. Apply gorilla hair mulch to the bed, bag up dead leaves around the base of shrubs, pull some weeds. Our mulch gets compacted in winter, but “fluffing” it up with a rake or by hand will bring it back to its original look. Fill some pots with flowers to brighten the mulch bed. Grouping the pots in uneven numbers has a most pleasing effect, but, please, no more than seven pots!

Our much-needed rejuvenation project is under way along Long Drive. It may look a bit bare now, but shrubs will be bouncing back by midsummer. This labor-intensive project consumed most of our landscape budget; remaining funds will be earmarked for resident requests and juniper removal. We have a group of gardeners who can help with some of the larger chores, such as pruning. Let us know if you see an area that could use some TLC.

Join our landscape committee or the “garden parties.” The committee meets once a month to discuss and plan for landscaping projects and to advise the board on landscaping issues. The garden parties are for residents who enjoy playing in the mulch beds! We get together during spring and summer; times and dates vary, and attendance is “as available.” This is a community group activity that brings a lot of satisfaction and camaraderie to participants. If you would like join, no experience necessary, just send an email, sp2hoa-lc@googlegroups.com.

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## SouthPark2 Board of Directors

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Clubhouse: 2850 Long Ave., Littleton, CO 80120

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Kolette Nelson, Vice President. .... sp2hoa.kolette.nelson@gmail.com  
Andy Spiegel, Secretary ..... spiegelboys3@yahoo.com  
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Michael Goldberg, At Large.....mgoldberg@mtmco.com

### COMMITTEES

#### Architectural Control Committee

Sharon Malion, Chair ..... bbredahl@msiho.com

#### Landscape Committee

Valerie Witte, Chair ..... sp2hoa-lc@googlegroups.com

#### Editorial Board

Marilyn Bruce, Chair .....sp2hoa.newsletter@gmail.com

#### Pool Crew

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

### NEWS ARTICLES

This issue was produced by Managing Editor Susan Fornoff with fellow volunteers Marilyn Bruce, Sarah Peasley, Raina Brichetto, Barbara Childs, Anne Strand and Board liaison Andy Spiegel. All photos by Newsletter Committee 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](mailto:sp2hoa.newsletter@gmail.com). All articles must be approved by the editor and meet the SP2 Newsletter Submission Guidelines posted on the website. Articles may be edited to meet space limitations.

## 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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To find ad rates and discounts, go to [NewsletterConnections.com](http://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 our Community Manager, Bonnie Bredahl, at [bbredahl@msiho.com](mailto:bbredahl@msiho.com), 720-974-4260.

**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 Bonnie Bredahl or do that online, at [engage.goenumerate.com/s/southpark2/](http://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](mailto:sp2hoa-lc@googlegroups.com).

**To contribute an article or suggest content for this newsletter:** Email the Newsletter Committee at [sp2hoa.newsletter@gmail.com](mailto: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.

## Fly On The Wall, *continued from front page*

unanimously to keep the current guidelines. ... Board member Wiley Smith gave his take on objections raised in recent community meetings on the planned Costco on Mineral: "The most important issue was not the use but the traffic. We're looking at 40 percent more traffic along Mineral." ... As of the end of March, SP2 had spent \$27,000 for snow removal, with another \$40,000 billed for flakes in March and April. "With any luck, we'll carry a balance of \$130,000 or so into the fall," Ayars said. ... Landscape Committee Chair Val Witte requested and received \$2,525 to supplement a \$4,000 grant from the city to have Guaranteed Excellence fix the rock wall at the corner of Long Drive and Long Circle and beautify the corner with plants. ... The Architectural Control Committee said its membership of three is not enough of a crowd! Architectural expertise is not a requirement to join – just attend the monthly meeting, which is moving online so members have internet access and to encourage residents to drop in.

## Seasonal Reminder on Safety

By Susan Fornoff

SP2's Rules and Regulations prohibit roller skating, inline skating, skateboarding, or riding of gopeds, 3- or 4-wheelers, scooters or bicycles on community sidewalks, at the pool, on tennis courts or in common properties. City of Littleton public sidewalks and streets are exempt from these restrictions but are covered by their own ordinances.

Also, keep kids safe by not allowing them to play in SP2's alleys and fire lanes.

## May Adventures

By Anne Strand, Newsletter Committee

**May 3: Littleton Walking Tour.** Travel back in time with a tour of the buildings, lives, events on a walking tour of the downtown historic district. Meet at Depot Art Gallery, 2069 W. Powers. Free. Donations appreciated. 6–7:15 p.m. [www.visitlittleton.org](http://www.visitlittleton.org) (First Friday May-Oct.)

**May 4: A Paris Street Market, Aspen Grove.** \* Open Air \* Vintage \* Boutique\* Artisan 8 a.m.- 2 p.m.

**May 4: Littleton Museum, "Sheep to Shawl."** See freshly shorn fleece transformed into the woolen items we know and love. No fee for admission – fun for the whole family. 10 a.m.- 3 p.m. 6028 S Gallup St.

**May 5: Downtown Littleton Mural Crawl.** 1-3 p.m. Space is limited, must reserve free tickets. Use code FREE at checkout. Book at [www.tellmemoretours.com](http://www.tellmemoretours.com).

**May 1-18: Depot Art Gallery 62nd Anniversary.** Show includes watercolor, oil, pottery, sculpture, photography and more. 11 a.m.-4 p.m. Tuesdays through Sundays. 2069 W Powers.

**May 11: Clement Park - Hops in the Park.** 12-4 pm. For ages 21+. Beer tasting and entertainment from some of your favorite breweries, food, trucks, artisan and business booths. \$40 in advance. \$50 day of event. [www.ifoothills.org](http://www.ifoothills.org)

**May 23-June 23: Littleton Town Hall Arts Center.** Theater production of *The Prom*. "So full of happiness that you think your heart is about to burst!" - Variety Magazine. [www.townhallartscenter.org](http://www.townhallartscenter.org)

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<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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# Letter From A Neighbor

By Elaine Kallos, SP2 Resident

The first of May was when we Nebraska kids left May Baskets at our friends' front doors and ran away fast! May Baskets were homemade holders of candy and popcorn with occasional lilacs tucked in. Girls and boys *both* sent May Baskets to each other – a kids' cultural icon denoting Spring and FUN! Ernie Strasil sent me a newspaper cone stuffed with popcorn, candy and a lilac stem tucked in. Matthew Sikkora, on whom I had a big crush, sent me a blue, fancier version. Lilacs, too! Somewhere in my house, I have remnants of both in a box to remind me of those innocent days. Those boys' names are with me still, though they're probably granddads now!

Sadly, no May Basket sits at my front door. It's not a Colorado custom. But on Sunday, May 5, Aspen Grove brings us a unique treat: Baby Goat Yoga and Goatastic Dance for animal advocacy and human therapy. Have you been around baby goats? Instant delight when these cute little critters play! I'll definitely be there. May might also bring gentler winds than those monster April winds that rattled our houses and brought down trees!

But April made up for those blustery, scary winds with a partial solar eclipse! Bundled in a warm blanket, I sat outside my garage to watch it all. Shared my eclipse glasses with a trio of teens bringing birthday balloons for someone. My garage neighbor saw it through holes in her colander! A neighbor across the street used a pin hole paper which clearly showed the eclipse. I walked across, shared my eclipse glasses with him and a couple across from him – our neighborhood eclipse party. But May will bring us delights, too: playful goats, May flowers, *gentle* Spring breezes, and Spring at its optimistic best! Happy May!

# Ground Covers For SP2

By Val Witte, Landscape Committee

Ground covers are a wonderful addition to our landscape. The name says it all. These hardy, low-growing, spreading plants hug the ground, providing a green alternative to mulch. There are varieties for both shade and sun. They will need some soil amending and watering, but after establishing they will return yearly.

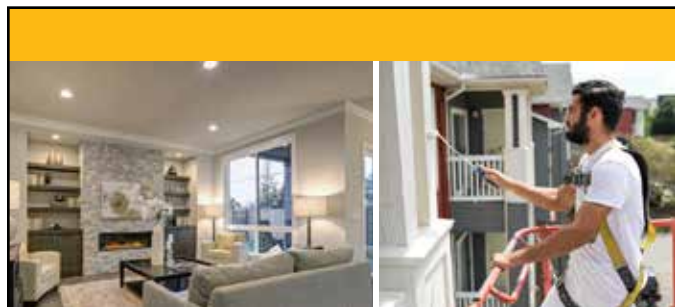


Ground covers for sunny spots include creeping phlox, ice plant, creeping geranium and poppy mallow. Shade lovers include lamium, creeping jenny and sweet woodruff. Most of these will have small flowers, but the real prize is their green spreading nature.

# SP2 Shade Stars: Hostas

By Val Witte, Landscape Committee

Hostas come in many varieties, but the main attraction is the large beautiful green leaves that return every spring. They will thrive in partial sun to full shade and will spread over time, so give them some room to grow. Watering to establish them in the first season of planting is important, but after that they do well with little care. Because they are perennial, they will come back year after year, no need to replant.



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## Details Emerge On Mineral Costco

By Raina Brichetto, Newsletter Committee

Several community meetings held in April addressed the Costco planned for Mineral Avenue:

- **Costco, which is currently in the application phase,** is proposed for the commercially zoned old Lumen property. Several parcels are planned for smaller retail and restaurant buildings. One large retail space is also planned for a big-box or mid-box store.
- Costco proposes a gas station with 32 pumps; no EV chargers are planned at this time.
- A typical Costco weekday will likely bring 10 delivery trucks and two to four fuel delivery trucks daily.
- **Costco has said that their delivery trucks will stay off Mineral Avenue by using County Line and Southpark Terrace.**
- **More than 300** apartments are proposed just south of the Costco building.
- **Two new traffic signals** are planned on Mineral, and Costco will fund them.
- **If Costco meets all city requirements, demolition could begin in the fall of this year with an anticipated opening in the fall of 2025.**

## Before You Start That Project...

By Susan Fornoff

Does your Spring Sprucing include outdoor perks like a hot tub, awnings or sunscreens, patio lights or new patio fencing or gates? Or maybe you're thinking of new air conditioning, either central or a window unit, to cool the inside of the house?

Homeowners, make your first step a visit to the SP2 website to find helpful guidelines and a link for approval from the Architectural Control Committee. Once you've logged in as a resident, go to the Resources tab and choose Architectural Control.

You'll find a selection of helpful PDFs containing guidelines and approval requirements on improvements including these seasonal topics: Awning & Sun Screens, Central & Window AC, Fence Replacement, Sun Sails & Shade Sails, Hot Tub Installation & Patio Lights. The best practice: Read them first to avoid costly mistakes.

Renters, be sure to check with the owner of your unit before making any changes.



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# Pet Portrait: Hazel and Olive

By Marilyn Bruce

Hello! I'm Hazel. That's me smiling into the camera. Next to me is my older sister, Olive. She's 3 years old and I'm 1. We're Corgis and both Colorado natives, born right here at Coventry Barn. Both of us love to roll in the grass and go for walks with Amber and Alan. It's always fun to play outside. When it's time to go to sleep, we know we're not supposed to, but we sleep in the big bed anyway.



# All Aboard The D-Line To Union Station!

By Marilyn Bruce, Newsletter Committee

RTD's impending reconstruction of light rail's Downtown Loop means good news for SP2 riders: Beginning May 26 through September, the D-Line that starts at the Mineral Station will take us to Union Station without a change of trains. We'll have easier access to Coors Field, Ball Arena, Lodo and even the airport for the summer!

Trains will run system-wide from 5 a.m. until midnight Sunday through Thursday and until 2 a.m. Friday and Saturday. The E-Line and H-Line will have reduced schedules to Union Station.

Those headed for DCPA, the Convention Center, Civic Center, Old Mint, museums and other destinations east can link at Union Station to the Free Metro Ride along 18th and 19th streets and the Free Mallride along 15th and 17th streets.

Take advantage of this temporary schedule change to enjoy hassle-free access to your favorite summer activities and show RTD administration the value of a direct line from Mineral Station to Union Station. Download the RTD App and get started planning your next trip. Let's RIDE!

# Teacher Appreciation Day

By The Newsletter Committee

Littleton's school district has designated the week beginning Monday, May 6, as Teacher Appreciation Week. Celebrate your schools' teachers with thank-you notes, videos and art works. Some other ideas from WeAreTeachers.com: Decorate their doors with notes and pictures, create a collaborative bouquet with one flower from each student, wash their cars or take a big step beyond an apple and buy them a whole lunch.

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## “Retire The Flag” With Dignity June 8

By *Susan Fornoff*

With Memorial Day, Flag Day and Independence Day on the horizon, some residents may be replacing faded old American flags with bright new ones. But, what to do with the old Old Glory? Certainly not throw it in the trash!

According to the “Flag Code,” U.S. Code Title 4, Section 8: “The flag, when it is in such condition that it is no longer a fitting emblem for display, should be destroyed in a dignified way, preferably by burning.” On Saturday, June 8, SP2 residents can watch a local Scout troop host a

ceremony to respectfully “retire” an American flag at 9 a.m. at the SP2 Clubhouse.

Flags brought to the event will be retired later by the Scouts. Donations are welcome.

Take care of your flag. Fly it high and hanging freely. According to the Code: “The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.”

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7708 S Hill Circle, TORREYS Model. Scheduled to close in early May!!

*(Data Current as of MLS 4/13/2024)*

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## Head South for Signs of Spring

By Barbara Childs, Newsletter Committee

Looking for early wildflowers? Try East Plum Creek Trail in Castle Rock. It is an easy, paved, multi-use trail that follows Plum Creek for about eight miles with interpretive stations that provide information about wildlife in the area.

The trail is part of the Trappers' Trail, which ran along the base of the Rocky Mountains for 425 miles between Fort Laramie on the North Platte River and the Arkansas River to the South. The Trappers' Trail was established during the American Fur Trade era in the first half of the 1800s. It was used by military figures, immigrants and persons traveling to and from the gold fields in the mountains. At the trail's junction of Cherry Creek and the South Platte stood a supply station. Today, the Denver & Rio Grande railroad tracks laid in the 1870s flank one side of the trail and I-25 runs alongside the other.

There are several locations where the trail can be accessed. One with a designated parking area is an easy trip from SP2. Take Santa Fe about 15 miles south, almost to I-25 (past the outlets), turning right on Meadows Parkway. Take the first left just after crossing the bridge to access the parking lot. A map of the trail is by the lot.

Enjoy the creek and, hopefully, some spring wildflowers.



**This Space  
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 for Teen Services**

## 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: \$525,000 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 May 2024

#### SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	0	0
Under Contract	0	3	0
Total Sold 2023	3	6	2
Total Sold 2024	0	4	0

#### SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	1	0	2
Under Contract	2	0	2
Total Sold 2023	7	7	7
Total Sold 2024	3	5	0

The information is based on MLS April 15, 2024

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



**Terry Jenni**  
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