

the SouthPark2 post

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

Watering Restrictions and Potential Fines

By Donna LaWall, Property Manager



Homeowners are reminded that all properties must comply with current watering restrictions established by Denver Water. Enforcement is active, and watering outside of permitted days and hours may result in violations.

Violations observed by Denver Water may result in fines issued to the Association. In accordance with the Association’s governing documents, any such fines and related costs may be assessed back to the responsible homeowner. If a violation is confirmed, it will be communicated through the Association’s standard violation and notice process.

Homeowners are encouraged to review all current watering guidelines at: <https://www.denverwater.org>.

HOA Board Meeting

Tuesday, May 19, 6 PM

Clubhouse & Virtual Hybrid

Newsletter Committee

Wednesday, May 6, 4 PM

2892 W. Long Circle, Unit H

ACC Meeting

Thursday, May 14, 6 PM

Landscape Committee

Monday, May 11, 7 PM

All meetings are at the Clubhouse unless otherwise noted.

Residents are encouraged to attend.

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

By Raina Brichetto, Newsletter Committee

Sound issues with the virtual aspect of the meeting remain problematic. A dozen folks tuned in and a dozen folks were in the clubhouse. Highlights not found elsewhere in this newsletter are as follows: The **pool** filtration system is ready, pool jets and pool lights have been replaced as needed, and the baby pool leak is fixed. We have bids on **new pool furniture**, but we may not have it by pool opening May 23. ... **Landscape Committee** reported **juniper removal** as needed in the red area will occur and the entire red area will see new **mulch**. Bids are sought for **lilac rejuvenation** for the health of the plants. ... Oh, those **banging clanging water pipes** – Denver Water says it’s not a water pressure issue, so each homeowner is on his own to decide if he wants to contact a plumber and dive into this issue. ... An **Edward Jones** representative will be at the May 19 HOA board meeting to speak about how they are handling our reserve dollars. You want to come listen? ... The **retaining wall** at 2832 W. Long Dr. will be repaired. ... **New pool and tennis court key cards are coming**. Our property manager, Donna LaWall, will eblast dates and times when she will be at the clubhouse to hand out new key cards. Bring your ID. ... Mike Goldberg has resigned as our President. As such, **Russell Luxa** is President, **Sharon Malion** is Treasurer. Vice-President and Secretary will be determined soon. ... Full minutes will be posted on the website.



Are You Ready For The Pool?

By Raina Brichetto, Newsletter Committee

You have a little more than three weeks to see if last year’s swimsuit is going to work this season. Sue and Melissa, the Pool Committee co-chairs, tell me there will be pop-sicles on opening day, May 23. You can get psyched for the opening by participating in Pool Cleanup Day the prior Saturday, May 16 from 10 AM – noon. Hamburgers and hot dogs will be provided for helpers. While you’re there, pop into the bathroom area off the pool and see the improvements. All work should be completed before the 23rd.

Watering Restrictions For 2026

By Val Witte, Landscape Committee Chair

Denver Water has imposed Level 1 drought restrictions for all customers. Restrictions are:

1. No watering of any kind between 10 AM and 6 PM.
2. HOA can water lawns, using sprinklers, twice per week, on Tuesdays and Fridays.
3. Individuals may water their mulch beds by hand with a hose that has a shut off valve, any day, but not between 10 AM and 6 PM.
4. Do not allow water to pool onto concrete.

These restrictions began April 1 and continue until October. In addition, usage charges will increase if we don’t use less water than last year. This will significantly impact our landscaping. We will be working with the landscape company to repair our aging



continued on page 2

Watering Restrictions, *continued from front* irrigation system. Please notify MSI if you see areas where water is pooling on sidewalk or steps. Expect to see dry areas. We may not be able to sod several areas where trees were removed. Planting of new shrubs may be restricted. Lawn irrigation starts mid-May.

We'd like to clarify the watering situation for our mulch beds. The mulch beds are the responsibility of the HOA. At this time, we do not have irrigation to those beds. Therefore, if our plants are to survive, the residents need to water shrubs in the mulch beds, according to the above schedule - hand watering with a hose, early morning or late evening. **Many of our plants are established and can tolerate drought conditions. Watering once a week will be enough.** If you have newly planted shrubs, they will require more water. It's preferable to give those plants a long drink less often, rather than a little water more frequently. This helps establish a good rooting system. Pots require hand watering. Please know we are doing everything we can to maintain our landscaping during these challenging conditions.

Aspen Grove Enters The Cone Zone

By Susan Fornoff, Newsletter Committee

SP2 residents heading east should by now be accustomed to detours and disappearing lanes, between the Costco development on Mineral, the road closure on Southpark Lane and the Lee Gulch Gap work on Broadway. Here's the latest: closure of the Mineral-Platte River Parkway intersection to traffic from Aspen Grove, RTD and the Mary Carter Greenway Trail that wants to head east. So if you're coming home from the movies, a hike or light rail, plan to detour through Aspen Grove onto Santa Fe and then turn left onto Mineral.

This is all part of the Quad Road construction. Mineral west of Santa Fe shifted north from four lanes to two indefinitely starting April 27, with the signals removed at the intersection by the 7-11 to allow traffic to flow through. Follow the project at letstalklittleton.org, then scroll down to "Santa Fe / Mineral Improvements"; stay on top of future annoyances by signing up for email notifications.

Thursday = Trash Day

SP2 trash pickup happens every Thursday (except holidays, when it is delayed until the next day) and recycling pickup is every other Thursday. Please don't use plastic bags in the recycling bin. If you wish to arrange a bulk or special item pickup, visit the website at wasteconnections.com/denver or call 303-288-2100.

Upcoming recycling dates: May 7 and May 21.



Grief Support Group Meeting

By Mike Heffernan, SP2 Resident

The monthly Journey with Grief Support Group has met a few times. We've had a small group and would love to include more residents who have had a profound experience of loss. I have experienced this and will lead the early evening hour-long meeting. The next meeting will be toward the end of May. Please contact me, Mike Heffernan, with a text, "interested in grief group" to 928-225-1425, or email mheffernan1226@gmail.com. I will let you know the details of when and where the meeting will be held, as well as answer any questions you have.

SouthPark2 Board of Directors

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

Russell Luxa, President.....*email to come, until then, contact Donna LaWall*
Sharon Malion, Treasurersp2hoa.sharon.malion@gmail.com
Emily Valentine, At-Largesp2hoa.valentine@gmail.com
Jan Alabart, 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: TBDsp2hoa.newsletter@gmail.com
Pool Crew: Melissa Hoene & Sue Vogt, Co-Chairs
..... 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 Raina Brichetto with fellow volunteers Susan Fornoff, Anne Strand and Keith DuBay. 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.

May Flowers (in Containers!) and More Nearby Events

By Anne Strand, Newsletter Committee

5/5 - Hudson Gardens. Waltz dance lessons. Three Tuesdays, 6-7:45 PM. \$45. Experience the elegance and timeless beauty of the Waltz. It's the foundation of ballroom dance and a staple at any formal event. You'll learn to glide across the floor with confidence and poise. Bring a partner or go solo! Register. ssprd.org.

5/8 - Littleton Town Hall Arts Center - Avenue Q. 5/8-6/7. This Tony Award winning and hilarious musical is all heart! Follow Princeton, a recent college graduate (and a puppet), as he navigates love, work, and purpose in a quirky New York neighborhood filled with colorful characters. Think of the show as a sort of R-rated Sesame Street for the stage. Tickets at townhallartscenter.org.

5/9 - Aspen Grove - Blood Drive. 11 AM - 3 PM. Give a little. Save a life. Blood donations are needed. A Vitalant Bloodmobile will be on site - making it easy to donate while you're out and about. Find them in front of the Alamo Drafthouse Cinema. All donors at this event will receive two movie tickets to Alamo at Aspen Grove! Reserve a spot at donors.vitalant.org. Use code A982. Walk-ins are welcome on a space-available basis.

5/16 - Hudson Gardens. Container Gardening Workshop. 10 AM-Noon. \$45. Get ready to dig in, unleash your inner gardener and explore the art of container gardening learning to create vibrant displays of flowers, herbs, and vegetables – all in containers that fit perfectly on patios, balconies or windowsills. All materials will be provided. Register. ssprd.org.

5/16 - Denver & Rio Grande Railroad (D&RG) Depot 150th Birthday! 2-3:30 PM. Celebration at D&RG depot, 5790 S. Prince (Littleton Light Rail Station). There will be a presentation on Littleton's early days and how the railroad helped Littleton grow, along with birthday cake and free coloring books featuring many of Littleton's historic buildings.

5/16 - Hudson Gardens. Murder Mystery Dinner / A Rockin' and Radical Night. Love the 80s to Death. 5:30-9 PM. \$85. The biggest stars of the 80s have gathered for an epic concert when backstage secrets burst into the spotlight and the night takes a tragic turn. You will step into the action as either detective or suspect, following the clues as you work to solve the case. Price includes a delicious buffet dinner. Register. ssprd.org.

5/23 - Hudson Gardens. Bat Emergence Walk. 7:30-9 PM. \$15. As the sun sets, you will learn about Colorado's native species, their important role in the ecosystem and common misconceptions. Then a short walk to an area to watch bats take flight. Register. ssprd.org.

No, The Ground Is NOT Contaminated

By Raina Brichetto, Newsletter Committee

The app, Nextdoor, carried a post stating construction at the new Costco site on Mineral was halted due to contaminated land. Andrea Peters, our Littleton city council representative, in response to my inquiry, assures that this is certainly NOT the case. There had been a dispute about how deeply the land had to be moved and recompact-ed, but this is resolved. Andrea has office hours at Bemis Library every Friday from 9:00-noon and we are all welcome to stop by to discuss this or anything else.

OUR FAMILY IS PROUD TO PROVIDE LOCAL HANDYMAN SERVICES.

WE CANNOT WAIT TO BE OF SERVICE TO YOU!



- + BASEBOARDS & TRIM
- + COSMETIC UPDATES
- + KITCHEN & BATH
- + WINDOW CLEANING
- + SKYLIGHT SERVICES
- + AND SO MUCH MORE!!

HOME IMPROVEMENT SERVICES FROM OUR FAMILY TO YOURS

CALL OR TEXT
US AT:
720-394-0422

SCAN TO VISIT
US ONLINE



**FIRESIDE
SWEEPS**

Chimney Cleaning + Repair

We are a local, family owned chimney sweep business that specializes in gas fireplaces, wood-burning fireplace, chimney inspections and repair. We deliver the most complete and reliable chimney service available, and have over a decade of experience!

OUR SERVICES:

- Chimney cleaning + inspection
- Gas fireplace servicing + inspection
- Crown coat + repair
- Chase covers
- Chimney caps
- Chimney liners
- Chimney water seal
- Dryer vent cleaning



☎: 303-246-9573

✉: michael@

firesidesweepsco.com

Spring Spruce Up

By Val Witte, Landscape Committee Chair

Our annual Spring Spruce Up will be May 2, 11 AM to 1 PM. We're planning something different this year. We'd like to engage the community in some small landscaping projects, ones that are easily done with a group. We also hope to have a representative of our new landscape company, Environmental Designs, speak to us about our landscaping and answer any questions the community has. Stay tuned for more details!

We're all aware that the lack of snow will impact our watering ability this summer. Combined with the damage done by the lighting installation and the fiber optic cable, the summer will be a challenge to our community. Please be aware that our committee and the landscape company will be monitoring the dry spots and doing our best to rehab them. The first step is to make sure the irrigation system is working properly and this takes some time. Please be both vigilant and patient.

By the time you receive this, the first phase of juniper removal may have started. We are also adding mulch and rejuvenating shrubs in the red area on our landscaping map. Lilac rejuvenation will also be underway.

Saving Water, One Household at a Time

By Raina Brichetto, Newsletter Committee

While the lack of snow this winter helped us save money on plowing, it means less water here on the front range and in SouthPark2. It's no joke. Restrictions are happening. (See all articles with the water droplet graphic.)



We have learned that Denver Water is requiring that we must decrease water usage by 20% to avoid facing significant surcharges. SP2 has three categories of water usage – landscape irrigation, clubhouse/pool, and residential. **Each** type must show a 20% usage decrease. As residents, we can help. Could you embrace the “if it's yellow, let it mellow; if it's brown, flush it down” adage – even once a day? If each

household, of which there are 548, skipped only one flush each day, and if each flush used two gallons of water, SP2 would save 34,000 gallons in the month of May! Other ideas – let's please think twice before using a lot of water for things like washing the car, hosing out the garage, hosing down the patio or deck. Consider sweeping out the garage, sweeping off the patio or deck. A bucket of water to wash the car, followed by a quick hose rinse can save water. Or go to a car wash that recycles water. (I go to Dixmor on Gallup Street and spend about \$1.25.) Help us avoid water surcharges and, more importantly, save our precious water supply.

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901



Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

Happy Memorial Day SouthPark!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



SOLD BY BAER REALTY IN SOUTHPARK 2026

7751 S Curtice Drive #F

End Unit Hawthorne Model, \$540,000, Closed 3/30/2026

7771 S Curtice Drive #A

End Unit Hawthorne Model, \$529,000, Closed 4/3/2026

2610 W Long Cir Fremont, SFH Backing to Lake, \$975,000

Private Transaction Between Family, off MLS Closed 4/17/2026

COMING TO MARKET IN SOUTHPARK2 MID MAY

Townhouse Fronting Greenbelt, Quiet Location, 3+ Bedrooms, Loft, 3.5 Bath, Updated Townhome. MLS details to follow May 15th, 2026.

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
Baer Realty LLC, BAERREALTY.com



303-931-5853

Jan, Jan@BaerRealty.com

720-641-2026

David, David@BaerRealty.com



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

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.

Seeking Student Mentor: Sports Coach and Summer Tutor Age 16+, dependable & patient to coach summer sport; tutor bright 12-year-old; supports dyslexia, ADHD, level-1 autism. Positive role model with strong character. \$20-35/hr DOE. Call/Text Monika with interest / refs. 720-313-8462

Just in time for warm weather. **Battery operated Skylight covers** that fit our SP2 homes. **1 wooden slat window blind** for front living room window as well. Used, in good condition. Rick 303-907-4477.

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

New customers A/C inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

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

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

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

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

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

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.

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

This Space Intentionally Left Blank for Teen Services.

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.



It's Fall Preschool Enrollment Time!



Our Nest Play Curriculum blends purposeful play with school readiness, meeting and exceeding both state and national early childhood standards.



What others call "extras," we consider essential. Every child enjoys weekly classes in Fit Buddies, Paints & Pianos, & The Art of Living - designed to spark curiosity and teach real-life skills.



Find a school near you!
Infants - Pre-K | Flexible Enrollment



TheNestSchool.com

Present this ad for free registration. May not be combined with other offers.

Now Enrolling for Colorado UPK for the 26-27 school year!

Pet Portrait: Paloma

By Keith DuBay, Newsletter Committee

My name is Paloma, Loma for short, and I am one of the grand older pets in SouthPark. I'm a shepherd mix and I'm 14, but that's like 84 years old for humans. I love to meet people. The pet reporter can attest that I'm the nicest, calmest dog to pet ever. My human April adopted me when I had a terrible case of mange, and I was basically hairless. No one could have guessed my coat would grow in so blond and so thick. I used to love chasing other animals in the yard of my old house, but these days I'm a spectator. I especially like to say hello to the neighbor's cats with kisses. Sometimes they let me. I make a funny humming sound to say hello when I see them.

A perfect day would be to spend the morning observing and napping in the shade, go for a good long walk and say hello to anyone who looks like they'll give me a pat, nap a bit more in the cool basement, then have chicken nuggets for dinner with my human brother. He's 4 and doesn't mind sharing. Mom also cooks a couple nuggets just for me because I love them so much. To top it off, I'd wind down on the couch right next to my mom for some TV time, animal shows please, and my own little bowl of ice cream.



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



2885 W Long Cir Unit B, \$549,000 FOR SALE!

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.

2821 W Long Dr. Unit D \$509,000 FOR SALE!

Charming SouthPark2 Town Home, Premium Location Facing Tree Covered Park Area, Open Floor Plan, 3 Beds Plus Loft Area, Updated Kitchen With Stainless Appliances, New Roof 2026, Includes Washer & Dryer, Enter Main Level Living Area Directly From Freshly Painted Two Car Garage. Seller Will Contribute Up To \$6000 Towards Buyer Closing Costs On Full Price Offer.

SouthPark Real Estate Update for May 2026

SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	1	0
Under Contract	0	1	0
Total Sold 2025	1	5	1
Total Sold 2026	0	2	0

SouthPark Townhomes

	Up to \$480,000	\$480,000-\$540,000	\$540,000-Plus
For Sale	3	0	2
Under Contract	1	1	0
Total Sold 2025	12	10	12
Total Sold 2026	5	5	1

The information is based on MLS April 15, 2026

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



Terry Jenni
 Broker-Owner Since 1998
303-667-8834
 www.terryjenni.com

