

# the SouthPark2 post

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

## Mea Culpa

Yep, we got it wrong last month when we reported here that dues payments remained unchanged for October. During the unavoidable confusion transitioning to MSI as our Property Manager, and with a firm deadline to get copy to the newsletter publisher, we received and published incorrect information. We do our best to get it right!

We're glad this newsletter is widely read, and we hope you'll also take advantage of our new website! View the community feed and calendar, make clubhouse reservations, access documents, submit Design Review Requests and make dues payments at [engage.goenumerate.com/s/southpark2](http://engage.goenumerate.com/s/southpark2).

– Newsletter Editorial Board

**Annual Board Meeting**  
Tues., November 14, 2023, 7:00 p.m.

**Next ACC Meeting**  
Thur., November 9, 2023, 7:00 p.m.  
*Second Thursday of the month*

**Monday Mingles:  
Chat With The Board**  
Every Monday 5-6 pm (indefinitely)  
*Microsoft Teams only –  
find link in email from MSI*

**Newsletter Editorial  
Board/Task Force**  
Wed., December 6, 6:30-8 pm  
*Email [sp2hoa.newsletter@gmail.com](mailto:sp2hoa.newsletter@gmail.com)  
for location*

**Landscape  
Committee Meeting**  
No meeting in November

*All meetings are at the Clubhouse  
unless otherwise noted.*

## FLY ON THE WALL: Notes From The October Board Meeting

By Susan Fornoff, Newsletter Editorial Board

Board President Margot Langstaff announced Monday Mingles, one-hour virtual meetings between residents and board members starting at 5 p.m.

every Monday. “This is a way of reaching out to the community and answering questions,” she said. “We want to rebuild trust.” Residents should look for a Microsoft Teams link in their email on Fridays. Langstaff speculated that the board would seek input and take questions, and adjourn if nothing is happening by 5:15.

- Treasurer Lorraine List summarized SP2 finances in

“good news, bad news” format. Good news: Operations through Sept. 30 showed a profit because deferring maintenance has allowed the reserves to earn interest and because “we’re under budget in a lot of categories,” including contingencies and snow removal. Bad news: Landscaping, concrete, debris removal, tree trimming, clubhouse repairs and legal fees for collections were all over budget. And, she said, “If we do everything that was deferred from 2023 to 2024 in 2024, we will have no reserves left.”

*continued on page 2*

## Upcoming Vote Key To Finances

By Lorraine List, Treasurer

Our obsolete budget formula cannot sustain our community. The original 1980’s governing documents require we follow a formula using the CPI (Consumer Price Index), currently 3.56%, for establishing monthly dues and increases necessary to meet our costs.

SouthPark2’s Finance Advisory Committee (FAC) has completed its five-year (2024-2028) financial plan, based on our current Reserve Study (Jan. 2023) (see the website under Resources > Financial Reports and Budget). The CPI formula does not allow the HOA to provide sufficient funds to cover reserves when inflation causes accelerating costs. Reserves include high-cost, long-term funding for our aging community’s major infrastructure needs (e.g., tree removal, ash-borer damage, asphalt repair). It does not keep pace with our community’s rising expenses. Community trash costs alone will increase 23% in 2024.

You, fellow residents, know inflation has substantially raised costs for us all. Our dues need to rise reasonably enough to cover our community’s escalating expenses. Nobody likes raising monthly dues. However, we want to maintain our property values, and quality of SP2 life as we’ve known it. To

*continued on page 2*



## Notes From The October Board Meeting, *continued from front page*

- Architectural Control Committee Chair David Groat praised the user-friendly approval portal new property management company MSI has installed for SP2. He said it facilitates quick action for homeowner requests for exterior modifications. Modifications and changes that were approved previously by Centennial Management do not need to go into the portal.
- Groat sought and received the full support of the Board in enforcing SP2 Covenant roof shingle requirements that were violated by two homes that used the wrong color.
- Community Manager Bonnie Bredahl said documents are still being moved to our new website at engage.goenumerate.com/s/southpark2/, and MSI is continuing to transition residents' HOA payments to the new system. Bredahl is working on getting the lighting project finished and developing a project calendar for 2024.
- Owners will vote to fill three open board positions at the annual meeting Nov. 14. (See four candidate biographies in this newsletter.) Residents who still want to run or nominate a neighbor will have the option to do so at the meeting.
- Proxies will be mailed before the Nov. 14 meeting, giving owners who cannot attend the opportunity to assign their vote to the board member or other owner of their choice.
- Rental rates on the newly renovated clubhouse are increasing from \$40 to \$60, with no security deposit necessary.
- Board members expressed concern about plans for the Lumen campus on Mineral Avenue and asked for volunteers who would assist resident watchdog Michael Goldberg in tracking potential development there and at Aspen Grove. Interested residents can reach out to any member of the Board.

## Finances Snapshot, *continued from front page*

do so we need to raise our dues a reasonable amount in future years and approve the revised documents before the 2025 budget. Please help your community by voting to amend the governing documents.

Key points about the 2024 budget:

- Assessments will be \$257.51 monthly, starting in January
- Our trash company's fees in 2024 will jump from \$9.45 to \$12.00 per unit per month
- We can no longer defer repairs to the swimming and wading pools, which need replastering, plus the water filter, pool skimmer, and much of the pool furniture need to be replaced
- Almost \$350,000 will be spent to continue repairing and replacing our exterior lights
- We have very little cushion against costs associated with excess snow or wind storms

Attend the annual meeting at the Clubhouse on Tuesday, November 14, at 7 pm.

## SouthPark 2 Board of Directors

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

Margot Langstaff, President..... sp2hoa.margot.langstaff@gmail.com  
Kolette Nelson, Vice President..... sp2hoa.kolette.nelson@gmail.com  
Julie Armstrong, Secretary..... sp2hoa.julie.armstrong@gmail.com  
Lorraine List, Treasurer..... sp2hoa.lorraine.list@gmail.com  
Gary Hubbard, At Large..... sp2hoa.gary.hubbard@gmail.com  
Kenneth Ayars, At Large..... sp2hoa.kenneth.ayars@gmail.com

### COMMITTEES

#### Architectural Control Committee

David Groat, Chair..... sp2hoa.david.groat@gmail.com  
Members: Pat Harrington, Gloria Logan, Sharon Malion, Dannette Robberson, Karl Schiemann

#### Landscape Committee

Valerie Witte, Chair..... sp2hoa-lc@googlegroups.com  
Members: Beth Fox-Kret, Nora Head, Gloria Logan, Stephanie Ogura

#### Finance Advisory Committee

Lorraine List, Chair..... sp2hoa.lorraine.list@gmail.com  
Members: Kenneth Ayars, Deb Corley, Ron Rooney, Christy Wood

#### Maintenance/Bookkeeping/Accounting: MSI

Bonnie Bredahl, Community Manager..... bbredahl@msiho.com  
720-974-4260. For emergencies after business hours, call 303-420-4433

#### Littleton Police Department

Non-Emergency Number: 303-794-1551

### NEWS ARTICLES

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 are published 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](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts,  
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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.

## Winterize Your Unit

Autumn has been amazing this year. Beautiful weather and colors will be hard to leave behind. Winter will bring a new beauty with fresh snowfall and crisp days. To keep our community beautiful, residents are reminded of the requirement to remove flower planters from outdoor spaces once plants have died. You may keep planters 12" or larger in place in mulch beds and as long as plant material has been removed. Disconnect garden hoses to prevent spigot freeze-up and potentially expensive damage. Also, window air conditioners must be removed for winter. You may want to consider furnace and fireplace inspections both for operational efficiency and safety.

– Keith Strand, Resident

## Letter From A Neighbor

By Elaine Kallos

I write for November, but it's still October. We haven't even had Halloween! Halloween's been disappointing the last two years. I see kids all around our neighborhood but they don't show up at my door on Halloween! Where *are* you kids? Pumpkins sit on my stoop and I offer regular-size Butterfinger bars so not sure why kids don't come. Had to take left-over candy up to SouthPark1 where kids still trick-or-treated and were glad to take it!

But I can't complain. Other trick-or-treaters *have* visited me. Squirrels. I didn't even have to carve my pumpkin last year. Squirrels did. Their chomping and chewing created a scary-awful one! I can't be mad, though, because Halloween is *Squirrel Thanksgiving!* Squirrels fatten up and feast heartily on my carved pumpkins, yours, too! Since November arrives the next day, and *our* Thanksgiving comes soon enough, I let pumpkins sit there a bit longer -- rude to not let squirrels have *their* feast.

Did you see October 14's Saturday morning solar eclipse? I watched it outside my garage with solar eclipse glasses from Bemis Library. Libraries are our last bastion of democracy where anyone can go to learn, and they offer solar eclipse glasses, too! Yay, Bemis! But November starts us with comforting Thanksgiving, and then leads us to December's merry holiday rush! Hudson Gardens Holiday Light Shows down the street from us, start in November, a November bird walk there, too! Around *here* in November, folks put up decorations and SouthPark looks cheery and bright! We overeat on Thanksgiving (like our squirrels!), and enjoy each other's company, watch too much football, laugh lots, and relax before December holidays hit hard! November gives us a little lull before the hullabaloo at year's end. I can certainly use the pause. Thanks, November!

## Party at the Clubhouse!

By Carolyn Newell, SP2 Clubhouse Volunteer

Having a party and don't have enough space? Rent the SP2 Clubhouse! It's easy to reserve it through our new property manager's website [engage.goenumerate.com/s/southpark2/]. An owner can log into their account and under the **Residence** tab, select **Reservations**. Scroll to the bottom of the page to select **Make a Reservation** under Clubhouse. Select an open date on the calendar and fill out the request, including the number of attendees. No deposit will be required. Select **Submit**.

A confirmation email will be sent and the reservation will be placed on the calendar. There is a link in the email to view the reservation and, if needed, to cancel it. The \$40 usage fee will be charged to your account. Beginning January 1, 2024, the fee will be \$60. Fees are paid directly to MSI; there are no automated withdrawals.

A Clubhouse volunteer will reach out during the week before your event either by email or phone to set up a time to meet you at the clubhouse and provide the key. After your function has concluded and the clubhouse is clean (cleaning and departure checklists can also be found on the calendar page), the volunteer will meet with you to retrieve the key. If any damage occurs, or additional cleaning needs to be done, your account will reflect the additional charges.

A SP2 renter may reserve the Clubhouse by using an owner's account or by contacting MSI directly, 303-420-4433 or reservations@msiho.com.

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# Architectural Control Committee News

By David Groat, ACC Chair

A new portal is in place for all exterior requests. While we are all adapting to this change, your ACC anticipates faster turn-around time for requests. From the Property Management app, the Resources tab has a link for **Architectural Control** from which you may populate requested improvements or changes. When your request is submitted, our Property Manager reviews the request to determine if enough information has been provided for the ACC to review and process. Following this, the committee is able to make a collective determination, usually within days. In the meantime, you will be able to view the progress of your request. And, very importantly, if you are not able to use the electronic submission process, just call MSI and they will manually process your request on your behalf.

We remind and urge you to please observe that SP2 is a covenant-controlled community and all exterior improvements or changes must have approval. Just like the power company motto, "call before you dig," we urge, if in doubt, ASK before you make the change. Sadly, two homeowners in September took it upon themselves (or their contractor did) to replace roofs without asking first and are NOT in compliance – most notably in the wrong color. This is an expensive lesson requiring replacing a roof a second time.

As a "needs attention" item, take a look at your window screens. Many of our screens were badly damaged during the hail storm while others are simply showing age with tears and gaps. Our committee will begin to call your attention to noticeable problems beginning in November. It is important to fix damaged screens.

Lastly, patio lighting continues to be a stir. Many of us like them and have patios very conducive for them. Others have patios where the lights are intrusive to neighbors. Currently, in our community, SP2 does not permit strung lights above the

fence line. Umbrella lights, yes. Strung lights above the fence line is still a no. Holiday lights are permitted; these are temporary and seasonal. If you are pushing the edges here or just hoping no one notices, please do a little self-check and avoid our having to ask you.

Our meetings are open. Second Thursday of the month, 7 pm at the clubhouse. This year our discussions have been quite lively as we think out loud about past and forward-looking guidance.

## Committee Approves Door Colors

Along with repainting our townhouses, we now can paint our front doors. The SP2 Color Committee has been working on this for many months. We have posters that show the 5 approved building colors, along with an array of 16 approved colors for our front doors. This isn't mandatory – you are free to leave the front doors with a wood stain. These posters, along with the building and door paint chip samples, are available at **Guiry's Paint Store**. We also would like to schedule a meeting in the neighborhood after the first of the year where you can see the colors. Or contact me at [jodiblakeley@comcast.net](mailto:jodiblakeley@comcast.net) and I will make the colors available to you.

— Jodi Blakeley, SP2 Color Committee

### Need to Update Your Will?

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

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Evening and Saturday appointments available.*

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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](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://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

### Holiday Trash Schedule Update

Good news for SP2 residents planning to be home for the holidays: Waste Connections will be picking up all your celebration garbage AND recycling on the Monday after Thanksgiving and the day after Christmas. Because Christmas falls on a Monday this year, that week's collection is scheduled for Tuesday, Dec. 26. Just remember the SP2 recommendations not to attract wildlife and rodents: Put your trash out no sooner than 7 p.m. the night before and bring the receptacles back in after they're emptied. Cheers!

— Susan Fornoff

## HAPPY THANKSGIVING SOUTH PARK!

### SouthPark Real Estate 101 SUPPLY AND DEMAND!



**SOUTHPARK Properties SOLD by Baer Realty**

- 3001 W Long Ct #B, \$520,000, BAER REALTY Buyer
- 2783 W Long Dr #C, \$495,000, BAER REALTY Seller
- 2882 W Long Cir #H, \$450,000, BAER REALTY Seller
- 2753 W Long Dr #F, \$505,000, BAER REALTY Sellers
- 7771 S Curtice Dr #A, \$510,000, BAER REALTY Buyers
- 2887 W Long Cir #D, \$491,000, BAER REALTY Sellers
- 2893 W Long Cir #D, \$510,000, BAER REALTY Sellers
- 7828 S Hill Cir, \$675,000, BAER REALTY Sellers
- 7919 S Bemis St, \$850,000, BAER REALTY Sellers
- 7703 S Curtice Way #D, \$529,000, BAER REALTY Sellers and Buyers!
- 7751 S Curtice Dr #A, \$585,000, BAER REALTY Seller
- 7905 S Bemis St, \$850,000, BAER REALTY TRANSACTION BROKERS (Private Sale)
- 5730 S Bemis St, \$694,900, BAER REALTY Sellers (Old Town Littleton)
- 7780 S Hill Drive, \$655,000, BAER REALTY Buyers

**If you are Interested in a Complimentary Consultation to Buy or Sell Real Estate in 2024, please do not hesitate to contact us.**



Thank you to our SouthPark Buyers and Sellers for trusting us with their Real Estate Needs.

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David, [David@BaerRealty.com](mailto:David@BaerRealty.com)



## Pet Portrait

Hi! We're (from the top down) Chloe, Fifi and George. We enjoy lots of things, but especially walking with Bill and Debbie! Our best dog friends are the 3 pugs who live nearby. It's pugdemonium when we all get together!

— Marilyn Bruce, Newsletter Editorial Board/Task Force



## National American Indian Heritage Month

Native American Heritage Month is observed in November to call attention to the culture, traditions, and achievements of the nation's original inhabitants and of their descendants. The official designation of November as National Native American Heritage Month was signed into law in 1990.

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### HOMES LISTED/SOLD/FOR SALE 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  
**FOR SALE! 7761 S. Curtice Dr. #B \$534,000**

#### SouthPark Real Estate Update for November 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	4	4
Total Sold 2023	0	1	1

##### SouthPark Townhomes

	Up to \$400,000	\$400,000–\$499,000	\$500,000–Plus
For Sale	0	1	2
Under Contract	0	0	0
Total Sold 2022	0	6	13
Total Sold 2023	0	8	10

*The information is based on MLS Oct. 16, 2023  
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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# SP2 Board Candidate Bios



## **Kolette Nelson**

I have lived in SouthPark2 for over 18 years. I was on the Landscaping Committee in the past. In February of 2023 I was asked to fill a vacancy on the board and I have been the Vice President since then. I believe that a successful board and community require open dialogue and a mutual understanding that varying opinions and ideas help us reach the best decisions. There is no perfect board of directors. We make mistakes and hopefully, we learn from them.

In my opinion, the greatest challenge for the board of directors is keeping our aging community in good repair and attractive with the appropriate financial resources.

My professional career was in health care for 40-plus years. I held various management positions in hospital administration and I later worked in senior living serving in management and human resources. My education includes a Master of Science degree in administration from the University of Notre Dame, prior certification as a Senior Professional in Human Resources (HRCI-SPHR) and I am a licensed Registered Nurse.

I am proud of our community and I want to contribute in any way I can to help keep SP2 one of the best places to live in Littleton.



## **Wiley Smith**

My wife and I have been homeowners in SouthPark2 since 1982 and I served on the SP2 HOA Board of Directors from 1983-1986. I also served as an HOA board member and president of the Oaks Condominium Board of Directors from 2015-2018 in San Antonio, TX.

While serving on the SP2 HOA board, I chaired the ACC, contributed toward revising the original Writer Corp SP2 HOA bylaws and represented the SP2 HOA for the Light Rail RTD SW Corridor Community Advisory Committee. In 2022 I served on the tennis court pool rules and regulations committee.

As board member representing the Oaks Condominiums, I approved non-recurring budgeted improvement items, updated the HOA governing documents, and reviewed scheduled landscape improvements.

I arrived in Denver in 1978 to pursue a graduate degree in urban and regional planning at the University of Colorado-Denver and fell in love with Colorado and the mountains. I toured by bicycle through the mountains and skied at many resorts of which Breckenridge has been my favorite. I have continued this pastime, including tennis and X-C skiing with Judy, my wife. I've enjoyed a career in community planning for over 45 years and have been a town planner for Minturn, Red Cliff, Colorado Springs, Littleton, and more recently, US Department of Defense in San Antonio and Japan.

My municipal, county and federal planning experience included interaction with local citizens, agencies at local, state, federal, military personnel, and a host of foreign/guest government representatives. I look forward to serving on the SP2 board again.

## SP2 Board Candidate Bios



### **Andy Spiegel**

I am excited to be running for the SouthPark2 board. I look forward to working together with other board members, residents, and property management to ensure that SP2 continues to be a great place to live.

First, I would like to share a little about myself. I am a Colorado native! I grew up in Louisville, where my family still lives. After high school I spent seven years serving our county in the military where I met a wonderful woman with whom I share twin boys. They are now grown and off to college.

I have always been drawn to public service and working with communities. After receiving my accounting degree, I started working for the Small Business Administration as an accountant where I have remained for over 20 years.

Most recently I worked in alliance with ORACLE/Prism technical support team to identify operational problems,, and implemented corrective actions to resolve issues. I am also very familiar with accounting practices, methods, and techniques to analyze, validate, reconcile, and review accounting transactions and prepare reports for review. It's not as boring as it sounds!

I feel my strong communication experience, skills and financial background will serve me well as a member of the SP2 HOA board. As a forward thinker, I will bring teamwork and future planning to the board so that we can continue to look after the SP2 community as a whole.



### **Dan Trojan**

My wife Karie and I have owned and lived in SouthPark2 for over 20 years. It is a privilege to live in such a beautiful community. As a mature community, the maintenance of our financial and structural health of SP2 is critical.

While the board is appropriately concerned with identifying gaps in our community and financial performance, my expertise is protecting our community from deficient and excess expenditures while holding our associates and vendors accountable. As a member of the Contract Committee, I participated in in-depth analysis of our vendors, contracts, reserve study and financials. Our goal was to identify concerns and opportunities related to community needs, financial security, and vendor oversight, including vetting our contracts. There are a number of expenditures and activities that don't make financial sense that we need to limit, restructure, and evaluate alternatives to optimize our resources and create more reserves for our future.

I am a results-oriented Senior Corporate Executive, with 30 years of successful transformational management experience, expertise, and education. I will listen to concerns of community associates, develop/facilitate committees, bring differing viewpoints together to create positive outcomes and implement ideas that ensure board decisions are financially sound and done in our best interests.

Everyone who contributes their hard-earned money each month deserves to know how that money is spent. I want to provide proactive, consistent, and easy-to-follow reporting that helps the community better understand our circumstances. We all have a part to play. As a board member I will promote community participation, collaboration, and transparency. Together, we will make SP2 the best it's ever been.