



October 2023 Vol. 31 No. 10 • Circulation: 575
A Publication of the SouthPark Homeowners Association Number 2, Inc.

Dues Payment Process to Change November 1

Homeowners, watch for an email soon from our new property management company – MSI, Professionals in Association Management. The property manager becomes effective October 1, 2023. Dues payments remained unchanged for October, but MSI will be sending an email to introduce themselves and provide instructions for paying dues beginning in November. In the meantime, you can reach MSI at 303-420-4433 and info@msiho.com.

Annual Meeting November 14 at 7 pm

The SouthPark 2 Annual Meeting will take place in person in the Clubhouse at 7 pm on November 14. The Board is preparing the agenda, which will include election of new board members and a presentation of the 2024 budget. All homeowners and residents are encouraged to attend.



Annual Board Meeting

Tues., Nov. 14, 2023, 7:00 p.m.

Next ACC Meeting

Thur., Oct. 12, 2023, 7:00 p.m.

Landscape Committee Meeting

Mon., Oct 2, 2023, 7:00 p.m.

All meetings are at the Clubhouse

Board Considers Declarations Changes, Assessment

Determining future HOA assessments is the single largest issue still open in the revised governing documents, and the only debate we haven't been able to resolve so far. The decision is ultimately yours when you vote on the documents in October, but we believe you elected us as a Board to provide guidance on matters impacting our HOA by giving you our unanimous recommendation.

We are very grateful for the discussions we had with many of you at the July 31 and August 1 meetings with Lindsay Smith, our attorney. You raised excellent points and were willing to share your thoughts, concerns and insights. The discussions didn't end with those meetings but have continued informally ever since. We appreciate that even more of you were willing to approach board members individually with questions, even creating a task force of owners and select board members to analyze choices. Since then, the board has studied the current draft of the documents, reanalyzed them in light of the feedback you gave us, discussed different fact patterns and situations that could arise in the future, and has reached a decision.

The criteria underlying our choice are as follows:

- What is fair to you, our owners, the source of all our finances
- What is in our HOA's best interest to allow it to maintain our community as the place we all want to live
- What provides the most flexibility in dealing with the inevitable unknowns in our community's future

continued on page 2

Like What You're Reading?

We hope you are enjoying our revitalized newsletter! We appreciate all the positive feedback. An editorial board is evolving to collect articles each month, and volunteers are invited to join us in the fun! There is no minimum commitment, just a willingness to work cooperatively with other volunteers and follow the guidelines established for the newsletter (see the website). The editorial board is meeting the first Wednesday of each month to plan the next month's issue.

If you want to learn more about the upcoming meetings – **October 4** and **November 1** – email sp2hoa.newsletter@gmail.com.

Please note that the new management company – MSI – has told us it plans to mail its newsletter to our community one time soon. One service they offer is to produce our newsletter every month – for a price. The newsletter you are reading is free to our community: Colorado Lasertype sells advertising to pay for layout and printing; we just pay for postage to mail it out.

Eighty percent of the respondents in our recent survey said this newsletter is their primary source of information. What an opportunity for the newsletter to make a positive difference in our community. Come join us!

— **By Your Newsletter Volunteer Staff**

Declarations Changes, Assessment, *continued from front page*

The conclusion we reached, and the process we are recommending to you, is the CCIOA method as set forth in the Colorado statutes and in the existing draft of the governing documents. (Remember that the 2024 budget must be based on our existing documents until they can be changed, which can't happen until next year.) Each year the board will prepare a draft of the following year's budget and present it to you, the owners. You can vote for or against it, but this gives you the most power, in that you can veto any budget the board presents to you if more than half of the owners (or 275) agree. Then a new budget must be created for your consideration. We believe any other method leaves you more vulnerable to rogue boards who might abuse other methods, not giving you recourse to make your concerns known or to force a change. In other words, you would have no veto power.

We'll be talking more about how this recommended change will impact future budgets as well as the HOA's long-term finances in the coming weeks.

— **By Lorraine List, Treasurer**

Difference Between Board and Property Manager?

The SouthPark2 Homeowners Association Board of Directors and the HOA's Property Management Company are two separate entities. They partner to serve the community. What are some of the differences?

HOA Board:

- Comprised of property-owners who usually live in the neighborhood
- Operates under Declarations (rules) that legally established SouthPark2 in 1982
- Volunteers, elected to 2-year terms, who serve the interests of all owners
- Establishes annual budget
- Authorizes Property Manager to pay bills
- Oversees care of common areas
- Promotes neighborhood safety
- Strives to protect, preserve and enhance the value of the physical property
- Establishes rules and regulations for residential conduct, including usage of common spaces, landscaping standards, etc.

Property Management Company:

- Outside vendor contracted by the HOA
- Acts as an agent of the HOA corporation
- Maintains the HOA's website
- Collects homeowner dues
- Handles HOA bill-paying for utilities, landscaping, maintenance, etc.
- Assists in the board's day-to-day operations
- Provides direction and recommendations to the board
- Implements rules at the board's direction
- Formerly Centennial Management, as of October 1 it is MSI –Professionals in Association Management

SouthPark 2 Board of Directors

www.southpark2-hoa.org

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
 David Groat, At Large..... sp2hoa.david.groat@gmail.com
 Gary Hubbard, At Large..... sp2hoa.gary.hubbard@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, Professionals in Association Management
 303-420-4433, info@msiho.com

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. All articles must be approved by the editor and are published as space permits. See the complete guidelines on the website at southpark2-hoa.org/view/newsletter-article-submission.



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

To find ad rates and discounts,

go to www.ColoradoLaser.com

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.

Home Improvements? Notify The HOA

Your ACC (Architectural Control Committee) would like to remind all of SP2 that as a covenant controlled community, all exterior changes and modifications must have an ACC request submitted to the Property Manager. MSI's phone number is 303-420-4433 and their email address is info@msiho.com. Certain items are essentially notifications and are approved rapidly, within a day or two. Examples are:

- Roof replacement using current approved materials found on our website.
- Painting your front door a color from the approved list.
- Replacing gutters that match the trim color.
- Window replacements that are similar in appearance with matching grids.
- Painting your home.
- Installing solar panels.

All exterior work requires ACC notification. Some requests require committee review and approval. The committee meets the second Thursday each month to discuss requests. We also understand scheduling urgency in some situations and do our best to expedite requests between regular meetings. Examples are:

- Adding or Changing exterior lights; alley or front.
- Installing additional windows.
- Replacing or relocating an air conditioner.
- New skylights
- Patio modifications, concrete, fence or pilaster work.

MSI this month will be apprising owners how to use its app to make requests. Your cooperation is needed as we all seek to maintain the aesthetics of our lovely community. Actions with-

out proper ACC requests and approval places you at risk and responsible to bring into compliance.

— David Groat, ACC Chair

Ayars Joins Board

Ken Ayars has been appointed to serve a vacancy on the Board of Directors. Ken and his wife of 55 years, Carol, have lived in SP2 since 1995 and lived in Littleton since 1972. They raised three children here. Ken is originally from St. Louis, Missouri and is a retired CPA. From 2015 to 2018 Ken served on the SP2 Board and he is a current member of the SP2 Finance Advisory Committee. He looks forward to serving on the Board again and working with SP2 residents to do what is best for the community.



Three board positions will be opening this fall as terms end for Julie Armstrong, who has been serving as secretary, and Kolette Nelson, who has served as vice president. David Groat has resigned his position. Voting for all open positions will take place during the fall Annual Meeting, November 14 at 7 pm in the Clubhouse. We encourage SP2 homeowners who live in our neighborhood to apply. You can submit your resume to Board President Margot Langstaff at sp2.hoa.margot.langstaff@gmail.com.

— By Marilyn Bruce, Newsletter Editor

METRO DENVER
FARMERS' MARKET
MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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Landscape Updates

This is the season for breathtaking color! If your pots are looking a bit tired, replant them with cool season flowers, such as pansies, snapdragons, ornamental cabbage and kale. They will do well until the frost and most likely are on sale at the nursery. Stroll around our community where we have many trees displaying beautiful fall colors.

We would like to clarify the duties and responsibilities of the landscape committee. Our mission is to assist and advise the board of landscaping issues that impact our community, and to promote and enhance the beauty of SP2. Initially, the committee focused on setting up the structure, processes and procedures for the committee, guidelines for mulch beds, establishing the resident responsibility for mulch beds program, and starting a juniper removal program. The committee has evolved. We now have our own budget, and are actively involved in setting priorities, planning for areas that need improvement, and assisting residents with mulch bed plans. We are still removing junipers, and adding new plants.

We advise the board on tree plantings and turf replacement, but we don't have any control over or responsibility for problems with the grass, sprinkler system, or the trees. It is the responsibility of CDI to maintain the sprinkler system and SAV A TREE to handle tree issues. Residents may include us when reporting the problem, but all we can do is report it to the manager, also. The manager then contacts the appropriate company and they repair/ resolve the problem on their own timeline. What we can do is follow up on our frequent "walkabouts" to check that it was resolved. Keep us in the loop by emailing us at SP2hoa-lc@googlegroups.com.

— Val Witte, Landscape Committee

Letter From A Neighbor

Just bought one of Colorado artist Lois Barber's whimsical birds painted and mounted on small boxes to hang or stand up somewhere. I already have two of her bird boxes on my mantle, one yellow bird joyfully lifting off, another with two birds leaning against, and depending on each other – fine inspiration in my home! But this one is a raven that Barber said brought light into the world. I googled and found the Haida legend about the raven capturing a ball of light in his beak and dropping it to share light with the world. Hope my symbolic painted raven ensures continued light in my home!

When Martin, my Realtor, first introduced me to SouthPark, I was used to seeing dreary, dismal Denver basements and not much light upstairs. But one February afternoon, Martin brought me here to SouthPark where I was thrilled as this house glowed with light everywhere, even the basement! I told Martin this was the home I wanted, and I've lived happily here in SouthPark Sunniness for many wonderful years!

And now it's October, our beautiful SouthPark trees soon in Autumn Glory! Colorado Septembers and Octobers, with aspen glowing gold in the mountains, make us happy! But right here in SouthPark, our trees show off with oranges, rusts, reds – Autumn Heaven! I'm thrilled when I bravely fall into a big mound of leaves left by landscape crews, ecstatic as I look up at blue sky, while leaf-nestled in blissful peace! Leaf piles aren't just for kids! I delightfully crunch leaves on the sidewalks and along the leaf-filled gutters, kid-happy in Perfect October Paradise! So get out there, fellow SouthParkers!

— By Elaine Kallos



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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 to place an ad. To view our display ad prices, visit our website at 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

SouthPark Pet Portrait: Meet Abby

Hi. I'm Abby, and I'm a rescue. I live with my two moms, Kolette and Deb, along with my four-legged sisters, Kasey and Lily. I'm 11 years old, and enjoy being outside and riding in my front pack.

Introduce your pet in a future issue! Just send a clear photo to sp2hoa.newletter@gmail.com and tell us what you'd like us to know.



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- 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)

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.



303-931-5853
Jan, Jan@BaerRealty.com

Jan and David Baer,
Broker Owners, Baer Realty LLC
BAERREALTY.com

720-641-2026
David, David@BaerRealty.com



Doggie Swim 2023

Another great summer season came to an end September 5. The Doggie Swim was fun for every pooch and person who attended whether they were swimming or watching. Thanks to Gary Hubbard who arranged for the Kona Ice truck, and to Emily Valentine and the Pool Crew. They will continue to meet during the winter months to prepare for summer 2024. The Pool Crew is always looking for more volunteers. Email southpark2pool@gmail.com.

Apologies for any inadvertent mistakes by our amateur photographer. Want to see your pet in the newsletter? They can be featured in Pet Portrait. Send a pic and details, along with your name, to sp2hoa.newsletter@gmail.com.

— By Marilyn Bruce, Newsletter Editor



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7775 S Curtice Dr. Unit C: \$545,000

Updated 3 Bedroom Plus Loft, 4 Baths, Open Floor Plan, Finished Basement With Bath, Bedroom And Kitchen. Open Floor Plan, Fresh Interior Paint, New Roof, Includes All Appliances. 2125 Total Sq. Ft.

SouthPark Real Estate Update for October 2023

SouthPark Single Family Homes

	Up to 600,000	600,000–699,000	699,000–Plus
For Sale	0	0	0
Under Contract	0	1	0
Total Sold 2022	0	2	3
Total Sold 2023	0	1	5

SouthPark Townhomes

	Up to \$400,000	\$400,000–\$499,000	\$500,000–Plus
For Sale	0	1	2
Under Contract	0	0	2
Total Sold 2022	0	6	13
Total Sold 2023	0	9	9

*The information is based on MLS September 15, 2023
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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