

the SouthPark2 post

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

Littleton City Council 2025 Election: November 4

By Carol Ayars, SP2 Resident

Four Littleton City Council seats are up for election this fall: District I, District III, an At-Large seat and Mayor, which is also an At-Large Seat.

All Littleton residents may vote Nov. 4 for one of the two At-Large candidates and for the Mayor of Littleton. Residents in Districts I and III will also vote for one of the candidates running in the district in which they live. (SouthPark2 residents live in District IV.) Ballots will be mailed beginning October 10th.

So far, eight candidates are running for the four open seats, all of which have four-year terms. Get to know the candidates on Thursday, October 9th at Bemis Library, 6014 S. Datura St., Littleton during a 6 p.m. Candidate Forum – **MARK YOUR CALENDARS.**

In the meantime, you can find information about the candidates and election information at www.littletonco.gov/Government/Departments/City-Clerk/Elections/2025-General-Election.

HOA Board Meeting
Tuesday, October 14, 6 p.m.

Newsletter Committee
Thursday, October 2, 1 p.m.
2987 W Long Dr, Unit A

ACC Meeting
Thursday, October 9, 7 p.m.

Landscape Committee
Monday, October 13, 7 p.m.

*All meetings are at the Clubhouse
unless otherwise noted.
Residents are encouraged to attend.*



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

By Raina Brichetto, Newsletter Committee

Highlights of the virtual meeting not mentioned elsewhere in this newsletter include:

Call for HOA board candidates; send in your resume if you're interested; we need some new faces. ... The **Landscape Committee** will be walking the property with vendors seeking bids for juniper removal. We'll see how many we can tackle this fall based on the bids. ...

The **Pool Committee** commented that the pool monitor vendor was great, and we will be looking for a different pool company next year. ... The **ACC again stressed the patio lights rule** – not higher than the patio's lowest wall. And, please remember to get approval before you have exterior work done. ... The **Newsletter Committee** needs people, whether that means as committee members or as occasional article writers. ... The

continued on page 3

The Volunteer Powerhouse: Giving Back to Our Community

By Mike Goldberg, SP2 Vice-President

Our beloved SP2 community no longer grows in size, it is mature, landlocked and defined, BUT it is changing. When I moved here, most who lived and owned here were retired (or near retirement) and wanted an anchor of homelife that wrapped them in what was. They elected HOA boards that preserved this. In the years since, I have seen many more kids in the neighborhood, I've been pleasantly surprised by the diversity of those moving here and joyous at the kids playing in the grassy areas. I've met new parents, and I enjoy being and working with them, exchanging ideas and value judgments with them, and talking about our common wants for the future. We are concerned for those still arriving and for preserving our property values. An HOA must be concerned with what is for the greater good of the community and its future. As a result, we have an HOA board that wants to be by the community, for the community, and of the community.

Today's SP2 seven-member board is a new regime that has four vacancies in the next election. At the last election we voted in an entirely new board that shed the old anchors and is now down to four members of seven. There are four seats up for election in the next election and we want new younger people to fill those seats to preserve what should be kept and help guide us toward the change that our future demographics require. This is about planning for the future, not preserving the past, being part of the solution. Join and help shape a community that will meet your future needs.

Everything above regarding volunteering on our board is also true for our Newsletter, Landscape, Pool, Clubhouse and Architectural Committees as well. They too need members and importantly these committees are a big part of the board's eyes and ears in the community. To a great extent they are the board's sensory organs.

Please consider joining a committee or our HOA board. Your input is helpful and important. Please don't complain unless you are willing to help resolve the problem. Board members are not paid but do this as part of their civic duty.

Parking Reminder

Street parking in SP2 during the week requires a permit. Street parking hangers can be obtained at the Littleton Center, 2255 W. Berry Avenue. City of Littleton manages the parking permits for street parking. Residents can apply for these on the city's website. <https://www.littletonco.gov/Government/City-Permits-and-Licenses/Neighborhood-Parking-Permits>



Thursday = Trashday

Trash pickup in SouthPark2 is every Thursday and recycling pickup is every other Thursday. It's OK to mix paper, plastic, metal and other recyclables, but don't use plastic bags in the recycling bin. If you have questions or wish to arrange a bulk or special item pickup, visit the website at wasteconnections.com/denver or call 303-288-2100. Upcoming recycling dates: October 9 and 23. And, please, put your receptacles out Thursday morning so as not to attract critters, then take them in that evening.





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- Dryer vent cleaning



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✉: michael@firesidesweepsco.com

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.



SouthPark2 Board of Directors

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

Dan Trojan, President sp2hoa.dan.trojan@gmail.com
 Mike Goldberg, Vice-President sp2hoa.mike.goldberg@gmail.com
 Russell Luxa, Treasurer *email to come, until then, contact Donna LaWall*
 Connie McCord, Secretary .. *email to come, until then, contact Donna LaWall*

COMMITTEES

Architectural Control Committee
 TBD (c/o Donna LaWall) dwall@msiho.com

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

Newsletter Committee
 TBD sp2hoa.newsletter@gmail.com

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

NEWS ARTICLES

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

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

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, dwall@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.

Fly On The Wall, *continued from front page*

Clubhouse Committee appealed to the board to write TV how-to instructions for clubhouse renters. ... **Parking and towing** information is now on our website. ... President **Dan Trojan** has been working with two financial groups which will provide proposals for **investing our money**. For comparison, in 2024 our funds earned approximately \$10,000 in interest; estimates suggest we could be realizing \$4,000 to \$5,000 monthly. **Kudos to Dan!** ... The **website platform** that we now use with MSI is changing in the near future. Stay tuned. ... Charles Taylor Group has been approved as the engineering firm to examine the condition of our **retaining walls** and create a design plan. ... The board approved the repair or replacement of the remaining **185 lights**; McBride will finish many this year and the rest next year. ... The **Annual Meeting and Budget Presentation** will be held on the same evening – November 18 at 6 p.m. at the clubhouse. The budget proposal will be mailed to homeowners well in advance. ... **Painting SP2 handrails** has been added to the scope of work for painting firm **Helix**. The clubhouse will be painted the week of September 29, after the pool is closed. ... Advanced Concepts will handle our **snow removal**. ... I, Raina Brichetto, have been approved as an ACC member. ... Three bids have been received for **concrete work** (sidewalks and steps); the areas that are urgent and most important will receive attention first. ... And, as usual, check the website for last month's minutes.

Fall Gardening Pointers

by Val Witte, Landscape Committee Chair

Now that it's fall, there are a few things that should be done in our mulch beds. As our landscape company, Advanced Concepts, does not do these things, it's up to us, the residents, to help put the beds to bed for the winter.

Irises should be cut back to 2 or 3 inches above the ground. Bag the stems and stalks. Leaving them on the ground promotes fungus and looks untidy.

Peony shrubs should be cut down to the ground after the first frost. Again, take away the debris.

Any plants with spent blooms can be cut back. Black-eyed Susans and Clematis are examples. Sometimes people like to keep the stalks/flowers as they provide food for birds. It's your choice.

Mulch with gorilla hair if at all possible. If you can buy it but not spread it yourself, let the LC know and we'll help you with that chore. Wait until Advanced Concepts has blown away the fallen leaves before putting down mulch. It will compact during the winter and can be fluffed up in the spring.

If you have a mulch bed that needs some attention, and can't do it yourself, let us know and we will help if we can.

Hello Neighbors

by Donna LaWall, CMCA, MSI Property Manager

If we haven't met yet, I'm Donna LaWall, and I'm your new Community Manager. I look forward to working with you and supporting the community. The best way to reach me is by email at dwall@msiho.com or by phone at 720-974-4257. My regular hours are Monday through Friday, 8 a.m. to 5 p.m., and I do my best to respond to emails as time allows and return calls promptly. I'll also be working alongside Lauren to wrap up the remaining 2025 projects and will keep you updated as we move forward. If you have any questions, please don't hesitate to reach out at any time.

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SCAN TO VISIT US ONLINE



I've got 4 amazing group trips planned for 2026 and 2027!

If any of these adventures spark your interest, don't hesitate to reach out – I'd love to share more details with you.



Barbara Rudolf, Affiliate Travel Advisor
Barb@All-InclusiveVacations.com
All-InclusiveVacations.com

May 8 – 14, 2026: Holland, Michigan
 Tulip Festival w/ Mackinac Island

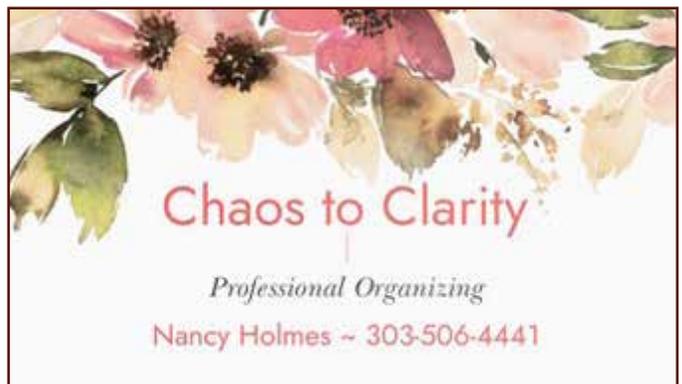
Aug. 2026: Scotland Experience
 featuring the Military Tattoo

Feb. 2027: Egypt with Collette

Aug. 2027: Victory Cruise on the Great Lakes

303.358.3410

I also specialize in individual travel adventures.



Cooler Temps in October: Nearby Events?

by Raina Brichetto, Newsletter Committee

All sorts of cool stuff happens in October (fall and Halloween), but the Calendar is on vacation. If you're missing all the good info usually found here, consider joining the newsletter team so the Calendar never goes on vacation again. Extra researchers/writers always are welcome!

EV Chargers Coming

Eight or ten EV charging stations are planned for the Costco on Mineral Avenue.

Need to Update Your Will?

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

Pickleball, Anyone?

By Steve Nelly, SP1 Resident

If you live in SP1 or SP2 and want to find a pickleball partner or become a fourth, join our email list. All levels are welcome. Express your interest by emailing DenverArea@hotmail.com.

Late Fall Is Gutter Attention Time

by Anne Strand, Newsletter Committee; content generated with ChatGPT assistance

Maintaining clean gutters is crucial for protecting your home from costly damage. Gutters direct rainwater away from your roof, walls, and foundation. When they become clogged with leaves, twigs and pine needles, water can overflow, leading to roof leaks, water damage inside your home, and even structural issues. The moisture can also foster mold growth which poses a health risk.

Clogged gutters are a breeding ground for pests like mosquitoes, rodents, and birds. Water that pools around your home foundation can lead to cracks, weakening the structure over time and potentially causing basement flooding.

Regular gutter cleaning, ideally once or twice a year, ensures proper water flow and prevents ice dams. Ice dams can cause significant roof damage if not addressed promptly. Last but not least clean gutters decrease fire hazards which is especially important in our dry area.

By investing a little time and effort into annual gutter cleaning, you can avoid expensive repairs and extend the lifespan of your roof and foundation to maintain a healthier living environment. It's a simple effective way to protect your home's integrity and value.

HAPPY HALLOWEEN SOUTHPARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



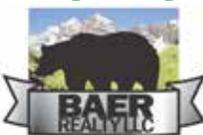
Excellent Real Estate Services,
Affordable "MATES RATES."
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SOLD BY BAER REALTY in Littleton 80120 in 2024/2025

2479 W Long Circle, WALDEN Model, Closed 3/29/24, \$850,000
2670 W Long Circle, HIGHCREEK Model, Closed 4/16/24, \$829,000
2450 W LONG Circle, TORREYS Model, Closed 4/30/24, \$795,000
7708 S Hill Circle, TORREYS Model, Closed 5/4/24, \$799,000
2993 W Long Drive #D, Closed 6/4/24, \$590,000
2901 W Long Circle #D, Closed 7/16/24, \$490,000
7273 S Sundown Circle, Littleton 80120, Closed 10/8/24, \$1,000,000
7611 S Bemis Street, Littleton 80120, Closed 10/9/24, \$1,160,000
7358 S Ridgeway Dr, Littleton 80120, Closed 1/31/25, \$710,000
2996 W Long Drive #D, Closed 2/3/2025, \$519,000
2980 W Long Dr #E, Closed 7/23/2025, \$529,500
2951 W Long Dr #B, Closed 9/3/2025, SOLD AS IS, Investor/Not in MLS

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.



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



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](http://NewsletterConnections.com).

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

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Aminals Petsitting Service. Bonded & ins. Current clients only. Call Nancy 303-335-6237.

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.**



SOUTHPARK HOME FOR SALE

7705 S Hill Drive, Littleton, CO 80120

Bright 4BR/2BA with vaulted ceilings, skylights, & double-sided fireplace. Oversized primary suite and finished basement. Enjoy greenbelts, tennis/pickleball, pool & trails - all with low HOA! Prime location near shopping, dining, light rail & highways.

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Welcome Home!

Contact Georgina Smith directly for a private showing at 720-301-8015

Pet Portrait: Happy

by Keith DuBay, SP2 Resident

Hello, I'm Happy, a 1-year-old golden retriever. My human, Annie, chose me because I'm perfect and named me that because I'm almost always a happy girl. When I met the pet reporter, I instantly worked my charms on him and brightened up his day. I know he thinks he's special to me but the truth is I love everyone – people and animals. I make my human laugh when I stick my whole head in the bowl when I drink and water gets all over the place. Try and catch me, you won't, because I'm young and faster than a superhero, never slowing down. We just moved to SouthPark2 and I think it's beautiful, but just wish we pets could jump in the pool on any hot summer day, not just for the end-of-season Doggie Swim. Let me in, I promise not to shake on you sunbathers.

Editor's Note: Keith loves to meet and interview the pets of SP2. If you'd like him to meet yours, just shoot an email to sp2hoa.newsletter@gmail.com and we'll set that up.



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



2292 W. Long Dr. Unit A: SOLD \$610,000

Popular Kingfisher Floor Plan, 4 Bedroom, 4 Bath, Open Floor Plan, Two Main Floor Bedrooms And Baths, Main Floor Laundry, Eat-In Kitchen, Private Upper Level Bedroom And Bath, Finished Basement Featuring, Bedroom, Bath, Family Room And Large Utility Room with Lots Of Storage. 2713 total Square Feet!

2881 W. Long Dr. Unit F: UNDER CONTRACT \$508,000

2 Bedroom, 3 Updated Baths Plus Loft Area, Major Renovation Including New Roof 2024, Fresh Interior And Exterior Paint, New Trex Deck, New Front Fence, New Plank Flooring, New Carpet, Updated Kitchen With Quartz Counter Tops, Refaced Cabinets, All New Sinks And Toilets, All New Appliances, 1823 total Square Feet! Seller Will Contribute \$8,000 Dollars Towards Buyer Closing Costs or Rate Buy Down At Closing On Full Price Offer.

SouthPark Real Estate Update for October 2025

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	2	0
Under Contract	0	0	0
Total Sold 2024	1	10	0
Total Sold 2025	1	5	1

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	2	3	1
Under Contract	1	2	1
Total Sold 2024	9	10	9
Total Sold 2025	8	8	6

The information is based on MLS September 15, 2025

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



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