



S O U T H P A R K 2 T I M E S

Garage Sale Coordinator Needed ASAP!

The SP2 garage sale is always a popular event. This year we still need a coordinator to make this fun occasion happen.

Karen Hawes has put together a complete turn-key packet of info and materials to make coordination a manageable, straightforward task. A timeline, signs, flyers and online announcements are already prepared and ready to go.

If you'd like to coordinate this year's sale for an early October Saturday, please email Karen at sp2hoa.Karen.hawes@gmail.com.

Next Board Meeting
Tues., Sept. 19, 2023, 7:00 p.m.

Next ACC Meeting
Thur., Sept. 14, 2023, 7:00 p.m.

Landscape Committee Meeting
Mon., Sept. 11, 2023, 7:00 p.m.

All meetings are at the Clubhouse

Pet Portrait: Meet Snoop



"Hi, I'm Snoop. I'm a Chihuahua, the SouthPark mascot. Steph and I walk almost every day.

Feel free to stop and say hello to us."

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

September 2023

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

The Fly on the Wall

By Susan Fornoff, Newsletter Task Force member

At press time, our volunteer Board of Directors was swamped with the business of hiring a new property manager and filling a vacant board position, both of which may be completed by the time you read this newsletter, plus finalizing revised governing documents and a 2024 operating budget. Meanwhile, we bring you notes from the board's latest open meeting, an August 15 Zoom call.

- Board president Margot named the three finalists for the property management contract: Advanced Property Management, Associa and MSI.
- Treasurer Lorraine List said the finance committee was working on two budgets, one under the existing formula for dues and an alternative under the proposed, revised governing documents. The team is also working on a five-year plan and she expressed concern about the reserves needed to compensate for deferred infrastructure expenses.
- Landscape Committee chair Val Witte said the community can expect to lose some trees now that the pesky emerald ash borer has been detected in Littleton. She also pointed out that, while CDI handles lawns and snow removal, the mulch beds attached to many homes in the community are not being cared for as they should be. She suggested separating mulch bed care out from the CDI contract and hiring landscapers who specialize in planting and plant care for that role. The Board liked the idea and asked her to research bids.

continued on page 2

Tip Us Off!

By Susan Fornoff

The July 8 hailstorm has sent many of us to our insurance companies, skylight specialists and roofers for repairs. Have you learned anything? For instance, one task force member was surprised to hear from her adjuster that he had seen hail damage even to impact-resistant roofs from this storm.

Help your neighbors out with a brief email to us at sp2hoa.newsletter@gmail.com. If you allow us to use your name, you may also recommend a company or contractor.

Note that neighbors' personal experiences that are shared in the newsletter are not endorsed by the SP2 HOA or the editorial board; you should always do your own research before hiring a particular vendor.



The Fly on the Wall, *continued from front page*

- ACC chair David Groat said his committee has been inundated with roof and skylight replacement applications and is happy to report that Owens Corning has ramped up supplies of shingles approved for use in SP2. (Those are Owens Corning Duration, Duration Storm or Duration Flex in the color Driftwood.)
- The ACC has observed that some residents violate guidelines unknowingly, so it is creating a new “friendly ask” letter that would give residents 30 days to explain or rectify violations.
- Plans to put a basketball hoop on one of the tennis courts hit a snag when it was discovered that the courts cannot withstand drilling. Although it’s not a slam dunk, proponents rebounded with alternative ideas for moving forward.
- Pool Crew chief Emily Valentine gave a shoutout to all the volunteer monitors who kept the pool open this summer. She reminded the Board of special events scheduled for closing day, Sept. 4, including the Doggie Swim Time at 6 p.m., and promised to start thinking now of fun events for next summer.
- Board member Karen Hawes announced that she is resigning.
- The Board opened the floor for comments and questions from community members before adjourning for a private meeting.

Garage Door Windows? Patio Lights?

By David Groat, ACC Chair

While roofs and skylights continue to dominate the Architectural Control Committee agenda, forward-looking discussions are also important as we consider improvements and alterations complimentary to our community.

Our committee charter seeks to preserve the inherent architectural and aesthetic quality of the Association. However, the committee feels this should also embrace changes and modernizing where appropriate. We love how our community looks but don’t want it to hold strictly to a ’70s or ’80s look. Our community was built, for example, without accommodation for air conditioning. The ACC needed to adapt by allowing space and provision for what some of us now consider essential!

This year we wrestled with patio lighting: Could we at some point become more lenient to lights above the fence line?

Possibly. More recently we are discussing whether it is time to allow garage doors with an option for windows along the top portion of the door.

Some will say that creates a checkerboard look in the alley – some units with solid doors while other doors have daylight panes across the top. Yet, we have a beautiful variance of building colors now plus many brightly colored front doors. Some will say what about security? Could someone (a very tall person) possibly see into my garage? Yet, area building trends tilt very much toward ambient light garage doors now.

Our meetings are open, second Thursday of the month, 7 p.m. Committees are a great, low-impact way to engage and meet neighbors. Watch for an opportunity to vote on permitting garage doors to add the option of top row windows!

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

Kevin Lavene
 Centennial Management Group, LLC
 P.O. Box 1539, Parker, CO 80134
kevin@centennialmanagementgroup.com
 720-528-8557

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@coloradolaserstype.com

To find ad rates and discounts,

go to **www.ColoradoLaserstype.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.

Letter From A Neighbor

By Elaine Kallos, Columnist

Poet Emily Dickinson wrote about a *winter slant of light* that oppresses. OK poem for winter, but I prefer a *September Slant of Light* which is golden, happier, and starts a most dramatic and beautiful time of year. Our SouthPark trees are varied, abundant and greet us with gorgeous autumn color here at home! While local leaves haven't turned yet – they wait to show off in October – September usually offers cooler days, a mellow month, and mountain aspen turning early. It's a September Serenity we don't get in summer when we're frantic to Go and Do! I want a peaceful September walk on the Highline where the trees ready themselves for their upcoming show and McLellan Reservoir glitters for background glamor. Or a cool fall walk along the Platte where gurgling streams and still-visiting ducks make me smile as I walk at river's edge.



We're lucky to be halfway between the Highline and the Platte, two close-by places for calming autumn respite.

I welcome the calm of September, a breather, a place of rest before the approaching hectic holidays and all else we face these days. The dirt mountain is gone so even Jackass Hill is finished, making driving around here easier. September soothes, quiets, slows me a little and I'm grateful. Doesn't September make you want to bake bread or drink cider? Or hike at close-by Roxborough with its own unique autumn beauty? Or walk at Lair O' The Bear to see autumn color opening its bright show among the largest number of deciduous trees in all the Jeffco Mountain Parks? We've got plenty of places to do September right including here at home in SouthPark! Here's to leaf crunching and happy looking up at our trees as September starts our autumn!

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On the Trail: South Valley Park

By Barbara Childs, Newsletter Task Force member

What a nice surprise it was after I purchased my SouthPark townhome to discover access to nearby trails. I was a regular hiker on trails other than 14ers. Now I am more of a walker, but there are still many options available. I am sure we all appreciate our access to the Highline Canal Trail and the Mary Carter Trail. Jefferson County also has many other nearby options.

One of my favorites is the loop trail in South Valley Park. Other paths are available within the park. The loop trail can be accessed from the south off Deer Creek Canyon Rd (from Wadsworth) or from the north via South Valley Rd. (from W. Ken Caryl). Parking is available at both trail heads. The loop is roughly 2.5 miles with very little altitude variation. It offers wonderful views, especially of rock formations. Little shade is available, so not a good walk on a hot day. Restrooms are located near parking areas and a picnic shelter is at the north trailhead. I recommend South Valley Park as a good, easy option not too far from home.

On the Trail is an occasional column from resident Barbara Childs. Barbara has lived in South Park for 11 years. In addition to hiking, she and her husband enjoy spending time with their three grandchildren who live in Littleton.



Mark Your Calendar: Theater, Music, Arts, Cars & More

9/2, Paris Market at Aspen Grove:

8am-2pm. Vintage. Artisan.

9/4, Final day for pool in 2023:

Kona Ice Truck selling yummy treats. 1 - 3 pm

9/4, Doggie Swim Time: SP2 Pool. 6 pm.

Bring your pup or just stop by to see the fun!

9/6, Bemis Library Senior Book Club:

1st Wed. of the Month. 1 pm. In-person or Zoom

9/7, Bemis Library Senior Social Club:

Weekly chat 9:30-10:30 am

9/8, Centennial Chalk Art Fest at Streets of Southglenn:

10 am – 9 pm. Sidewalk art, music and entertainment.

9/9, Littleton History Museum Vintage Baseball Game:

11 am – 1 pm. 1864 rules and uniforms. Free.

9/10, 40th Annual Colorado Concours d'Elegance & Exotic Car Show:

Arapahoe Community College, 9 am-3 pm. \$9

9/16, Little Jam Summer Concert: Sterne Park.

Deja Blue Variety 7 pc Dance Band. 6:30-9:30 pm.

9/16-17, Art on the Green in Curtis Park:

2349 E Orchard Rd. 10 am – 5 pm.

90+ artist booths, live music, food trucks. Free.

9/22-10/15, "All Shook Up" at Town Hall Arts Center:

Music and lyrics by the King of Rock N Roll, Elvis Presley.

If you'd like to add a community event to future calendars, email the info to sp2hoa.newsletter@gmail.com.

METRO DENVER FARMERS' MARKET MARKET ON YOUR CALENDAR

Saturdays

SOUTHWEST PLAZA

MAY 6 - OCTOBER 28
Southeast Parking Lot
Wadsworth & Bowles
8am-2pm or Sellout

Saturdays

LAKEWOOD

JUNE 10 - SEPTEMBER 30
Mile Hi Church
9077 W Alameda Ave
10am-2pm or Sellout

Sundays

HIGHLANDS RANCH

MAY 7 - OCTOBER 29
HR Town Center
9288 Dorchester St.
10am-2pm or Sellout

Wednesdays

LITTLETON

JUNE 14 - SEPTEMBER 27
Aspen Grove
7301 S. Santa Fe Dr.
10am-2pm or Sellout

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

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

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

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
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for Teen Services**

Help Build Beds For Children

J&K Roofing is hosting a bed build day with non-profit Sleep in Heavenly Peace (SHP), Denver chapter. This is a day to volunteer and have fun building beds for children in our community who don't have a bed to sleep in. Open to the public. No experience needed. Bring your family, neighbors, business acquaintances and friends. Saturday, September 16, at J&K Roofing headquarters, 13000 W 43rd Drive, Golden. You can donate or register online at <https://shpbeds.org/chapter/co-denver/>. Come join us. It's going to be a great day! "No kid sleeps on the floor in our town!"

HAPPY LABOR DAY SOUTHPARK! SouthPark Real Estate 101 SUPPLY AND DEMAND!



SOLD 5/26/2023 BAER REALTY SELLERS and BUYERS!
7703 S Curtice Way #D: \$529,000

SOLD 5/12/2023 BAER REALTY SELLER
7751 S Curtice Dr #A: \$585,000

SOLD 7/29/2023 BAER REALTY SELLERS
5730 S Bemis St (Old Town Littleton): \$694,900

If you are interested in a complimentary market valuation & consultation, please do not hesitate to give us a call.

**Thank you to our SouthPark Buyers and Sellers
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Landscape Committee Update

By Valerie Witte, Chair

We hope you have noticed that the clubhouse (right) and the area between 2872 and 2862 Long Drive have gotten some needed attention. Thanks to all the residents who agreed to water the new plants! Keep it going throughout the fall and winter. If you have any questions about the new plants, let us know.

I went to the garden store to buy mulch and found out that Gorilla Hair and Western Red Cedar are different. Both come from the same cedar trees, but the Gorilla Hair is shredded and the Red Cedar has more wood pieces. Gorilla Hair is the approved mulch for our community. As we refurbish and refresh various areas around the community, we are planting ground cover where appropriate. It reduces the need for mulch as it spreads, but this takes several seasons.

Please remember that if you would like to plant or remove anything from the mulch bed, you need to receive approval from the committee first. The mulch bed is community property, not our individual property. We want to make sure whatever



you plant is appropriate for the space, taking into consideration light, plant habits and our approved plant list. The form is titled Landscape Design Review Application. See www.southpark2-hoa.org/forms/landscape. The Committee will look at the plan and the space and approve it or make recommendations for changes as appropriate. This usually only takes a week or two.

Is there something about the landscaping you'd like to know about? We welcome constructive feedback and fresh ideas. You can reach us at SP2hoa-lc@googlegroups.com.

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HOMES LISTED/SOLD 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

SouthPark Real Estate Update for September 2023

SouthPark Single Family Homes

	Up to 600,000	600,000–699,000	699,000–Plus
For Sale	0	1	0
Under Contract	0	0	1
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	1
Under Contract	0	0	2
Total Sold 2022	0	6	13
Total Sold 2023	0	9	7

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



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