

the SouthPark2 post

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

Ready For The Last Splash of Summer?

By Linda Julich, Pool Crew

Enjoy these last days of summer while the pool remains open through Sunday, Sept. 28, the day you won't want to miss, Dog Swim! Bring your water-loving pooch from 5:30 to 6:30 p.m., or just come and watch the pooches jump and swim in the pool. My dog neighbors, Rocky and Apollo, are already talking about it and are very excited.

Reminder that our last poolside Happy Hour of the season is Friday, September 19, from 5:30 - 7:30 p.m. BYOB and a snack to share. Remember, NO GLASS!!!

Big thanks to the Pool Crew for hosting the National Night Out, with special mentions to Sue and Dan Vogt for planning, organizing, shopping and delivering the BBQ. Dan was indeed the Grill Master, with expert assistance from Gary Hubbard. All on the pool committee helped, and everyone had a great time. Littleton Police arrived with balloons, swag and K9s! Live music, yummy BBQ food, cameo appearances by city council members – no wonder attendance was up from last year ... way up!

HOA Board Meeting

Tuesday, September 16, 7 p.m.

Virtual - watch for email with link

Newsletter Committee

Wednesday, September 3, 6 p.m.

2987 W Long Dr, Unit A

ACC Meeting

Thursday, September 11, 7 p.m.

Landscape Committee

Monday, September 8, 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 August Board Meeting

By Raina Brichetto, Newsletter Committee

Two dozen residents attended the clubhouse meeting. Highlights not mentioned elsewhere in this newsletter include:

The board has realigned roles following Norma Theisen's resignation: Dan Trojan remains president, Mike Goldberg is vice-president, Russell Luxa is treasurer and Connie McCord is secretary. Four vacant positions need filling; send in your resume if you're interested. ... Donna Lawall is our **new MSI property manager**. ... The board is consulting with financial advisors to **maximize interest on our reserves**. ... The Landscape Committee is seeking bids for **removal of 49 junipers** and rejuvenation of many mulch beds. ... The Pool Committee reminded us that the **pool monitors have limited hours** for the remainder of the season. ... Over 200 people attended National Night Out! ... The ACC again stressed the **patio lights rule** – not higher than the patio's lowest wall. The full Patio Lighting policy is among the PDFs on our website, under Resources/Architectural Control. ... The **clubhouse was vandalized**, resulting in its re-keying and a renewed priority in seeking bids for security cameras. ... MSI is securing engineering bids for **review of our retention walls**. ... **SP2 trees are on a three-year rotation**,

meaning each year about one-third of the trees will be extensively trimmed, with the remaining trees lightly pruned. ... Helix has been approved as the **painter for the clubhouse, 18 kiosks and several posts**. ... As usual, check the website for last month's minutes.



Sign Up For The Garage Sale and WIN!

By Susan Fornoff and Raina Brichetto, Newsletter Committee

Mark your calendar for the annual SP2 Community Garage Sale: Saturday, Sept. 27, 8 a.m. to 1 p.m.! And be sure to email to register by the end of the day Sept. 19 so you'll be eligible to win one of two \$25 gift cards to Safeway!

What's new this year? We're doing lots of publicity through social media and local newspapers, but we'd also like to give SP2 neighbors an early heads-up on what they might find with an email blast the week of the sale. So please fire off an email to sp2hoa.newsletter@gmail.com to register and list 3-5 special items, or even just broad categories of what you'll be offering.

We'll be posting signs that week, of course. Individual garages will have something eye-catching to attract lookers, and we hope to post maps showing which homes have emailed their intent to participate. There might even be snacks provided that homeowners can hand out to shoppers as they pop in to look around.

Fun stuff! Meanwhile, we've got more expert tips for you on Page 2. Let's make it a great day for all!

Garage Sale Pointers

By Marilyn Bruce, Newsletter Committee

Hopefully you followed the advice in the August newsletter and have started getting ready for the Sept. 27 garage sale. Here are a few more tips to help make it a great day for everyone.

- ✓ Having a partner or two is ideal, to help set everything up, work during the sale, clean up, and then take remaining items to a donation center.
- ✓ One person at the front can serve as cashier. Others stand near the center and back of the garage to answer questions and keep the tables tidy.
- ✓ Furniture can sell if it is clean, has never had pets on it and is marked low.
- ✓ Clothes do not sell very well unless they are considered specialty items or collectibles.
- ✓ Make a "Kids Pick One Item Free" box. Parents really appreciate it. And they will keep browsing while the kiddos are occupied!
- ✓ People are looking for bargains. Be ready to barter, and reduce everything to half-off a half-hour before closing.
- ✓ You don't want things to come back into your house. If they don't sell, they go straight to Goodwill (on County Line just west of Broadway), ARC (in the shopping center on Broadway south of Mineral) or other charity!

Finally, remember, any amount of money is more than you have now. Price accordingly!

Parking Reminder

Please remember, fire lanes/alleys are for loading and unloading only. No overnight parking. Littleton Police are ticketing violators. Per the Parking Enforcement Policy, towing and impounding at the owner's expense will be enforced. For more information, review the Rules and Regulations on our website, under Resources/Policies and Resolutions.



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: September 11 and 25. And, please, put your receptacles out Thursday morning so as not to attract critters, then take them in that evening.



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) dlawall@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 Susan Fornoff with fellow volunteers Marilyn Bruce, Raina Brichetto, Sarah Peasley and Anne Strand. 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, dlawall@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.

The House Finch Who Laid An Egg (or 4)

By Marilyn Bruce, Newsletter Committee

I found an empty nest on the third day of summer in a hanging basket I could see from my front window. A small greenish brown bird flew in and out of the basket. I decided I'd better take that nest out because once eggs are laid you legally cannot remove it until the hatchlings have fledged or the bird abandons the nest. But the following morning I found one small, light blue-green egg with tiny black and lavender spots about the size of the first knuckle of my little finger.

This small bird laid three more eggs over the next several days. She is a House Finch. Her mate has similar markings and a reddish cast to his head, caused by a diet of mostly seeds.

House Finches are native to the western and southwestern U.S. but spread when pet shops began to release them into the wild in 1940. They learned to adapt well to urban life and will nest in door wreaths, hanging baskets, climbing vines or under protective overhangs.

Couples remain together throughout the season and may brood two or three times. Both will work to feed and care for the baby birds. They're very social and have several identifiable cheery songs, especially clear in the morning.

Almost two weeks after the last egg was laid in our hanging basket, they began to hatch. The House Finch doesn't sit constantly on the nest like a chicken or duck. After sitting on the nest all night, she and her mate will meet in the morning on the pine tree and chirp away. During this time, they will find food to eat so that when one of them returns to the nest, they can feed the baby birds.



Photo By Pixabay

It was a challenge to keep our plant alive without disturbing the birds or the hatchlings. Good news: I discovered my plant had aphids, one of the few insects the House Finch will eat.

This story ends, naturally. Early on the morning of July 24, the first baby (aka "Big Baby") flew off. By that evening the nest had emptied, the chirping was over and we were, somewhat sadly, back to our peaceful summer days in SP2.

It's Always Turkey Time Now in SP2



Tom and Tina Turkey were the hits of the SP2 spring, making their home in the field and trees at neighboring Coventry Farms and flirting with each other all over our community. (See the June issue on our website for their full Pet Portrait.) Apparently, they found haven here, because Tina made the rounds all summer with 10, yes TEN, rapidly growing offspring. If you see them, don't feed them – not only are you breaking the law, you're creating a health hazard and no doubt tempting the local coyotes. Just say, "Gobble gobble!"

– By Susan Fornoff, Newsletter Committee

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Still Sizzling in September! Nearby Events

By Anne Strand, Newsletter Committee

9/5: **Historic Walking Tour, Downtown Littleton.** 6-7:15 p.m. Free but donations appreciated. You will learn about the history and architecture of various buildings as well as the people who owned them. Meet at Depot Art Gallery, 2069 W. Powers Avenue.

9/5: **The Long Run,** Colorado's premier Eagles tribute band at Aspen Grove, north of Alamo. Opens at 5 p.m., music from 6-8. There will be food trucks and the Barbox will have beverages for sale. This event is a fundraiser for Fishing the Good Life, a nonprofit supporting men's mental health through fly-fishing therapy, retreats and other programs.

9/5-14: **Littleton Restaurant Week.** Mark your calendars for this delicious opportunity to explore the city's vibrant food and drink scene. Try something new while supporting a small business and celebrating the flavors that make our community unique. Littletonbusinesschamber.org.

9/6: **Walk the Chalk.** Downtown Littleton, 8 a.m.-7 p.m. Witness sidewalks come to life with beautiful chalk art! Engage in various family-friendly, interactive activities and enjoy live music and art demonstrations throughout the festival.

9/12: **Boogie Machine** high-energy disco tribute band at Aspen Grove. Opens at 5 p.m., live music from 6-8. This band will have you dancing all night long to funky beats and feel-good anthems. Sparkles, bell-bottoms and platform shoes welcome! Food trucks, beverages for sale. Bring lawn chairs or blankets to plant north of the Alamo.

9/13: **Little Jam Concert at Sterne Park.** 5:30-8:30 p.m. Don't miss this incredible performance by Dance Machine! Food trucks, craft beer, wine, and bottled water will be for sale.

9/16: **Healthy Political Engagement.** 6:30-7:30 p.m. at Bemis Library in large meeting room. Colorado State Representative Gretchen Rydin, a skilled mental health professional and former Littleton City Council member, will lead an interactive conversation on staying grounded, connected and resilient in today's uncertain times.

9/20: **Paper Texturization Craft** at Bemis Library. 2-3:30 p.m. in large meeting room. Use provided materials to practice adding dimension and texture to paper crafts like journals, scrapbooks or greeting cards. Sew, glue, cut and paint!

9/20: **Scrapbooking in the SP2 Clubhouse.** 9 a.m. to 4 p.m. Bring your own water/soda, snack and basic supplies. \$10 per person. Please RSVP to stampkindness@gmail.com

9/22: **Active Minds: Winston Churchill.** 2-3 p.m. at Bemis Library in large meeting room. Program will explore his early life before becoming Prime Minister of England and one of the most important leaders of the 20th century, his years on the job and his lasting impact on his country and the world.

9/24: **Longer Tables Littleton.** 6-9 p.m. A mile of tables will stretch down Littleton's Main Street, inviting residents to take a seat, share a meal and build deeper connections. A feast will showcase locally sourced ingredients from Colorado farms, ranches and bakeries. To join as a diner, volunteer or sponsor, sign up at longertableslittleton.com. Free; donations encouraged.

HAPPY LABOR DAY SOUTHPARK!

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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

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.



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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.

A Sporting Change In Light Rail Routing

By Susan Fornoff, Newsletter Committee

Good news for Denver sports fans, bad news for theatergoers: RTD's D-line has been redirected to Union Station instead of 18th and California to accommodate the next phase of the Downtown Rail Reconstruction project.

The detour, forecasted to be operative until at least Thanksgiving Day, effectively restores the old C-line, which might be why it was received somewhat positively in RTD's survey of 99 riders. While 47 percent reported a negative impact from the redirection, 50 percent reported a positive impact and the other 3 percent reported no impact.

Sports fans can now take the D directly to the stops closest to Broncos, Rockies, Avs and Nuggets games. Theatergoers will have to transfer at Broadway to the H, or take the free mall ride from Union Station up to Curtis Street and walk south to the Denver Center for the Performing Arts.

*Outside the leaves on the trees constricted slightly;
they were the deep done green of the beginning of autumn.
It was a Sunday in September.*

—Ali Smith



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Pet Portrait: Hummingbirds

By Keith DuBay, SP2 Resident

We may be wild, but we are also SP2's summer pets after migrating up to 2,000 miles to bring joy and good luck to our friends here.

We know who you humans are by our excellent sight, especially if you feed and hang with us while we drink nectar from your flowers or simple syrup from your feeder. The ruby-throated hummingbird is one of three of us that live near Pet Reporter's house and return every summer. Pet Reporter can stand two feet from the feeder without making us nervous, because we recognize his and Mrs. Pet Reporter's faces.

After the weather warms up in spring, just give us a 4-to-1 ratio of water to sugar in a glass feeder and change it every two weeks. Colored sugar water, honey or other additives make us sick, as does rancid, old syrup that got baked in the sun.

Enjoy us because our life spans are just 3 to 5 years, sometimes up to 11. Watch us battle over the flowers and feeders, dive bomb at 50 mph and fly sideways, backwards and upside down. We're the only birds that can!



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

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SouthPark Real Estate Update for September 2025

SouthPark Single Family Homes

	Up to 700,000	700,000-900,000	900,000-Plus
For Sale	0	1	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	1	5	3
Under Contract	1	1	0
Total Sold 2024	9	10	9
Total Sold 2025	7	7	5

The information is based on MLS August 15, 2025
Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.



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