

New Owners

Bernie Dylla, 7713 South Nevada Drive
 Robert Bagnall, 2530 West Long Circle
 Alfa Beta Properties LLC,
 7780 South Hill Drive
 Jared Nielson, 7703 South Curtice Way D



National Farmers Market Week, August 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

National Water Quality Month

National Water Quality Month is dedicated to making the most of the relatively small amount of fresh water we have. Clean water is vital to our individual health, our collective agricultural needs, and our environment.

Next Board & ACC Meeting

August 21, 2023, 7:00 p.m.
 All residents welcome!

August 2023

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Neighborhood News

Hello fellow neighbors - we had another big and wonderful turnout for the July 4 neighborhood party this year, hooray! We've included just a few pictures capturing some of the many highlights. Thanks to everyone for using the new food reservation system, we had plenty this year. Also, a big thanks to the Catering Company, Cubs Q, for another year of delicious food.

The Social Committee appreciates everyone for coming out to celebrate and for helping to make the day such a huge success. Specific thanks goes to:

- SouthPark Board Members who helped with wristband distribution
- SouthPark youth who helped with emceeing the parade
- BBQ meal set up & clean up helpers and all the meal servers
- Kathleen Kelly, Shannon Elder, and Bob for amazing pool game emceeing & DJ'ing
- Parade and pool games judges
- The many SouthPark residents who volunteered time and/or donated items

Special shout out to the parade winners and congratulations on a decorating; it was a job well done!

5 & Under: Cooper, Nila & Nora, Calbeck Family, Freya

6-8: James, Magnus, Sofia, Willow

9 & Up: Samantha, Reese, Meredith, Brode

It really does take a village - thanks again to everyone for coming out to celebrate and for helping to make the day such a huge success! The Social Committee is always recruiting new members and we're especially hoping to bring on parents of younger children. Please contact Tracy Cass if interested at cass185@comcast.net. We are a fun committee with seasonal work, only twice a year!



Brake Safety Week, Aug. 20–26.

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

This Space Intentionally Left Blank for Teen Services

SouthPark Homeowners Association

2801 W. Long Drive • Littleton, CO 80120
clientcare@amihoa.com
www.southparkhoa.com

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Architectural/Covenant
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Clubhouse, clientcare@amihoa.com
Jo Ann Patterson, Karen Smith, Patty Horvath

Recreation, (email: clientcare@amihoa.com)
Andrew PittsChair
Dalena Hogan, dalenajjuiceplus@gmail.com, Pool Parties

Social: Tracy Cass, Susan Dold, Julie Ley, Melanie Geary
..... Co-chairs

Grounds Maintenanceclientcare@amihoa.com
John Obourn.....Chair
Jerae Steggall Electric

Newsletter:
Michelle Buckalew*editor@southparkhoa.com*

Website:
Dave Rosenthal*editor@southparkhoa.com*

Men’s Night Out
Ed Spencer, 720-982-7247, spenex@yahoo.com

Dolphins Swim Team: Jessica Jimerson, Julie Roos,
Laverne Hay and Wendy Davydov
southparkdolphinsparentrep@gmail.com

News Articles

The deadline for news articles is the 20th of the month before the next month’s issue. Please email news articles to the editor at **editor@southparkhoa.com**. All articles must be approved by the editor for publication, or as space permits.

Trash & Recycling



Trash pickup is on Monday. Recycling pickup is every other Monday. All recycling dates are posted on the SouthPark website. Recycling is included in your trash pickup at no additional cost. Please use the recycling bin provided by Waste Connections. Mixing paper, plastic, metal, etc. is allowed. Don’t use plastic bags. For questions regarding your trash or recycling service, please contact **Waste Connections at 303-791-3827 or www.wcdenver.com**.

Recycling Dates: August 7, 21

SouthPark Online Resources

Please visit www.southparkhoa.com for community news, contacts, recreation and clubhouse information, neighborhood events, vendor directory, and more. To pay HOA dues, view financials and board minutes, and manage ACC requests, please visit www.amihoa.com.

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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@coloradolasertype.com**
To find ad rates and discounts,
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and click on the “Advertising Rates” link.

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Take Steps To Prevent Emerald Ash Borer

Emerald Ash Borer has been identified and confirmed in Arapahoe County. Many homeowners have asked who the SouthPark HOA Board uses to treat the SouthPark community trees. Bailey Tree has provided quality tree service to SouthPark for many years, and they already have been treating ash trees in the community common areas for two years due to the imminent threat of Emerald Ash Borer. Common area ash trees in single family area (parks) were treated during summer 2021; townhome common area ash trees were treated in summer 2022. Single family common area ash trees will again be treated in August.

At the request of residents, the Board has reached out to Bailey Tree about Emerald Ash Borer treatments that could be offered to single family homeowners. Bailey Tree is able to provide residential service to single family homes. Their fees are based on diameter of the tree and how many trees are scheduled in our community when a crew is dispatched. One tree costs \$15 per inch diameter. In the event they are able to schedule many trees, their fees drop to \$12.50 per inch diameter.

To schedule a treatment, residents can contact Nico at Bailey Tree at scheduling.baileytreetrimming@gmail.com. For more information about Bailey Tree, visit baileytreetree.net.

Another resource is CSU-Extension Arapahoe County. For questions about Emerald Ash Borer as well as possible diagnosis and treatment options, contact CSU Extension-Arapahoe County at MasterGardener@arapahoegov.com or 303-730-1920.

Pool Closes at 9 p.m. Weekdays and Weekends; No Glass Allowed

Recently, there has been after hours use of the pool. The pool hours are 5:30 a.m. to 9:00 p.m., with unguarded lap swim hours from 5:30 a.m. to 10:00 a.m. Lifeguards are on duty 10:00 a.m. to 9:00 p.m. There is to be no use of the pool after 9:00 p.m. When the pool area is closed and there is unauthorized access that is considered trespassing.

Also as important as respecting the pool hours, please there should be NO GLASS within the gated pool area. Beer bottles were found in trash bins from Friday, July 21, guests. If broken glass is found near the pool it must be drained and cleaned; even a small fragment of glass can injure an adult or child walking barefoot. The Board appreciates everyone's cooperation in following the pool rules and maintaining a safe environment.



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News From The Board

COURTS

- The court gate has been fixed, and courts continue to see plenty of use. Pickleball is really taking off! Thank you to residents who are doing a great job keeping the courts clean.

POOL

- Signage with the correct pool hours (5:30 a.m. - 9:00 p.m.) and rules is in the works. The Board anticipates new signage to be up the first week of August at both pool entrances.
- Please keep the pool gates closed. We recognize that it may be a small inconvenience but open gates create a liability.
- Key cards for the pool gates have been issued to all residents who've requested them, so please use your key card to access the gates. Lifeguards are at the pool to maintain safety for those in the water; opening the gates distracts them from ensure the pool safety.
- Children under the age of 10 must be accompanied while at the pool. We are seeing children as young as six arrive at the pool unaccompanied and without key cards. We prefer not to send them home, but we will if necessary.
- To review the pool rules, visit: southparkhoa.com/pool

CLUBHOUSE

- New furniture is seeing more use. Rentals are up and the response from those using clubhouse has been positive.
- More repairs and remodeling are scheduled before the end of this year. Please ask one of our Clubhouse Committee members about what is in the works when you make reservations.

SOCIAL

- Many thanks to the Social Committee, Susan Dold, Tracy Cass, Julie Ley & Melanie Geary, for putting on a great July 4 neighborhood party. A record number of residents attended to enjoy food and fun. The next social event will be in December for SouthPark's holiday party.

GROUNDS

- The July 8 hail storm may have damaged lots of roofs and skylights, but our grounds came through much better than expected, mostly due to the regular pruning of common area trees. Also, last year's spring snow allowed mother nature to do an unscheduled heavy prune. Check out this picture of hail that one resident captured.
- SouthPark's common area turf has also weathered July better than expected and with far less watering than last year; the weekly storms have provided needed rain. The grounds have never been greener despite how little our irrigation system has been running.



continued on page 5

METRO DENVER
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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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News From The Board, *continued from page 4*

- JBK was busy in July maintaining grounds, trimming bushes, and they repaired/replaced our six backflow preventers. SouthPark's mow day is Thursday and the trash bin emptying for the six bins in common areas is Tuesday.
- The HOA Board is discussing mulch for common areas and should have a proposal in place to start installing it in August.
- JBK has inventoried SouthPark's metal edging in beds throughout common areas. The Board was surprised to discover that we have 11,000 feet of landscape edging throughout the community, much of it in need of replacement. This budget item will be discussed further at the August HOA Board meeting.
- Bids are being obtained for the repair/replacement of the brick facade at the picnic area above the kids playground.
- Thanks to Marilyn Mathewson for her efforts in making sure that the Clubhouse flower beds looked great for the July 4 neighborhood party. The bed has weathered numerous hail storms and the perennials planted continue to look great. Marilyn is looking for volunteers to assist with clean up and planting of additional flower beds at the entrances. If you have a little time to help out, please email AMI or a grounds committee member.
- Speaking of keeping the grounds looking nice, the Board encourages residents to continue picking up after pets. Neighbors and anyone using the common spaces appreciate the effort!

CONCRETE/ASPHALT

- Rose Asphalt & Paving finished replacement of the last townhome alley in July.
- Bids are being obtained for sealcoating of the Clubhouse lot and the townhome alley that was replaced five years ago.
- Bids are being obtained for the replacement of the lower Clubhouse lot as well as for crack fill on the asphalt walking path on the south end of Triangle Park.

DESIGN REVIEW

- ACC is in the process of drafting Artificial Turf Guidelines. Should you have comments, please send an email to AMI.
- New roofs! ACC expects to see plenty of requests over the next few months due to the last hail storm, and discussions are underway to streamline the approval process. When a roof is replaced, ACC approval is needed; however, replacing a roof with a "like" kind can be approved quickly if residents specify in their request that the new roof will match the old roof in style and color or even manufacturer and year (i.e., 30-, 40- or 50-year life). Please note: due to the expected high volume of applications for roofs, variances may take longer for approval.

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September ad deadline is August 15th

South Suburban Parks & Recreation Events

Visit ssprd.org for the latest events and news from South Suburban Parks & Recreation.

Annual Maintenance Closures at Recreation Centers

Each year, South Suburban closes its recreation centers to complete major projects and make improvements. While your local center is closed, passes and punches may be used at any other South Suburban recreation center. Learn more about the 2023 maintenance projects at ssprd.org.

Maintenance Week Closures:

- Lone Tree Recreation Center: Closed Aug. 7-11
- Buck Recreation Center: Closed Aug. 14-19
- Goodson Recreation Center: Closed Aug. 28-Sept. 1

Online Registration Open for Fall 2023 Classes, Events & Leagues

The South Suburban Fall 2023 catalog went live on July 18, and the printed version hit homes starting the third week of July. View and register for all fall programs at register.ssprd.org.

Public Hearings for 2024 Budget

Get involved and learn more about South Suburban's major goals for 2024! District residents are invited to provide input on projects and priorities at public hearings for next year's budget. The public meetings will be held in the Board Room at the Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) on the following dates:

- August 9
- September 13
- October 4

For additional information, call the South Suburban Administration Office at 303.798.5131, Monday-Friday from 8:00 a.m. to 5:00 p.m.

Lone Tree Pickleball Courts Open Soon

The six new pickleball courts at Lone Tree Recreation Center opened July 28. There will be no reservations for the first month, walk-up play only. After the first month, four of the six courts will be available for reservation, and two will be available for drop-in play. Grab your paddle and come play!

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Following 60+ days of record rain this past spring, Littleton experienced wild summer weather recently with a tornado touching down at C-470 and Santa Fe June 22nd, and with severe storms July 8th including golf-ball-sized hail and damaging winds up to 60 mph! SouthPark homeowners are now navigating insurance claims and obtaining quotes from contractors to repair damaged roofs, gutters, skylights, windows/screens, landscaping and tree damage.

This is a good time to remind everyone to consult with your insurance agents to make sure you have sufficient property homeowners insurance to cover replacement costs. Both SouthPark 1 and 2 property values have increased significantly during the past 3 years. The most valuable lesson learned from the Marshall fires in CO is that many homeowners were underinsured and the insurance coverage was not enough for them to rebuild their homes.

Always review and adjust your insurance on an annual basis. Make lists and take photos of all the improvements and updates you make to your home, and store this information in your Google drives or in the cloud.

Stay safe and here's to a great new school year!

If you are thinking of selling and would like a complimentary consultation, please call us, we're here to help you in any way we can.



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South Suburban Parks & Recreation Events

Visit ssprd.org for the latest events and news from South Suburban Parks & Recreation.

Upcoming Events

MUSIC ON THE PATIO: The Lone Tree Golf Club & Hotel and the South Suburban Golf Course host weekend Music on the Patio during the summer. Enjoy music from popular local bands along with food and beverage specials all summer long. These events are free, but space is limited. Tables available on a first-come, first-served basis. View dates and band schedules at ssprd.org.

YOGA IN THE PARK: July 25, Aug. 29. Join us, in partnership with RidgeGate, for FREE Yoga in the Park. No registration required, just show up and bring your yoga mat. Come enjoy the outdoors and get your zen on! Learn more at ssprd.org.

B.A.R.K. RANGERS: Saturday, Aug. 12, David A. Lorenz Bark Park, Monday, Aug. 21, Wynetka Ponds Bark Park. South Suburban is looking for canine ambassadors to become B.A.R.K. Rangers! If you and your best friend are interested, stop by one of our pop-up ranger booths to take the pledge. Your dog will get a certificate, as well as a badge to identify as a B.A.R.K. Ranger. Learn more at ssprd.org/Park-Rangers.

LITTLETON SYMPHONY ORCHESTRA CONCERT: Sunday, Aug. 20. Mark your calendars to close out Littleton's 2023 Western Welcome Week with a summer concert on the South Lawn at Hudson Gardens. The Littleton Symphony Orchestra will perform favorites by Copland and Williams and more.

Book Lovers Day, Aug. 9.

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

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South Suburban Parks & Recreation Events

Visit ssprd.org for the latest events and news from South Suburban Parks & Recreation.

South Suburban Race Series

Learn more and register for summer races at ssprd.org/raceseries.

PANCAKE STAMPEDE 5K: Sunday, Aug. 13
 Work up an appetite for a deluxe breakfast at the Pancake Stampede 5K! The race takes place on the Mary Carter Greenway along the South Platte River and is part of Littleton's Western Welcome Week celebration.

BLUFFS 8K TRAIL RUN: Sunday, Aug. 27
 Rolling hills and beautiful views are all a part of this challenging 8K trail run through the Bluffs Regional Park. The course is fine crushed gravel with some rugged, steep areas with breathtaking views along the route.

Concerts in Clement Park

Littleton plays host to Concerts in Clement Park, a series of FREE evening concerts on Thursdays at 7 p.m. Two Performances left at the Grant Family Amphitheater. Bring your family and friends to picnic in the park and enjoy this wide range of talent. Blankets or lawn chairs are allowed. No glass containers.

2023 Concerts In Clement Park schedule:

- August 3 — Michael Friedman Band
- August 10 — Lucky Catch

Parking is free, but please do not park at Columbine Library. Amenities near the Grant Amphitheater include restrooms, playgrounds, walking paths and picnic shelters.

Picnic Shelter rentals are available by calling 303-409-2600. If shelters are not rented, they are available on a first come, first served basis.

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SOLD: 7705 S Curtice Way #B	\$547,500

SouthPark Real Estate Update for August 2023

SouthPark Single Family Homes

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

SouthPark Townhomes

	Up to \$400,000	\$400,000-\$499,000	\$500,000-Plus
For Sale	0	1	1
Under Contract	0	2	0
Total Sold 2022	0	6	13
Total Sold 2023	0	7	7

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



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