

December 2023

Vol. 42 No. 12 • Circulation: 425

Calendar of Events

Holiday Party: Sunday, December 10th

New Owners

Robert Rentz, 7831 South Hill Drive
Joel Seidman, 7780 South Hill Drive

News From The Board

As approved at the October annual meeting, effective January 1, 2024, SouthPark 1 HOA dues will increase. The single family residence fee will increase by \$10 to \$145 per month; the townhome fee will increase by \$8.84 to \$218.84. The increases are necessary to cover the rising cost of services, as well as to fund HOA reserves.

Currently the Board is reviewing the reserve reports; more information will be provided to residents when the review is completed.

The Board would like to thank Patty Horvath for all the years of service on that committee!

Happy Holiday wishes to all SouthPark residents!



Next Board & ACC Meeting

January 14, 2024, 7:00 p.m.
All residents welcome!

Join Neighbors For The Annual Holiday Party On December 10th

HO HO HO from the Social Committee! It's time to tune up those holiday singing voices and get ready to spread holiday cheer! Join fellow SouthPark neighbors on **Sunday, December 10, from 6:00 - 8:00 p.m.** for the Annual SouthPark I Holiday Party at the Clubhouse.

We are returning to a pre-COVID party style by holding an evening event this year! Residents are invited to visit the clubhouse to enjoy a special event filled with:

- Pictures and time with Santa
- Sleigh rides
- Holiday sing-a-long with your favorite carols
- Warm drinks (hot chocolate w/toppings and apple cider) and sweet treats provided by the Social Committee

****Kids, wear your favorite holiday pajamas!**

Questions? Please reach out to Tracy Cass at 720-272-1563 or cass185@comcast.net. We look forward to seeing you there!

— South Park Social Committee

Outdoor Ice Skating Rinks

You don't have to hit the slopes to have some cold, wintery fun. Check out these rinks to get your ice skating fix.

RINK AT BELMAR, LAKEWOOD

Admission: \$10 (\$8 for kids 12 and under; seniors and children two and under skate free) or \$6 if you bring your own skates. Skate rental: Included in admission

Park in the lot at Teller Street and West Virginia Avenue. Even in the daytime, the

Rink at Belmar can get plenty of shade, so make sure you check the weather and bundle up. Extreme weather may close the rink, so check online or call ahead to make sure the rink is open as planned. Outdoor heaters and fire pits help friends or parents stay toasty. Admission is first come, first served.

SKATING IN THE SQUARE, ARVADA

Admission: \$10 (\$7 for kids 12 and under)

Skate rental: Included in admission

Take the G Line to Olde Town Arvada, and you'll find a cozy little skating rink in the square on 57th Avenue, between the library and the pedestrian mall. Pick up your skates at the nearby shed and take to the (synthetic) ice.

DOWNTOWN DENVER RINK, DENVER

Admission: Free

Skate rental: \$11 (\$9 for kids 12 and under; fourth graders skate free)

The downtown rink sits in Skyline Park, in the shadow of the Daniels & Fisher clocktower between the 16th Street Mall and 17th on Arapahoe Street. Open late on holidays and weekends, the rink offers concessions and locker storage for your belongings. Fourth graders skate free, and double-bladed skates are available in children sizes.

— In Part From <https://www.5280.com/best-places-for-ice-skating-in-denver/>

South Suburban Parks & Recreation Events

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

Recreation Center Winter Sale Starts Dec. 1

Save on your favorite fitness amenities, personal training sessions and more during South Suburban's Winter Sale! Discounted annual passes, punch cards, personal training sessions and Pilates Reformer sessions will be available at register.ssprd.org or at any of South Suburban's recreation centers from Dec. 1 to Jan. 3.

Buck, Goodson and Lone Tree Recreation Centers:

- \$50 off Youth, Senior and Adult Annual Passes
- \$100 off Household Annual Passes*
- 10% off 20 Admission Punch Cards
- 10% off 10 Packs of 60-minute Personal Training and Private Reformer packages

* Buck, Goodson and Lone Tree annual passes may be auto-debited over the course of three consecutive months.

Sheridan Recreation Center:

- 10% off all Annual Passes and 20 Admission Punch Cards

Winter Break Camps

Have fun and learn something new during winter break at South Suburban camps! Activities at full-day camps include games, crafts, swimming or ice skating, depending on location. Campers can also explore their favorite activities or discover new interests at one of our specialty sports, nature, arts or enrichment camps. Full-day licensed camps are available at Buck and Goodson recreation centers, Family Sports Center and the Sports Complex from Dec. 26-29 and Jan. 2 to 5 from 8 am-5 pm. Register for all camps at register.ssprd.org.

SouthPark Homeowners Association

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

Board of Directorsclientcare@amihoa.com
John Obourn..... President
James Wedding Vice President
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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 Pitts Chair
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..... Co-chairs

Grounds Maintenanceclientcare@amihoa.com

John Obourn..... Chair
Jerae Steggall Electric

Newsletter:

Michelle Buckaleweditor@southparkhoa.com

Website:

Dave Rosenthaleditor@southparkhoa.com

Men's Night Out

Ed Spencer, 720-982-7247, spenex@yahoo.com

Dolphins Swim Team: Gretchen Smith,

Lesley Donohue, Julie Roos, 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: December 11, 26

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.

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.

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, the publisher nor the authors intend to provide any professional service or opinion through this publication.

Homemade Candy Canes

These homemade candy canes are SO much better than store-bought, and so fun to make! Just make sure you have a stick of butter handy to keep your hands buttered for pulling so it doesn't stick to you.

Ingredients:

- 2 cups sugar
- 1/2 cup light corn syrup
- 1/2 cup water
- 1/4 tsp. cream of tartar
- 1 tsp. peppermint extract
- 1 tsp. red food coloring



How To Make:

1. In heavy-bottomed large saucepan or small pot, combine first 4 ingredients and stir until sugar dissolves. Cook, without stirring to hard-ball stage. (265 degrees.)
2. Remove from heat and add peppermint extract. Divide into 2 portions, and add coloring to one part. Pour out onto buttered cookie sheets. (Pour half onto one sheet, then add coloring to the rest and then pour onto second sheet.) when it's cool enough to handle, start pulling each part separately. (Best done with 2 people, but if doing alone, go back and forth pulling each.)
3. When you feel like you just can't pull anymore, form into ropes and twist them together. Cut into 8" lengths, form into the shape of candy canes, and place on lightly buttered platter til fully hardened.

This Space Intentionally Left Blank for Teen Services

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South Suburban Parks & Recreation Events

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

Hudson Holidays & Light Up the New Year

Hudson Holidays Nov. 24- Dec. 31

Light Up the New Year Jan. 2-28

Hudson Gardens

Experience the magic like never before at two new, spectacular light shows at Hudson Gardens! The first show, Hudson Holidays, will impose a sense of winter drama and feature appearances by Santa. The second show, Light Up the New Year, will feature an entirely new, immersive light display. Tickets now available. Learn more at HudsonGardens.org/holidays.

Cocoa and Donuts with Santa Saturday, Dec. 2, Buck Recreation Center

Santa is visiting Buck Recreation Center to share goodies and holiday cheer! This event is sponsored by the Littleton Rotary, and includes snacks, cocoa, and photos with Santa.

Visit register.ssprd.org.

36th Annual Craft Fair

Saturday, Dec. 2, Goodson Recreation Center

Shop for one-of-a-kind gifts and browse work from local artists! A variety of handmade items will be featured, including pottery, jewelry, holiday items and more from Colorado artisans. Admission and parking are free.

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Jan, Jan@BaerRealty.com

SOUTHPARK Properties SOLD by Baer Realty

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2783 W Long Dr #C, \$495,000, BAER REALTY Seller
2882 W Long Cir #H, \$450,000, BAER REALTY Seller
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)
7780 S Hill Drive, \$655,000, BAER REALTY Buyers

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.

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.

TUB TO SHOWER CONVERSIONS. November - December special. \$6,000 flat rate for labor. Call Joe 303-957-6291.

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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

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

OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

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

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LEE'S PAINTING - Complete Residential Specialists, Excellent Refs, 303-915-5586

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

DAN GRAY PAINTING 303-514-3232 Interior/ Exterior, Drywall and carpentry repair. Free est/ insured/30 years painting in Colorado.

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.

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An Extravaganza of Lights at Hudson Gardens

Now-Dec. 31, 2023 Walk through a winter wonderland of thousands of outdoor lights in Littleton. Explore the trails, where bursts of light and color wrap around trees and shimmer on bodies of water.

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South Suburban Parks & Recreation Events

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

Public Meeting for Ketring-Gallup Park Master Plan

The Ketring-Gallup Park Master Plan is taking its next steps, and the City of Littleton and South Suburban are seeking feedback on conceptual improvement plans. Community members are invited to a public meeting on Dec. 11 from 5:30-7:30 pm at Bemis Library to learn more. Can't attend? A virtual meeting will be held on Dec. 7 from 5:30-7:30 pm. Learn more about the master plan at ssprd.org/Master-Plan.

Parents Night Out

Friday, Dec. 1, Lone Tree Recreation Center

Friday, Dec. 8, Goodson Recreation Center

Parents can take the night off while kids enjoy a movie,

pizza and popcorn. Register at register.ssprd.org.

Polar Party

Friday, Dec. 8

Lone Tree Recreation Center

Enjoy a family-friendly holiday outing with crafts and an opportunity to have your picture taken with Santa. Beverages and snacks will be available, along with plenty of holiday cheer! Register at register.ssprd.org.

Holidays on Ice

Dec. 15-17

South Suburban Sports Complex

Experience holiday magic at South Suburban ice events! Glide on the ice with Santa and his elves at Skate with Santa

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For Sale By Terry Jenni And Associates!

2753 W Long Dr. Unit E: \$539,000

Updated 4 Bedroom, 4 Bath, Main Floor Laundry Room And Half Bath. Large Private Patio, Finished Basement Featuring Bedroom, Bath And Living Room. Includes All Appliances! 2228 Total Sq. Ft.

7761 S Curtice Dr. Unit B: \$526,500

Updated 2 Bedroom Plus Loft, 3 Baths, Private Cul-De-Sac Location, Open Floor Plan, New Skylights, New Roof Fresh Interior Paint, Private Patio, Partially Finish Basement With Ruff In For Bath, Includes All Appliances And Chair Stair Lift. 2150 Total Sq. Ft.

7775 S Curtice Dr. Unit C: \$539,000

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 December 2023

SouthPark Single Family Homes

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

SouthPark Townhomes

	Up to \$400,000	\$400,000-\$499,000	\$500,000-Plus
For Sale	0	0	3
Under Contract	0	1	0
Total Sold 2022	0	6	13
Total Sold 2023	0	9	13

The information is based on MLS November 15, 2023

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



Terry Jenni

Broker-Owner Since 1998

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www.terryjenni.com

