

February 2024

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Avoid Shipping Gifts Directly To The Clubhouse

For residents using the Clubhouse for baby and wedding showers, please request that gifts be mailed to your home and not to the Clubhouse. Committee members can't be responsible to secure the packages because they don't always see them on the porch. Thank you!

Reminder: Time To Take Down Holiday Lights

After the National Western Stock Show ended on Jan. 21, it was time to take down holiday lights and displays. Thank you to residents for making our neighborhood festive – we look forward to next year!

Speed Limit

The Board would like to remind SouthPark residents – especially our younger drivers – to comply with the 25 MPH speed limit. There has been an uptick in speeding and running the stop sign at W Long and Curtice. If the problem persists, the HOA will need to request more visits and speed control from City of Littleton.

It is never too late to be what you might have been. – George Eliot

Next Board & ACC Meeting

February 19, 2024, 7:00 p.m.
All residents welcome!

Dolphins Swim Team Looking For Assistant Coaches

Hey Dolphins – we're gearing up for an awesome swim season for 2024! We're looking for Assistant Coaches for this summer. Think you or someone you know might be great for the job? Read on!



Qualifications:

- Swimming experience
- Coaching or other relative work experience with 4-18 year olds
- In-depth understanding of all swim strokes, the mechanics of each, and teaching practices for each
- Be able to command the attention of all swimmers in a caring yet authoritative manner
- Balance the needs of all swimmers whether their goals are recreational or competitive in nature
- Be able to work well with parent representatives and swim team parents
- Be willing to have fun and be silly with swimmers
- Receive direction from and collaborate with head coach; work with head coach and assistant coaches as a team
- CPR, First Aid, Safe Sport, and Concussion Training is required and must be completed by the first practice. Coaches will be reimbursed by SP if hired.

To apply, please email southparkdolphinsparentrep@gmail.com. A parent representative will send you an application and then may contact you to set up an interview.

Clubhouse Committee Looking For Another Volunteer

Want to participate in the SouthPark community? The Clubhouse committee is looking for another volunteer. Please contact either Jo Ann Patterson or Karen Smith, or send an email to clientcare@amihoa.com.

News From The Board

The January HOA monthly meeting was held via Zoom due to inclement weather and numerous Board members being out of town. Thanks to those residents who joined online. The Board is discussing whether to have more Zoom calls during winter months going forward.

Thanks to Richard Hirschman for presenting his Reserve Report findings. Richard spent an hour reviewing the Common Reserve funding and answering questions from residents and the Board. He did not get into the Townhome Reserve funding. Both Reserve Reports have been posted to SouthPark's homeowner portal at southparkhoa.com. Log in to AMI, then click on Property Information under Community Information.

continued on page 2

News From The Board, *continued from front page*

COMMITTEE REPORTS:

Recreation: As we experienced warm and dry afternoons in December and January, the courts saw pickleball & basketball use. New brooms and a roller are on the way. The picnic area above the playground is in the process of being refaced; it's almost complete and looks great.

Pool: The Board is receiving bids from companies to re-plaster the pool prior to opening in May. Between recommendations from the Pool Committee (thanks Andrew), Perfect Pools, residents and the Reserve Report, this work is #1 on the list of expenditures for 2024.

Social: Thanks to everyone on the Social Committee who helped make the holiday party a fun event for the community, and thanks to those who attended! The clubhouse was beautifully decorated and a very warm place to gather on a cold night. The sounds of horses pulling the sleigh could be heard for blocks. It was a joy to see so many of the kids in SouthPark!

Clubhouse: The 2023 summary of clubhouse usage: we saw a total of 77 uses in 2023 (29 general uses, 19 by the Dolphins, 12 Board meetings, 8 Men's Book Club, 7 Ladies' Book Club, 2 SouthPark events). A 75" TV has been installed above the fireplace and has come in handy at HOA meetings and for those incorporating slide shows into their meetings. The bi-fold closet doors that are barely hanging on their hinges are scheduled to be replaced soon.


Grounds: JBK completed their final community clean up in December. Advanced Concepts has been out a couple of times to clear snow. Once cleared our walks have been drying fast and there are very few problem spots considering this time of year. Guidelines for clearing snow are general and can be modified depending on the type of storm, the time of the winter month and temperature. Our approved snow clearing policy is: one inch has Advance Concepts clearing the walks on the south side of W Long Ave, the shaded walk area across from the Clubhouse (W Long) and the walk along Mineral (to accommodate City of Littleton requests); two inches for the remaining sidewalks throughout the community; four inches for townhome alleys.

The dog bag stations continue to see plenty of use. The grounds look pretty good, so thank you to those who are picking up after their pets and allowing our grounds to stay nice throughout the winter! SouthPark went through more than 40,000 dog waste bags in 2023.

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: February 5, 19



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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SouthPark Homeowners Association

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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.

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.

South Suburban Parks & Recreation Events

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

2024 Spring Catalog

The South Suburban Spring 2024 Catalog is open for registration, and the printed version will hit homes in early February. View and register for spring programs at register.ssprd.org.

Summer Camp Registration

Registration for full day camps at recreation centers, the Sports Complex and Family Sports Center opens Feb. 1, and specialty summer camps registration begins Feb. 8. Don't delay, secure your spot for this summer! View and register for all summer camps at register.ssprd.org.

2024 Art on Loan Applications Open

Attention artists! Show off your work and bring art to community spaces with South Suburban's Art on Loan program. Selected sculptures will be displayed at Goodson Recreation Center or Hudson Gardens for a year, and artists will receive a \$500 honorarium for their display. Local artists are invited to apply for the 2024 program and must submit applications by March 11. Learn more at ssprd.org/News-And-Events/Post/20220.

2024 Matching Gifts Program

Each year, South Suburban's Matching Gifts Program helps individuals, neighborhoods, homeowner associations, sports groups, businesses and other organizations turn their ideas into reality. Applications for 2024 projects are open Feb. 1-March 1. Stay tuned for more information at ssprd.org.

Upcoming Events

Super Sunday Fun Run 5K

Sunday, Feb. 11, Reynolds Landing Park

Are you ready for some... running? Bring the entire family to run or walk before the big game and enjoy a post-race party at Breckenridge Brewery Farmhouse with \$1 off all beers. Show your team spirit and wear your favorite team jersey or attire. More information can be found at ssprd.org/RaceSeries

Someone Special Dance

Friday, Feb. 16, Goodson Recreation Center

Dress to impress and get ready to groove at the annual Someone Special Dance. Kids can bring their special person for a night of dancing, arts and crafts, light refreshments, and a photo booth. Register at register.ssprd.org.


Parents Night Out

Friday, Feb. 2

Friday, March 1

Lone Tree Recreation Center

Hey parents! Take the night off while your kiddos enjoy popcorn, pizza, and entertainment. Potty-trained children ages 3-12 can bring their coziest blankets and pillows and watch popular movies while supervised by trained childcare staff. Register at register.ssprd.org.



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South Platte Park Rentals

Open Feb. 12th, 2024

South Platte Park is an 880-acre natural area along the South Platte river with five lakes open to fishing, 2.5 miles of the Mary Carter Greenway Trail, and more than four miles of natural surge walking trails in forested wildlife habitat. The Carson Nature Center serves as an information center with naturalists on duty, and as the primary meeting point for programs and field trips. Online rental requests open Feb. 12, 2024. Visit the website below for a list of the available rentals.

—<https://register.ssprd.org/>



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Valentine's Bazaar

Aspen Grove, Littleton

Friday, February 9th from 4:00 p.m. to 8:00 p.m.

Includes FREE horse-drawn carriage rides.

Saturday, February 10th from 11:00 a.m. to 6:00 p.m.

Includes a special Pet photo with Cupid to benefit the Colorado Pet Pantry.

Valentine's BAZAAR is popping up for the first time ever in Littleton at Aspen Grove Center on February 9 and 10 for the love of all things local! This indoor market will feature 60+ carefully curated vendors with a focus on jewelry, confections, art, fashion, and other Giftables, along with tastings, live music and craft cocktails.

- **General Admission:** FREE Entry, All Ages!
- **Friday Night Happy Hour: Friday 4 - 6 p.m.** \$25
Two hours of bottomless beer and wine from 4-6 p.m. on Friday. Includes a Denver BAZAAR commemorative cup, and your choice of holiday shopping bag or lip balm.
- **Bottomless Mimosas: Saturday 11 - 1 p.m.** \$20
Includes two hours of Bottomless Mimosas, Denver BAZAAR commemorative cup, and choice of holiday shopping bag or lip balm.
- **Drink Token Package:** \$35
Valid any day, any BAZAAR location! Includes 5 Drink Tokens redeemable for any beer, cocktail or wine.

— <https://aspengrovecenter.com/>

Happy Valentine's Day, SouthPark!

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Jan, Jan@BaerRealty.com

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3001 W Long Ct #B, \$520,000, BAER REALTY Buyer
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



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Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. KSayles@plainstel.com

Kitchen and Bath Remodeling. Home repairs. Call Joe at 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.

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

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OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

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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.

National Love Your Pet Day

February 20th: National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.

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February Bird Walk With Front Range Birding Co.

February 24, 2024, 8:00 a.m.

Each month, we team up with an Audubon Master Birder from the Front Range Birding Company to discover the rich bird habitats of Hudson Gardens. You'll leave with insights into local wildlife, birding techniques, identification tips, and much more! Whether you are new to birding or an experienced birder, there is always something exciting to see through your binoculars!

This walk will be held outdoors, so please dress for the weather. Participants will meet in front of the Welcome Center by 8 a.m. Bring snacks, water, and a pair of binoculars.

Early registration is strongly encouraged as participation is limited. Class size is limited to 12 participants.

—<https://www.hudsongardens.org/event/>

Black History Month

February is Black History Month, a four-week-long celebration during which we shine a light on—and seek to learn more about—the people, events, experiences, and contributions of Black America throughout the past 400-plus years.



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

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7761 S Curtice Dr. Unit B: \$519,000 Pending Sale!

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: \$520,000 SOLD!

Updated 3 Bedroom Plus Loft, 4 Baths, Open Floor Plan, Finished Basement With Bath, Bedroom And Kitchen. Fresh Interior Paint, New Roof, Includes All Appliances. 2125 Total Sq. Ft.

2907 W Long Cir Unit A: \$519,000

Updated End Unit 3 Bedroom Plus Office, 4 Bath, Update Kitchen Including Granite Counter Tops, Custom Cabinets, Main Level Wood Floors, Finish Basement With Bedroom, Bath and Laundry, Includes All Appliances. 1825 Total Sq. Ft.

SouthPark Real Estate Update for February 2024

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	0	0
Under Contract	0	1	0
Total Sold 2023	3	6	2
Total Sold 2024	0	0	0

SouthPark Townhomes

	Up to \$480,000	\$490,000–\$540,000	\$540,000–Plus
For Sale	0	1	1
Under Contract	2	2	0
Total Sold 2023	7	7	7
Total Sold 2024	0	0	0

The information is based on MLS January 15, 2024

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



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