

Calendar of Events

Annual July 4 Party

New Owners

7765 S Curtice Drive A, Roger Hughes
7775 S Curtice Drive C, Catherine Greco
7707 S Curtice Way D, Steven & Sarah Brooks
Family Trust

Entering The Pool After Hours Is Trespassing

The neighborhood pool is one of SouthPark's great amenities. Pool hours are 5:30 a.m. to 9:00 p.m.; lifeguards are on duty from 10:00 a.m. to 9:00 p.m. Residents should be aware that the pool is under video surveillance 24/7, and Littleton Police will be called for those trespassing after 9:00 p.m.

National Parents' Day

National Parents' Day honors all parents on the fourth Sunday in July. No matter where our parents may be, this day serves to celebrate their important role in our lives.

In May we celebrated mothers, and in June we celebrated fathers. It follows that in July we can bring all our parents together and show them some appreciation all at once.

Parents play a vital role in the lives of children. From our birth, parents protect, teach, provide, and serve as role models. As part of a family, we look to them for guidance. We mirror their behavior and learn to be a core part of our communities.

Next Board & ACC Meeting

July 21st, 2025, 7:00 p.m.
All residents welcome!

July 2025

Vol. 44 No. 07 • Circulation: 425

Join Neighbors At The Annual SouthPark 4th of July Party!

SouthPark 1 residents are welcome to join neighbors at one of SouthPark's most time-honored traditions: the 4th of July celebration! We'll have a parade in the morning, a FREE catered BBQ meal at noon (reservations were required), and amazing pool games in the afternoon.

VOLUNTEERS NEEDED - SIGN UP USING THE QR CODE

The Social Committee relies heavily on volunteers to make the day a success so please volunteer your time and/or donate an item. There are many needs – both big and small – we hope you will consider at least one! Scan the QR code below to volunteer or donate on the Sign-up Genius page.



THE DAY WILL BE FILLED WITH FUN FOR EVERYONE!

9:00 a.m. Neighborhood Parade led by South Metro Fire Engine

Please arrive at the Clubhouse by 8:50 a.m. with decorated bikes, scooters, floats, dogs, etc. Fun prizes and treats for kids of all ages; SouthPark youth will run the show!

12:00 p.m. FREE catered BBQ Meal by Brad's Pit BBQ for SouthPark 1 Residents

Residents who made a meal reservation can pick up wristbands at the picnic table outside of the pool at the following days/times:

- Wednesday, July 2, 6:00 - 8:00 p.m.
- Friday, July 4, 10:00 a.m. - 12:00 p.m.

If guests were included in the reservation the \$5 fee can be paid at the time of wristband pick up. Residents must be current with HOA dues and show an I.D. with a SouthPark address when picking up wristbands. ****Please note, drinks will not be provided this year, so residents need to bring their own. ****

2:00 p.m. Pool Games

Games, relays, diving contests and more fun; prizes for winning participants!

Thanks to our amazing HOA Board and our community of volunteers, this celebration continues to be a success every year! The Social Committee appreciates your help! Questions? Please contact Tracy Cass at 720-272-1563 or cass185@comcast.net.

Clubhouse Volunteer Needed!

The Clubhouse committee is looking for a third volunteer. The overall time commitment is minimal. Anyone interested should contact Jo Ann Patterson or Karen Smith by sending an email to AMI at clientcare@amihoa.com.

Join The Neighborhood Scrapbook/Cardmaking Monthly Meeting

SouthPark 1 residents are invited to join a casual, no-frills scrapbooking and cardmaking group for all levels of experience. A few tools will be available to borrow and each person will receive one card kit to make. Otherwise, residents are encouraged to bring basic supplies. There will be access to electrical outlets for Cricut machines and hard surfaces to work on. Each person will have their own table/chair; please bring your own water/soda and snack. The cost of the clubhouse rental will be divided between attendees but no more than \$10 per person. RSVPS would be greatly appreciated to llafram40@gmail.com. Thank you to those who've joined so far!

Dates: July 12; August 23

Time: 9:00 a.m. to 4:00 p.m.

Location: SouthPark 2 Clubhouse

Float The Rivers And Creeks

By July, the Colorado rivers that are commonplace for tubing and kayaking have slowed down, transforming into a great spot for some lazy floating. With the summer heat at its highest throughout the low-elevation front-range urban corridor, consider heading out to Golden's Clear Creek, one of the most popular spots for tubing. Or, you can opt to cool down at Boulder Creek.

If you're intent on staying close to your Mile High residence, hit up the convenient South Platte River. If paddleboarding is more your speed, check out the Corn Lake, Island Acres, and Connected Lakes sections of James. M. Cobb Colorado River State Park.

—<https://www.uncovercolorado.com>

Trash & Recycling

Trash pickup is on Thursday (townhomes) and Friday (single-family homes). Recycling pickup is every other Thursday (townhomes) and Friday (single-family homes). 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: Townhomes July 3, 17, 31

Single-family homes July 5, 18; Aug 1



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.

SouthPark Homeowners Association

2801 W. Long Drive • Littleton, CO 80120

clientcare@amihoa.com • www.southparkhoa.com

Board of Directors clientcare@amihoa.com

President John Obourn

Vice President James Wedding

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AMI, 720-633-9722, clientcare@amihoa.com

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Clubhouse, clientcare@amihoa.com

Jo Ann Patterson, Karen Smith, Patty Horvath

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Andrew Pitts Chair

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

Grounds Maintenance clientcare@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: Lesley Donohue, Gretchen Smith,
Adrienne Thorpe, and Shannon Elder
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.

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.

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.



News From The Board

Pool - The Board works hard to maintain the pool, which is one of the most costly amenities in the neighborhood. Residents are strongly encouraged to adhere to the pool hours from 5:30 a.m. to 9:00 p.m. with lifeguards on duty from 10:00 a.m. to 9:00 p.m. Cameras are set up to monitor the pool 24/7; Littleton Police will be called for anyone entering the pool after 9:00 p.m.

Clubhouse - the Clubhouse committee is looking for another volunteer to replace Jo Ann Patterson who is stepping down. Thank you to Jo Ann for her efforts keeping the clubhouse running smoothly! Anyone interested should send an email to clientcare@amihoa.com.

Social - Join neighbors for the annual 4th of July party!

Grounds - The lower Clubhouse lot has been resurfaced and concrete replaced where needed. Utilities One continues to install fiber optic cable throughout the community. Although underground boring appears to be completed, irrigation lines continue to show water leaks. Residents should report irrigation line breaks to clientcare@amihoa.com when found.

Thanks to Marilyn Mathewson and her grounds helpers for their efforts planting flowers, cleaning up beds and addressing the long list of grounds maintenance reports from residents - we're working through them! JBK continues to handle the larger projects, including the turf areas that are being repaired in Triangle Park, along W. Long Ave. and the island at W. Long and Mineral.



Governing Documents - the last round of comments from residents are with Altitude Law. The Board will discuss the documents the first week of July. Thank you to those who emailed AMI with their comments!

On June 14, a group from SouthPark toured the Coors Brewing facility. Thanks to Chris Wooten for organizing the event! Nothing like touring a cool brewery on a hot day with beer tasting.

National Father Daughter Take A Walk Day, July 7

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity.

The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

TENNIS AND PICKLEBALL LESSONS FOR ALL AGES

My name is **Rick Escobedo** and I just moved into the SouthPark neighborhood. I've been coaching tennis and pickleball for 6 years and love to teach to all levels of students. I understand the importance of teaching adults and kids the fundamentals of the game, along with general core beliefs of being an athlete. Keeping lessons fun and exciting I apply "Teaching for Transfer" which allows students to draw from other sports they are involved in to help cross train and apply to tennis and pickleball. During the winter, I work at Keystone Resort as a ski instructor and lead trainer and just finished my 19th season.

Call 303-907-4477 for rates and to book a lesson.



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South Suburban Parks & Recreation Events

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

Fall Catalog:

Online Registration Opens July 15

The South Suburban Fall 2025 Catalog will go live on July 15, and the printed version will hit homes starting the third week of July. View and register for all programs at register.ssprd.org.

Splash Pass - There's Still Time to Save!

Enjoy unlimited admission to Harlow, Holly, Franklin and Cook Creek pools all summer long for an affordable price. Passes are available for purchase at register.ssprd.org and at South Suburban pools and recreation centers.

Jammin' July Fitness Class Challenge

Get a Jammin' July card from the front desk of any South Suburban recreation center or from a fitness staff member. Once you fill all of the boxes on the card by completing five fitness classes or personal training sessions, return your card to the front desk to be entered to win prizes! Learn more here.

Hiring for Summer/Seasonal Positions

Is your teen looking for a summer job? South Suburban is hiring for seasonal positions! A variety of options are available with flexible hours and great benefits. Visit careers.ssprd.org to view positions and apply.

South Suburban Sports Dome Touch-A-Truck Event

June 28: Touch-A-Truck is rolling back into the Sports Dome this summer! Bring the whole family to explore a variety of big trucks and specialty vehicles up close at this free, family-friendly event. As part of South Suburban's Pathways to Soccer Success program, Soccer Buddies and Premier Soccer Development Academy (PSD) will be hosting an open house inside the Sports Dome with fun, interactive soccer activities. Learn more at www.ssprd.org/News-And-Events/Post/20485.

Red, White & ROCK!

July 3: Celebrate our nation's independence with family and friends on July 3 at Hudson Gardens and groove to the smooth tunes of Yachty Got Back performing your favorite yacht rock tunes, followed by fireworks. Come and enjoy fun activities for all ages, delicious eats from local food trucks, and refreshing themed cocktails and beer for the adults. Come dressed in your best Captain's hat and nautical chic to celebrate Independence Day in style! Tickets available at www.tixr.com/groups/hudsongardens/events/red-white-rock--133983.



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South Suburban Parks & Recreation Events

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

Summer Beats Concert

July 8: Bring your lawn chairs and get ready to jam at a Summer Beats Concert, brought to you in partnership with RidgeGate! Enjoy free live music by Wash Park Band at Prairie Sky Park. Food trucks and activities start at 5 pm, and the band will hit the stage at 6 pm. Learn more at www.ssprd.org/News-And-Events/Post/20492.

Free Yoga in the Park

Belvedere Park | May-August, Last Tuesdays of Each Month

Hudson Gardens | June-August, Third Wednesdays of the month

Enjoy the outdoors and get your zen on at free Yoga in the Park events throughout the summer. These events are free, but registration is recommended to receive any event updates or weather cancellations. Register at register.ssprd.org.

Music on the Patio

Lone Tree Golf Club & Hotel and 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. Learn more at www.ssprd.org/News-And-Events/Post/20482.

Trivia Tuesdays at

South Suburban Golf Courses

Tuesdays: Test your smarts during Trivia Tuesday events at South Suburban golf courses! Rally your team and plan to join us to enjoy food and drink specials while you compete for prizes in trivia events on the first, second, and third Tuesdays each month. Learn more at www.ssprd.org/News-And-Events/Post/20413

First Tuesdays: Littleton Golf and Tennis
from 6-9 pm

Second Tuesdays: South Suburban Golf Course
from 6-8:30 pm

Third Tuesdays: Lone Tree Golf Club & Hotel
from 6-9 pm.

*Rest is not idleness, and to lie sometimes on
the grass under trees on a summer's day,
listening to the murmur of the water;
or watching the clouds float across the sky,
is by no means a waste of time.*

—John Lubbock



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Helping Colorado Pollinators And Wildlife With Native Plants

Pollinators have evolved to seek and find food from plants in their environment. They focus on certain colors, flower shapes, textures, and scents to find the nectar and pollen they need. Plants native to the Rocky Mountain west are naturally more attractive and important to the survival of our local pollinators.

Garden centers offer an amazing array of plants gathered from around the world and created by plant breeding facilities. Hybrids are constantly being created to offer different colors, different shapes, and different statures. Only some of these are important to the survival of key Colorado pollinators.

Pollinators require a constant supply of food, water, and shelter throughout their lifetime. A little advance planning will ensure that your yard provides these.

One key consideration is planting a mix of native plants that flower early, in the middle of the summer, and later in the fall. This provides season-long nourishment. Many plants, including penstemons, bee balm, black-eyed Susans, and blanket flowers, are popular perennials that regenerate yearly from their root system or seeds broadcast after the flowers have faded.

The same native plants that support pollinators also feed and support our local birds and animals. Birds rely on native plants including blanket flowers, black-eyed Susans, sand cherries, choke cherries, lupines, and common yarrow for insects, nutritious seeds, and berries throughout the spring and summer nesting seasons.

Learning more about the relationship between plants and native pollinators is rewarding and environmentally valuable.

– John Ashworth, CSU Extension,
Denver Master Gardener since 2014

Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for the 2025 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place from 6:30 - 8 p.m.

- **Wednesday, July 9, 2025: The Ninety Percent 90s.** A 3-piece acoustic cover band covering the best and worst hits from the 90s.
- **Wednesday, July 16, 2025: The ThreadBarons.** A combination of Americana, folk, classic rock, folk rock, and garage rock.
- **Wednesday, July 23, 2025: Dakota Blonde.** Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or lightning near the Museum may cancel or delay a show for a short time.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

Spend A Day At The Beach

Many reservoirs throughout the state include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

–<https://www.uncovercolorado.com>

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Buffalo Bill Days

Dates: July 25–27, 2025, **Location:** Parfet Park, Golden

Buffalo Bill Days is a historic festival dating back to the 1940s, celebrating the legacy of William F “Buffalo Bill” Cody. The event features a variety of activities, including the “Best of the West” parade, live music performances, an arts and crafts festival, children’s activities, and more.

FESTIVAL HIGHLIGHTS

- “Best of the West” Parade
- Muttin Bustin
- Arts & Crafts Festival
- Live Music

PLAN YOUR VISIT

Festival hours are Friday: 5-10 pm, Saturday: 10 am-10 pm, and Sunday: 10 am-5 pm. Free parking options include satellite lots with free shuttles, and public transportation is encouraged.

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Berry Trifle

8 to 10 servings; Total Time: 30 mins

INGREDIENTS

- 1 angel food cake, cut into cubes
- 3.4 oz box instant vanilla pudding mix
- 2 cups cold milk
- 8 ounces cream cheese, at room temp
- 1 cup powdered sugar
- 8 ounces Cool Whip
- 2 pints blueberries, rinsed
- 2 pints strawberries, rinsed, hulled and sliced



INSTRUCTIONS

In a small bowl, combine the vanilla pudding mix with the milk and whisk for two minutes; set aside.

In a large bowl, beat the cream cheese on medium speed until smooth and creamy, 2 to 3 minutes. Reduce the speed to low and gradually add the powdered sugar. Once all of the sugar is incorporated, increase the speed to medium and beat for 1 minute, or until thoroughly combined and smooth.

Add the prepared pudding to the cream cheese mixture and gently fold and stir with a rubber spatula until completely combined. Add the Cool Whip to the bowl and fold it into the mixture until no white streaks remain.

To assemble the trifle, alternate layers of angel food cake, blueberries, the pudding mixture, strawberries and so on, until you get the top. Add a final layer of the pudding mixture, then arrange the remaining strawberries and blueberries in a decorative pattern. Serve immediately or cover and refrigerate until ready to serve. This is best served within 24 hours of making it, but leftovers can be stored in the refrigerator for up to 3 days.

—<https://www.browneyedbaker.com>



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This Space Intentionally Left Blank for Teen Services

Additional Places to Recycle

- **Rooney Road Recycling:** Schedule an appt, Wednesday or Saturday from 8am to 1:30pm
- **Green Sheen Paint:** 1055 S Jason St., Denver, 303-514-3955. Mon.-Sat. all day, 8am-4pm. Paint must be in original can w/ label attached. You can recycle oil, latex, stain and acrylic paints. No paint thinner or flammables. Aerosol cans: \$1/per.
- **AAA Propane:** 7405 W 44th Ave, Wheat Ridge, CO 80033, 303-425-7623. They will accept 20# & 30# tanks of any shape for recycling.

The summer night is like a perfection of thought.

—Wallace Stevens



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*All info current as of
MLS 6/16/2025*



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2479 W Long Circle, WALDEN Model, Closed 3/29/24, \$850,000
2670 W Long Circle, HIGHCREEK Model, Closed 4/16/24, \$829,000
2450 W LONG Circle, TORREYS Model, Closed 4/30/24, \$795,000
7708 S Hill Circle, TORREYS Model, Closed 5/4/24, \$799,000
2993 W Long Drive #D, RARE RANCH End Unit, Closed 6/4/24, \$590,000
2901 W Long Circle #D, BAER REALTY Buyer, Closed 7/16/24, \$490,000
7273 S Sundown Circle, Littleton 80120, Closed 10/8/24, \$1,000,000
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

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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.

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Arapahoe County Fair

Arapahoe County celebrates its Fair the last weekend of July each year at the Arapahoe County Fairgrounds at 25690 E. Quincy Ave., Aurora, CO 80016. The Fair is an incredible value for families looking for a full day of laughter and good wholesome fun.

The first Arapahoe County Fair was held in 1906, along the banks of the South Platte River within present day Littleton. The Fair is one of Arapahoe County's longest-standing community traditions. The County Fair has traveled to various locations including Deer Trail, Byers, Englewood and Littleton. The current location of the Arapahoe County Fairgrounds was commemorated in July of 2006, marking the 100th anniversary of the Fair.

The Fair continues to showcase the County's agricultural and western heritage through 4-H programming, traditional agricultural activities and entertainment. For the price of your admission you can also enjoy carnival rides, daily motor sports,

canine entertainment, BMX entertainment, trampoline entertainment, a petting farm and numerous other activities.

Don't forget to shop at the food vendors or stop by and check out our commercial vendors. Enjoy a beer or wine from one of our beer, wine, and spirits tents.

Fair Dates & Hours

TIME: 2025 Arapahoe County Fair Hours

July 24, 2025; 4 p.m.-Midnight

July 25, 2025; 11 a.m.-Midnight

July 26, 2025; 11 a.m.-Midnight

July 27, 2025; 11 a.m.-10:30 p.m.

*July is hollyhocks and hammocks, fireworks and vacations,
hot and steamy weather, cool and refreshing swims,
beach picnics, and vegetables all out of the garden.*

—Jean Hersey

Call Terry Today. Your SouthPark Real Estate Expert Since 1998!



SOLD!! \$598,000 7765 S. Curtice Dr. Unit A

End Unit, 2 Bedroom Plus Loft, 4 Baths, Open Floor Plan, With Lots Of Natural Light, Updated Kitchen And Baths, Main Floor Cherrywood Floors, New Roof 2024, Mountain Views.

7771 S Curtice Dr. Unit B: \$555,000 SOLD!

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

7775 S Curtice Dr. Unit C: \$520,000 SOLD!

2907 W Long Cir Unit A: \$525,00 SOLD!

- Vast knowledge of the SouthPark community, has enjoyed living in SouthPark since 1989.
- Understands and knows how to market the strong selling points of the different SouthPark floor plans.

SouthPark Real Estate Update for July 2025

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	1	1
Under Contract	0	1	0
Total Sold 2024	1	10	0
Total Sold 2025	1	4	0

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	3	2	3
Under Contract	1	2	0
Total Sold 2024	9	10	9
Total Sold 2025	3	4	5

The information is based on MLS June 16, 2025

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



Terry Jenni
Broker-Owner Since 1998
303-794-6932
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