

Calendar of Events

July 4 Party!

UNITED STATES OF AMERICA

25  **TH**
★ ANNIVERSARY ★

Stay Cool In The Pool And Follow Pool Rules!

The SouthPark 1 pool is one the neighborhood's best amenities. Residents are encouraged to review the pool packet available at southparkhoa.org. Also, see below for important reminders:

- Pool hours are 5:30 a.m. to 9:00 p.m.
- Lifeguard hours are 10:00 a.m. to 9:00 p.m.
- Restrooms are only open during lifeguard hours.
- The pool is monitored 24/7 by surveillance cameras. If you see anyone in the pool area after hours, please contact the City of Littleton Police Department's non-emergency number at 303-794-1551.
- Pool access for persons with disabilities is available through the lifeguards.

To schedule a pool party, visit the Pool Parties page (under the Recreation tab) on southparkhoa.com for details and to fill out the form.

Next Board & ACC Meeting

July 20th, 2026, 7:00 p.m.
All residents welcome!

July 2026

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Get Ready For The Annual SouthPark 4th of July Party!

Residents who live in SouthPark I are welcome to join neighbors at one of SouthPark's most time-honored traditions: the 4th of July celebration!

VOLUNTEER THROUGH THE SIGN UP GENIUS

We rely heavily on volunteers to make the day a success so please volunteer your time and/or donate an item. There are a lot of needs – both big and small – we hope you will consider at least one!



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 (hopefully) run the show!

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

Guests are welcome! The cost is \$5 which can be paid at the time of wristband pick up (see days/times below). For residents who RSVP'd, be sure to pick up your wristband as they are required to enjoy the lunch and are free of charge to SouthPark I residents. 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.

Wristband pick up times are the following:

(located at picnic table outside of pool area):

Wednesday, July 1, 6:00-8:00 p.m.

Saturday, July 4, 10:00 am-12:00 p.m.

2:00 p.m. Pool Games

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

Thanks to our amazing 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, 720-272-1563, cass185@comcast.net

Be Someone Day

On July 21, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child's life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone's eyes and begin to provide comfort. We can praise and honor someone who deserves it.

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 2, 16, 30
Single-family homes July 3, 17, 31



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.

*We're blessed with the opportunity to stand for something,
for liberty and fairness.*

*And these are things worth fighting for,
worth devoting our lives to.*

—Ronald Reagan

YOU ARE INVITED TO "MONEY 101"!

**Join us for a complimentary
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- College Funding
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**July 14th, 6:30 pm in Southwest Littleton
(C-470 and Kipling)**

**Call/text host Kristy Monroe at 720-248-7080 or
kristy@monroefinancialteam.com to reserve your spot!**

Bring a friend...You are our guest!



SouthPark Homeowners Association

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

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Michelle Buckalew editor@southparkhoa.com

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Dave Rosenthal editor@southparkhoa.com

Men's Night Out:

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

Dolphins Swim Team: Adrienne Thorpe, Shannon Elder, and Steve Laughlin; 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.



Train Rides In Colorado

Trains may seem old fashioned, but there's a reason they've held travelers' fascination since the 1800s. Take a step into the past and board one of Colorado's scenic train rides to see sights only reachable by rail. Carve through mountain gorges and find yourself hugging jagged cliffs on narrow gauge rails or traversing the banks of crystal-blue rivers and passing rushing waterfalls. These rails make exploring some of the state's most remote and untouched terrain accessible to all.

ROYAL GORGE ROUTE RAILROAD

Start & End Point: Cañon City

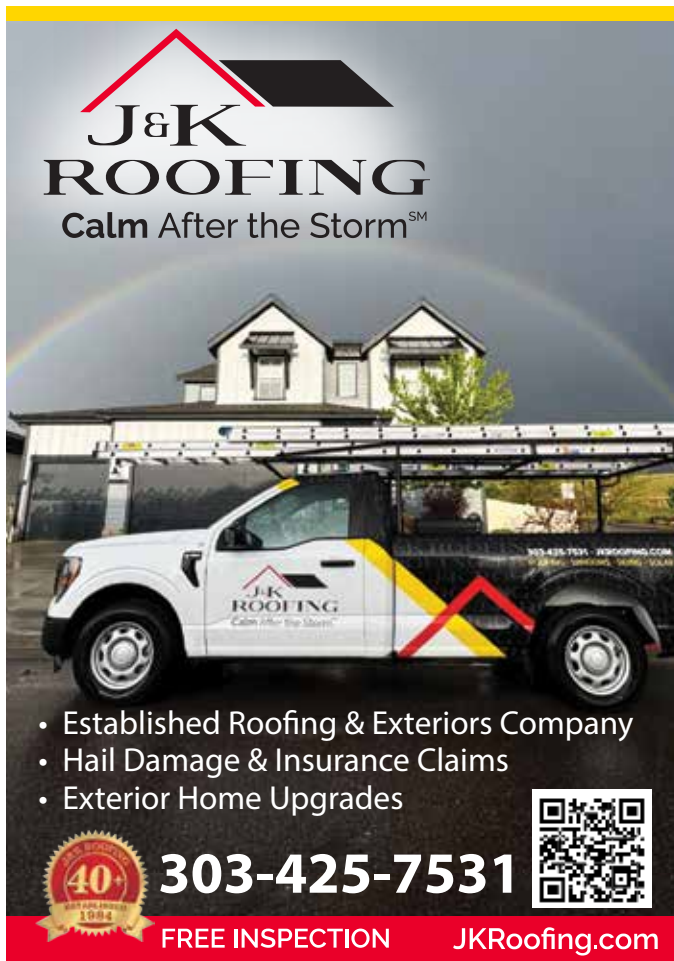
The Royal Gorge Route Railroad whisks you along the curves of the Arkansas River and past the 1,000-foot-high granite walls of the canyon the railway is named for. Book a Vista Dome seat for spectacular views out of the curved glass roof and enjoy a gourmet meal in first class accompanied by a well-curated wine, brew and cocktail list. The train's regular schedule runs year-round.

LEADVILLE, COLORADO & SOUTHERN RAILROAD

Start & End Points: Leadville and Climax

The Leadville, Colorado & Southern Railroad boasts the ideal route for seeing Colorado's vibrant wildflowers as it navigates hairpin turns along the upper Arkansas River Valley. Keep an eye out for Mount Elbert and Mount Massive, the state's two tallest peaks, as you listen to stories about Leadville's colorful mining past on this 2.5-hour round-trip journey. The train's summer schedule runs from late May to early October.

continued on page 6



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News From The Board

CORRECTION to the May newsletter: Thanks to Jim Becklenberg (Manager, City of Littleton), Gene Enley (Chief of Littleton Police Department) and Sam Mullins (lead for Special Task Forces) for attending our May HOA meeting and spending an hour addressing resident questions.

Open Forum - The Board would like to thank Greg Sullivan for providing an update at the June meeting on the Costco buildout.

Recreation - The pool required repairs to the water waste line in mid-June. Thanks to Bell Plumbing for getting all the repairs made without closing the pool, which allowed the Dolphins swim team to continue practices and the home swim meet to occur uninterrupted.

Social - We look forward to seeing neighbors at the Annual SouthPark 4th of July Party. Thanks to the Social Committee for continuing to organize this great event!

Grounds - Grounds are in maintenance mode for summer, which includes weekly mowing and irrigation repairs by JBK. If you see an irrigation line break, please call JBK at 303-751-0192.



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26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

South Suburban Parks & Rec Events

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

Route 66 Fitness Challenge

From now until Aug. 31, make every mile count on our trails, in our parks and facilities, and at our pools with the Get Your Kicks: Route 66 Fitness Challenge. As you log your progress, you'll travel the iconic Route 66 while learning fun facts. All participants will earn a medal, and the top 10 mileage leaders will take home a challenge t-shirt. Learn more and register at register.ssprd.org.

Save with Student Summer Memberships at South Suburban Recreation Centers

Students home for the summer can enjoy unlimited access to South Suburban's four recreation centers all summer long for an affordable price! Memberships cost \$105 for residents ages 16-25 and are valid through Sept. 7. View the eligibility requirements and purchase memberships online at register.ssprd.org.

Swim all Summer at Outdoor Pools and Save with a Splash Pass

Take advantage of unlimited admission to Holly, Ben Franklin, Cook Creek, and Harlow pools all summer long for an affordable price with a Splash Pass. Splash Passes can be purchased online at register.ssprd.org, through the Registration Office, or at any South Suburban outdoor pool. Find more information at ssprd.org/News-And-Events.

Movies on the Green at South Suburban Golf Course

On July 25, and Aug. 22, grab your picnic blankets and enjoy free, family-friendly movies on the green at South Suburban Golf Course. Featured movies include The Secret Life of Pets, and Honey, I Shrunk the Kids. Guests are encouraged to arrive at 8:30 pm to settle in before the movie begins at dusk. Food and beverages will be available for purchase on-site. Learn more at ssprd.org.

Summer Beats Concert Series

Bring your lawn chairs to Prairie Sky Park on July 7 and jam to tunes from the 80s by the Steve Thomas Band. Food trucks and activities start at 5 pm, and the band will hit the stage at 6 pm.

Music on the Patio at South Suburban and Lone Tree Golf Courses

Enjoy music from local bands every weekend at the South Suburban Golf Course and Lone Tree Golf Club & Hotel. Both courses will host live music on Fridays from 6-9 pm, with additional performances at South Suburban Golf Course on Sundays from 3-6 pm. These free events will feature weekly food and drink specials all summer long. Tables are available on a first-come, first-served basis. More details can be found at ssprd.org/News-And-Events.



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South Suburban Parks & Rec Events

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

Free Yoga In The Park

Take a breath of fresh air at free monthly outdoor yoga classes at Belvedere Park and Hudson Gardens! Bring your own mat to practice and unwind in the great outdoors. These programs are free, but reservations are strongly encouraged. Find more information on all outdoor yoga and register at register.ssprd.org.

Red, White & ROCK!

Celebrate our nation's independence with family and friends on July 3 at Hudson Gardens & Event Center. Celebrate America's 250th and Colorado's 150th anniversaries with activities for all ages, live music, and festive fun throughout the evening. Learn more and purchase tickets at hudsongardens.org.

Rose Garden Maintenance Mornings

Volunteers can help the War Memorial Rose Garden continue to thrive throughout the year by attending weekly Maintenance Mornings. On Saturdays from April-October, drop by from 8:30-10:30 to help pull weeds and tend to the flower beds. Whether you're a seasoned gardener or just enjoy being outdoors, your time and effort will make a big difference! No RSVP required. For questions please contact Lisa Howell at lihowell@ssprd.org.

Father Daughter Take A Walk Day: July 7th

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.



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This Space Intentionally Left Blank for Teen Services

Train Rides, *continued from page 3*

GEORGETOWN LOOP RAILROAD

Start & End Points: Silver Plume and Georgetown

Connecting the mining towns of Georgetown and Silver Plume, the Georgetown Loop Railroad was an engineering marvel of the 1800s. This short and sweet 2-mile stretch of track just three feet in width traverses through the steep and narrow canyon, corkscrewing through craggy rock walls and gaining more than 600 feet in elevation on four bridges. The railroad was one of Colorado's first tourist attractions, and remains a must-see destination for those seeking a taste of history, beautiful sights and breathtaking thrills. The Georgetown Loop's regular season runs April through October, but check their site for special winter holiday trains.

DURANGO & SILVERTON

NARROW GAUGE RAILROAD

Voted the No. 1 train in the country by USA Today readers in 2021 and 2022, this 1880s coal-fired, steam-powered locomotive runs 200 feet above the blue-green waters of the Animas River. As the Durango Train snakes along the river's banks and high canyon walls, expect views of majestic peaks, rushing waterfalls and remote natural areas like the Animas Gorge and San Juan National Forest. The 9.25-hour train ride includes a two-hour stop in the town of Silverton, or opt for the express ride at 5.25 hours if you're short on time. The train's regular season runs year-round.

continued on page 8

Happy 4th July #250 Birthday, USA!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



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SOLD BY BAER REALTY IN SOUTHPARK 2026

SOLD 7751 S Curtice Drive #F: \$540,000. Closed 3/30/2026

SOLD 7771 S Curtice Drive #A: \$529,000. Closed 4/3/2026

SOLD 2610 W Long Cir: Fremont SFH Backing to Lake, \$975,000.
Closed 4/17/2026

SOLD 2993 W Long Dr #A: \$590,000. RARE END UNIT RANCH.
Closed 6/26/2026 (As of MLS 6/11/2026)

**If you would like a complimentary consultation
regarding buying, selling, rightsizing, investing
or relocation, please do not hesitate to contact us.**



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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.

The American flag represents all of us and all the values we hold sacred. — Adrian Cronauer



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Train Rides, *continued from page 6*

THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

The Broadmoor Manitou and Pikes Peak Cog Railway — the world's highest cog railway — is easily one of the most famous Colorado train rides, with its apex at the 14,107-foot summit of Pikes Peak. Your conductor narrates the 9-mile journey with fun tidbits on area history and local lore, while you soak up views of sweeping plains and the Continental Divide. After snapping pics at the top of this Colorado fourteener, make sure you try a high-altitude doughnut at the Summit House, located in the Summit Visitor Center. The cherry-red railcars keep a year-round schedule but check for weather closures.

CRIPPLE CREEK & VICTOR NARROW GAUGE RAILROAD

Start & End Points: Cripple Creek and Victor

Clamber onto the open-air cars of the Cripple Creek & Victor Narrow Gauge Railroad, pulled by a 15-ton "iron horse" of a locomotive. Several stops along the route of this family-owned railroad provide views and photo ops of Pikes Peak and old mining camps, as well as the opportunity to hear the train whistle ricochet off the walls of Echo Valley. The 45-minute ride is fully narrated, with the conductor sharing wonderful facts about the history and scenery around Cripple Creek. The train's regular schedule runs rain or shine, from late May to early October.

—<https://www.colorado.com>

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—Harry S. Truman

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2811 W Long Dr Unit G, \$376,000 FOR SALE!

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2763 W Long Dr Unit B: \$498,000 FOR SALE!

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2821 W Long Dr Unit D: \$507,000 SOLD!

SouthPark Real Estate Update for July 2026

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	0	0
Under Contract	1	0	1
Total Sold 2025	1	5	1
Total Sold 2026	1	3	1

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	3	6	2
Under Contract	0	2	1
Total Sold 2025	12	10	12
Total Sold 2026	7	6	2

The information is based on MLS June 15, 2026

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



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