



November 2023

Vol. 42 No. 11 • Circulation: 425

Calendar of Events

Holiday party: Sunday, December 10

New Owners

Joel Seidman, 7780 South Hill Drive
Scott Vanderwal, 7766 South Curtice Circle



Holiday Party Returns To An Evening Event On December 10

HO HO HO from the Social Committee! It's time to tune up those holiday singing voices and get ready to spread holiday cheer! Please **save Sunday, Dec. 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

Two Board Members Voted In For New Terms

At the annual meeting on Oct. 16, Dawn Zilch and Marilyn Mathewson were re-elected and elected, respectively, for at-large SouthPark HOA Board member positions. Also, Jeff Hay was named to replace Jo Anne Patterson as Board Secretary; Jo Anne will stay on as a member of the Clubhouse committee. The Board thanks Jo Anne for her service and is greatly appreciative for all her work refreshing the Clubhouse furniture!

Gratitude is the ability to experience life as a gift. It liberates us from the prison of self-preoccupation.

— John Ortberg

Next Board & ACC Meeting

November 20, 2023, 7:00 p.m.
All residents welcome!

News From The Board

Thanks to all who attended the annual homeowners meeting on October 16 and to those who mailed in their ballots. We had a great turnout and easily achieved quorum this year!

As we rapidly move through fall towards winter, the SouthPark HOA Board greatly appreciates the vendors that made our community look so good all summer: JBK, our grounds and irrigation vendor, and Bailey Tree who handled our Emerald Ash Borer treatments and tree removal and pruning. Both JBK and Bailey Tree will work in SouthPark again next summer. As for winter services, Advanced Concepts will handle SouthPark snow removal for the 2023-2024 season. This is Advanced Concept's second season with SouthPark, and the Board looks forward to working with them again.

Residents enjoyed another successful summer at the pool and courts. Thanks to Perfect Pools staff for all their efforts to keep the pool open and enjoyable for residents. The Board is discussing re-plastering the pools next spring. It has been more than 10 years since the last re-plastering and the bottom of the main pool is showing its age. The courts continue to see plenty of use and the reservation system is working well. Thanks to all who are using the courts for keeping them clean!

The new playground is seeing more visits from our younger neighbors. As more new residents arrive with families, the playground is a busy place. Re-facing of the picnic area walls above the playground is being discussed for spring 2024.

The July 4 party was a huge success, attended by more residents than in past years. Plenty of food was ordered and plenty was enjoyed! Thanks to the Social Committee for putting on a great event. Next event...holiday party on Sunday, Dec. 10, from 6:00 - 8:00 p.m.!

The Clubhouse Committee was very busy this year managing clubhouse rentals and purchasing all new furniture and a TV! Our clubhouse looks great and rentals are increasing. Watch for even more improvements in 2024.

continued on page 2

News From The Board, *continued from front page*

The last townhome alley was replaced this summer (11 of 11) and the main Clubhouse parking lot was seal coated. The Board is discussing replacing of the lower Clubhouse lot in spring 2024, as well as applying more seal coating of townhome alleys. Regarding grounds, more light poles are scheduled to be replaced next spring, as well as irrigation station fixtures.

Roofs, skylights and paint requests continue to be submitted via ACC requests. Your ACC committee is reviewing and approving 20-30 requests per week. Thanks to all who have been submitting detailed requests with pictures! Having this detailed information makes the committee’s job much easier and requests gets approved much faster.

Board member and Treasurer, Dave Kramer, provided a summary of the 2024 budget and monthly dues increases. As our operating expenses increase annually, our reserve expenditures for 2024 and beyond also are projected to increase; therefore, more dollars are slated to be applied towards reserves in 2024 (50% of the monthly dues increase will go to reserves). An updated Reserve Report is in its final stages and expected to be presented to the Board for review and approval shortly. The report should be on the SouthPark website - www.southparkhoa.com - by year end.

Managing the SouthPark community is a team effort, and there are many residents to thank for all their support in 2023! A big THANK YOU to: HOA Board members: John, James, Dave, JoAnn, Dawn, Jeff, and Jeff; Committee members: Andrew, Dalena, Jerae, JoAnn, Karen, Patty, Dawn, Susan, Tracy, Julie, Melanie, Michelle, and Dave. Special thanks to AMI for all their efforts this year to make the Board and volunteer jobs easier. Also, a very special thanks to Dalena Hogan who is stepping down from decades of work on the pool committee. Dalena has managed pool party reservations for a very long time and her hard work will be missed. **Thanks Dalena!**

Lastly, a big THANKS to all residents who are picking up after their pets! The neighborhood has seen an increase in dogs in the community and a corresponding increase in dog waste bag use. We’re on track to go through 40,000 bags this year. Wow, that’s a lot of dog “walks”!

Autumn carries more gold in its pocket than all the other seasons.

– Jim Bishop

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: November 13, 27

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.

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.

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
 Jeff HaySecretary
 David Kramer Treasurers
 Dawn Zilch, Marilyn Mathewson, Jeff Steffen
 Members-at-large

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

Architectural/Covenant
 AMI, 720-633-9722, clientcare@amihoa.com
 Dawn ZilchChair

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

Recreation, (email: clientcare@amihoa.com)
 Andrew PittsChair
 Dalena Hogan, dalenajuceplus@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 Buckaleweditor@southparkhoa.com

Website:
 Dave Rosenthaleditor@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.

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@coloradolaser.com
 To find ad rates and discounts,
 go to www.ColoradoLasertype.com
 and click on the “Advertising Rates” link.

The SouthPark Monthly Newsletter is a publication of the SouthPark Homeowner’s Association. 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, publisher nor the authors intend to provide any professional service or opinion through this publication.

Southpark Resident Collecting Donations For Migrants

A fellow SouthPark resident who works for the City and County of Denver is coordinating a donation drive for migrants on behalf of the City Attorney’s Office. Currently Denver is dealing with a very large wave of migrant arrivals from South America. Many migrants have fled violence and instability in Venezuela with little more than the clothes on their backs. They are being sheltered by the City of Denver, and as we head into the cold-weather season they need warm clothing and hygiene products, backpacks, tote bags, and other items. Below is a list of specific requests:

GENTLY USED ITEMS:

- Men’s shirts and pants
- Men’s and women’s shoes
- Backpacks/duffle bags/reusable and plastic grocery bags
- Belts
- Caps/Hats
- Umbrellas
- Raincoats/Ponchos/Hoodies
- Folders

NEW ITEMS:

- Socks (all genders and ages)
- Underwear (adult male)
- Sports bras (S, M, L, XL)
- Chapstick
- Unopened, unexpired hygiene items

Please contact Jonathan Saadeh at 540-878-1579 if you would like to assist.

This Space Intentionally Left Blank for Teen Services

JKRoofing.com

J&K ROOFING
Calm After the StormSM

Fall in love with your roof

35+ YEARS OF SERVICE
BBB A+ RATED
TEAM DAVE LOGAN
30+ YEAR MEMBER

- Storm Damage & Insurance Claims
- Established Roofing and Exteriors Company
- Windows, Siding, Solar Roof Shingles & Panels

FREE INSPECTIONS
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

OUR FAMILY IS PROUD TO PROVIDE LOCAL HANDYMAN SERVICES. WE CANNOT WAIT TO BE OF SERVICE TO YOU!

- + BASEBOARDS & TRIM
- + COSMETIC UPDATES
- + KITCHEN & BATH
- + WINDOW CLEANING
- + SKYLIGHT SERVICES
- + AND SO MUCH MORE!!

HOME IMPROVEMENT SERVICES FROM OUR FAMILY TO YOURS

CALL OR TEXT US AT:
720-394-0422

SCAN TO VISIT US ONLINE

South Suburban Parks & Recreation Events

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

Winter Break Camps & Thanksgiving Camps

Spend Thanksgiving and winter breaks at South Suburban camps! Activities at full-day camps include games, crafts, swimming, ice skating and more. Campers can also explore their favorite activities or discover new interests at one of our specialty sports or arts and education camps. Visit register.ssprd.org to view a full list of camps and secure your spot.

South Suburban Winter 2022/23 Catalog

The latest South Suburban catalog is live now! You can view and register for all winter classes, camps, and programs at register.ssprd.org. The physical catalog will start arriving in homes in late October.

Construction Updates

Lone Tree Golf Club & Hotel was upgraded with a new modern facility entrance and improved ADA access. The parking lot was renovated to provide better drainage, six hotel bathrooms were completely renovated, and room balconies were repaired.

The South Suburban Sports Dome opened with a Touch-a-Truck celebration on Oct. 7. Indoor classes, leagues and rentals are back at the new Sports Dome! The old air-supported structure was replaced with a pre-engineered metal building that features new synthetic turf, offices and restrooms. More information about the Sports Dome and leagues and offerings can be found at ssprd.org/Sports-Dome.

Try Hockey for Free at the Sports Complex

Saturday, Nov. 4 and Sunday, Nov. 5

South Suburban Sports Complex

Children ages 4-9 are invited to take to the ice at the South Suburban Sports Complex for USA Hockey's annual Try Hockey for Free Day. Aspiring players of all ability levels can attend to skate, play, and learn the basics of hockey in a fun and safe environment. No previous skating or hockey experience is required to participate, and South Suburban will supply your player with all necessary hockey equipment. Nov. 4 is coed from 1-2 pm; Nov. 5 is girls only. Register at tryhockeyforfree.com.

ABE'S TREE & SHRUB CARE

Abraham Spilsbury, Owner/Operator

Certified Arborist
Licensed & Insured
Veteran

Phone: 720-283-8226
Cell: 720-979-3888

◆ Pruning
◆ Removals
◆ Stump Grinding
◆ Shrub Maintenance
◆ Free Estimates

HAPPY THANKSGIVING SOUTH PARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!



Excellent Real Estate Services,
Affordable "MATES RATES."
Australian charm with client
focus and a smile ~ Cheers!!

SOUTHPARK Properties SOLD by Baer Realty

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

303-931-5853

Jan, Jan@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 www.coloradolasertype.com.

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

Mile High Home Services - Professional Cleaning Service accepting new clients. Thorough, reliable w/ competitive rates. Please call Susan: 303-794-6805.

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.

Fernando's - irrigation: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

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

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

Stecki painting. Inter/ext. Jeff 720-331-7025

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 Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

MARY KAY
TIMEWISE® MIRACLE SET®
RESET THE PACE OF SKIN'S VISIBLE AGING STARTING IN AS LITTLE AS 2 WEEKS!
With the TimeWise® Miracle Set®, you'll be on your way to strong, healthy skin from day one, and week after week brings you closer to your best skin yet.
Ask me how to start a skin care routine that's personalized just for you!



*Results based on one of eight independent third-party clinical or consumer studies in which from 55 to 234 women used a TimeWise® Miracle Set® product as directed

Candace Holte
Independent Sales Director
<https://www.marykay.com/CHolte>
(720) 683-6472

National Family Caregivers Month

(NFCM) is a time to recognize and honor family caregivers across the country. It offers an opportunity to raise awareness of caregiving issues, educate communities, and increase support for caregivers

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

*Free initial consultation.
Evening and Saturday appointments available.*

Call 303-794-5901



Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com



Providing Services The Military Way, With Respect, Integrity & Trust!

American & Veteran Owned Residential & Commercial Services

Hank McClellan
720.549.0911

MENTION THIS AD AND GET 10% OFF! centennial@jdog.com
jdogsouthdenver.com



PETERSEN CUSTOM GLASS, LLC
SERVING LITTLETON & COLORADO FRONT RANGE
720.810.1160
www.petersenglass.com
10226 Progress Lane, Parker, CO 80134
VETERAN OWNED & OPERATED

10% OFF ALL MATERIALS WITH MENTION OF THIS AD

✓ Wine Rooms ✓ Mirror Walls ✓ Shower Enclosures ✓ Windows
✓ Mirrors ✓ Home Office Enclosures ✓ Custom Glass ✓ Window Screens



Jay Financial
dreams with direction.

Comprehensive Financial & Business Planning

Call for a free consultation | 303-260-9494 | jayfinancialgroup.com
5601 S. Broadway Blvd., Ste 395, Littleton, CO 80121



Securities and advisory services offered through Commonwealth Financial Network®, Member FINRA/SIPC, a Registered Investment Adviser.
Fixed insurance products and services are separate from and not offered through Commonwealth Financial Network.

South Suburban Parks & Recreation Events

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

Parents Night Out

Friday, Nov. 3: Lone Tree Recreation Center

Friday, Nov. 10: Goodson Recreation Center

Parents can take the night off while kids enjoy a movie, pizza and popcorn. Register at register.ssprd.org.

South Suburban Esports Fall Showcase

Saturday, Nov. 11: South Suburban Sports Complex

The 2023 Fall Esports Showcase is open to players of all skill levels. Prepare for the next stage of your gaming path with organizer booths, guest speakers, and awesome prize pools for multiple tournaments. Enjoy some competitive gameplay or come out to watch matches and meet new friends and colleagues. Doors open at 10 am, and more details and registration information can be found at ssprd.org/esports.

Hudson Holidays & Light Up the New Year

Hudson Holidays Nov. 24- Dec. 31

Light Up the New Year Jan. 2-28

Hudson Gardens & Event Center

Experience two new holiday light shows this season! This elevated family-favorite event promises to dazzle and excite visitors of all ages. 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.

Holiday Nature Walk

Thursday, Nov. 24

Start a new family tradition this holiday season! Join a naturalist on a guided Thanksgiving Day nature walk to enjoy the beauty of the natural environment. Visit register.ssprd.org.

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



HOMES LISTED/SOLD/FOR SALE BY TERRY JENNI & ASSOCIATES

- SOLD: 2896 W Long Cir #E \$535,000
- SOLD: 2802 W Long Cir #C \$474,900
- SOLD: 7731 S. Curtice Way #A \$590,000
- SOLD: 7771 S. Curtice Dr. #A \$510,000
- SOLD: 7705 S. Curtice Way #E \$531,500
- SOLD: 2877 W Long Cir #A \$532,000
- SOLD: 7705 S Curtice Way #B \$547,500
- FOR SALE! 7761 S. Curtice Dr. #B \$534,000**

SouthPark Real Estate Update for November 2023

SouthPark Single Family Homes

	Up to 600,000	600,000-699,000	699,000-Plus
For Sale	0	0	0
Under Contract	0	0	0
Total Sold 2022	0	4	4
Total Sold 2023	0	1	1

SouthPark Townhomes

	Up to \$400,000	\$400,000-\$499,000	\$500,000-Plus
For Sale	0	1	2
Under Contract	0	0	0
Total Sold 2022	0	6	13
Total Sold 2023	0	8	10

*The information is based on MLS Oct. 16, 2023
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



Terry Jenni
 Broker-Owner Since 1998
303-794-6932
www.terryjenni.com

