

October 2023

Vol. 42 No. 10 • Circulation: 425

## Calendar of Events

**HOA Board Elections & Annual Meeting:**  
October 16 at 7:00 p.m.

## New Owners

Scott Vanderwal, 7766 S Curtice Circle

## Holiday Party Save The Date: December 10

The annual Winter Holiday Party will be on Sunday, Dec. 10. As always, the Social Committee needs volunteers to help! If interested, please email [JulieLey4@gmail.com](mailto:JulieLey4@gmail.com). More information and details coming soon.



## Committee

### Volunteers Needed

Serving on a committee can be a great way to participate in the community! No experience is required, there are no obligations to serve for a certain period of time, and you can choose the committee that aligns with your interests. If you're interested in joining a committee or simply volunteering for a single event, contact [clientcare@amihoa.com](mailto:clientcare@amihoa.com).

## Next Board & ACC Meeting

October 16, 2023, 7:00 p.m.  
All residents welcome!

## Your Vote Matters! Attend The HOA Annual Meeting October 16

The annual SouthPark HOA Board meeting will be held on Monday, Oct. 16, at 7:00 p.m. in the SouthPark 1 Clubhouse; check-in begins at 6:45 p.m. All residents are encouraged to attend this important meeting to learn more about 2024 plans and budgets, including HOA dues increases, and to vote on new board members. **We need your vote!** The Annual Meeting can only take place if a quorum is obtained, which means at least 10% (41) of owners entitled to vote must be present, in person or by proxy, to reach a quorum.

Annual Meeting packets, including the ballots for new Board members, were mailed to residents; unfortunately, there was an error in the first packet. A second, updated packet was mailed on Sept. 25. Please be sure to refer to the updated packet. If you're unable to attend the Annual Meeting in person, mail your ballot AND the proxy document to AMI with enough time for them to receive the documents by Oct. 13. Otherwise, bring your ballot to the Annual Meeting in person.

The updated Annual Meeting packet includes everything you need to vote, including the ballot and the proxy (which must be included with your ballot if you are not attending the meeting in person), as well as the mailing address to return the ballot and proxy. The packet also includes the Annual Meeting agenda and the 2024 budget. This information was also emailed to all residents who've provided an email address to AMI. The Board looks forward to seeing a large turnout of residents at this important meeting on Oct. 16!

*"My favorite color is October." –Unknown*

## News From The Board

At this time we have two candidates for two open board positions. The Annual Meeting will be held on October 16 at 7:00 p.m.; check-in at 6:45 p.m. in the SouthPark 1 Clubhouse. AMI mailed the voting and meeting documents to SouthPark 1 residents in late September.

The 2024 SouthPark HOA budget has been approved. The Board passed a \$10 increase in monthly dues for single family homes, and an \$8.84 increase for townhomes. The change in dues was necessary to address increased annual operating costs and increased costs for reserve-related expenditures being contemplated for 2024. The new amounts, effective January 1, 2024, will be \$145 for single-family homes and \$218.84 for townhomes.

**Open Forum:** At the September HOA Board meeting, the Board fielded questions from residents about roof and skylight replacements related to July's hail storm. Please submit ACC requests for replacement of both the roof and/or skylights. Despite receiving many requests, ACC is able to grant approvals quickly when the necessary information is provided along with the request (i.e., pictures of existing roof and proposed roof replacement material). Please note that for the townhomes, ACC is trying to keep the style and color of roofing material consistent on buildings, despite having numerous shingle manufacturers and colors that aren't standard. When in doubt, please contact an ACC Committee member and obtain approval before starting your roof replacement!

*continued on page 3*

## This Space Intentionally Left Blank for Teen Services

*Listen! The wind is rising, and the air is wild with leaves,  
We have had our summer evenings, now for October eves!*

*—Humbert Wolfe*

### 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](http://www.wcdenver.com)**.

**Recycling Dates:** October 2, 16, 30

### SouthPark Online Resources

Please visit [www.southparkhoa.com](http://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.amiho.com](http://www.amiho.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](mailto:clientcare@amihoa.com)  
[www.southparkhoa.com](http://www.southparkhoa.com)

**Board of Directors** .....[clientcare@amihoa.com](mailto:clientcare@amihoa.com)  
John Obourn.....President  
James Wedding ..... Vice President  
Jo Ann Patterson .....Secretary  
David Kramer ..... Treasurers  
Dawn Zilch, Jeff Hay, Jeff Steffen ..... Members-at-large

**Accountant** AMI, 720-633-9722, [clientcare@amihoa.com](mailto:clientcare@amihoa.com)

**Architectural/Covenant**

AMI, 720-633-9722, [clientcare@amihoa.com](mailto:clientcare@amihoa.com)  
Dawn Zilch .....Chair

**Clubhouse**, [clientcare@amihoa.com](mailto:clientcare@amihoa.com)

Jo Ann Patterson, Karen Smith, Patty Horvath

**Recreation**, (email: [clientcare@amihoa.com](mailto:clientcare@amihoa.com))

Andrew Pitts .....Chair  
Dalena Hogan, [dalenajuceplus@gmail.com](mailto:dalenajuceplus@gmail.com), Pool Parties

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

**Grounds Maintenance** .....[clientcare@amihoa.com](mailto:clientcare@amihoa.com)

John Obourn.....Chair  
Jerae Steggall ..... Electric

**Newsletter:**

Michelle Buckalew .....[editor@southparkhoa.com](mailto:editor@southparkhoa.com)

**Website:**

Dave Rosenthal .....[editor@southparkhoa.com](mailto:editor@southparkhoa.com)

**Men's Night Out**

Ed Spencer, 720-982-7247, [spenex@yahoo.com](mailto:spenex@yahoo.com)

**Dolphins Swim Team:** Jessica Jimerson, Julie Roos,

Laverne Hay and Wendy Davydov  
[southparkdolphinsparentrep@gmail.com](mailto: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](mailto: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](mailto:getinfo@coloradolaser.com)

To find ad rates and discounts,

go to [www.ColoradoLaser.com](http://www.ColoradoLaser.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.

# News From The Board, *continued from front page*

**Recreation:** The pool is officially closed for the season. The Board is obtaining bids to replaster the pool in spring 2024. Perfect Pools will remain as SouthPark’s pool vendor in 2024.

**Clubhouse:** GREAT NEWS! As part of the clubhouse upgrade, a new large screen TV is being installed above the fireplace. The Board hopes this will encourage residents to rent the clubhouse to watch the big games! It will also be compatible with laptop computers in order to display photos for weddings, showers, birthdays and graduation parties. Start scheduling your dates right away! The display case also will be removed in the near future and a buffet service table installed in its place. The Board is working on a reservation system to streamline the rental process in the future.

**Social:** Save the date for the annual Winter Holiday Party on Sunday, Dec. 10.

**Grounds:** Bailey Tree spent a week pruning the common area trees along W. Long Ave. and in the north end of Triangle Park. They will be back for a couple days in October to finish up in Triangle Park. Ash trees in the single family common areas were treated for Emerald Ash Borer in July.

JBK has been approved as the SouthPark 1 landscape vendor for 2024. Thanks to them for a great job this summer! Also, Advance Concepts has been approved as the winter snow vendor for this coming season. This will be their 2nd winter providing service to SouthPark.

Camco performed crack seal and sealcoat service to the Clubhouse parking lot and the townhome alley at 7761-7769 S. Curtice in mid-September. Looking ahead to spring, bids are being reviewed for replacement of the lower Clubhouse parking lot asphalt and damaged concrete.

Visit the SouthPark website, [southparkhoa.com](http://southparkhoa.com), for new policies on xeriscaping and garden recommendations that include: a salad garden, an easy-peasey garden, and a squash garden. Additional information on xeriscaping will be coming soon.

## ABE’S TREE & SHRUB CARE

*Abraham Spilsbury, Owner/Operator*

<p><b>Certified Arborist</b>  <b>Licensed &amp; Insured</b>  <b>Veteran</b></p> <p><b>Phone: 720-283-8226</b>  <b>Cell: 720-979-3888</b></p>	<ul style="list-style-type: none"> <li>◆ Pruning</li> <li>◆ Removals</li> <li>◆ Stump Grinding</li> <li>◆ Shrub Maintenance</li> <li>◆ Free Estimates</li> </ul>
--	--

JKRoofing.com



## J&K ROOFING

Calm After the Storm<sup>SM</sup>

Fall in love  
with your roof





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



303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR





MARY KAY

## TIMEWISE<sup>®</sup> MIRACLE SET<sup>®</sup>

RESET THE PACE OF SKIN'S VISIBLE AGING STARTING IN AS LITTLE AS 2 WEEKS!

With the *TimeWise<sup>®</sup> Miracle Set<sup>®</sup>*, 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 214 women used a TimeWise<sup>®</sup> Miracle Set<sup>®</sup> product as directed

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

## CARE WITH COMPASSION MEETING YOUR UNIQUE NEEDS



303-962-1276

WWW.TOUCHINGHEARTS.COM

- Alzheimer's & Dementia Care
- Light Housekeeping & Homemaker Services
- Grocery Shopping & Errands
- Transportation
- Meal Preparation
- Monitoring Hydration & Nutrition
- Medication Reminders
- Companionship
- And Much More!





## South Suburban Parks & Recreation Events

Visit [ssprd.org](http://ssprd.org) for the latest events and news from South Suburban Parks & Recreation.

### Final Meeting: Public Hearing for 2024 Budget

Get involved and learn more about South Suburban's major goals for 2024! The final public hearing for the 2024 budget will be held in the Board Room at the Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) on Oct. 4. For additional information, call the South Suburban Administration Office at 303.798.5131, Monday-Friday from 8 am-5 pm. Learn more at [ssprd.org](http://ssprd.org).

### Superhero Party

**Saturday, Sept. 30 5-7 pm, Lone Tree Recreation Center**

Calling all superheroes! Join us for a night of games, snacks, dancing and more. Dress as your favorite superhero, superhero duo, or make up your own. Visit [register.ssprd.org](http://register.ssprd.org).

### Parents Night Out

**Fridays, Oct. 6 and Nov. 3, Lone Tree Recreation Center**

**Fridays, Oct. 13 and Nov. 10, Goodson Recreation Center**

Parents can take the night off while kids enjoy a movie, pizza and popcorn. Visit [register.ssprd.org](http://register.ssprd.org).

### Hole-O-Ween at Colorado Journey Mini Golf

**Oct. 1-31, Colorado Journey Mini Golf**

Ghosts, fairies, witches, spiders and more are out to ensure your mini golf group has a frighteningly good time. Halloween-themed holes and spooky kid-friendly decorations throughout the facility. Regular mini golf admission rates apply.

### Enchanted Forest

**Saturday, Oct. 14, 10 am – 3 pm, South Platte Park**

Our forests will be enchanted once again! Experience South Platte Park like never before at the annual Enchanted Forest event. Enjoy nature and wildlife along with the charm of fairies, Celtic music, performers, and live birds of prey. Visit [register.ssprd.org](http://register.ssprd.org).

### Pumpkin Plunge

**Friday, Oct. 20, 5-7 pm, Buck Recreation Center**

Take a plunge to find your perfect pumpkin. Swimmers of all ages are invited to dive for pumpkins in the Buck Recreation Center pool and turn them into spooky masterpieces at the decoration station. Visit [register.ssprd.org](http://register.ssprd.org).



**PETERSEN**  
CUSTOM GLASS, LLC

SERVING LITTLETON & COLORADO FRONT RANGE

**720.810.1160**  
[www.petersenglass.com](http://www.petersenglass.com)

10226 Progress Lane, Parker, CO 80134

**VETERAN OWNED & OPERATED**

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

## HAPPY FALL & HALLOWEEN SOUTHPARK!

## 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)

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.



**303-931-5853**

Jan, [Jan@BaerRealty.com](mailto:Jan@BaerRealty.com)

**Jan and David Baer,**  
Broker Owners, Baer Realty LLC  
BAERREALTY.com

**720-641-2026**

David, [David@BaerRealty.com](mailto: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](http://www.coloradolasertype.com).

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

**Lawn Works, LTD:** Lawn-Care, Sprinkler-Repair/Blowouts. Plugless Aeration. (720)999-2245

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

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

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

**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

**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](mailto:getinfo@coloradolasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://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.



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

American & Veteran Owned  
Residential & Commercial Services

Hank McClellan  
**720.549.0911**

**Junk Removal & Hauling**

**MENTION THIS AD AND GET 10% OFF!**

[centennial@jdog.com](mailto:centennial@jdog.com)  
[jdogsouthdenver.com](http://jdogsouthdenver.com)

## National Pumpkin Day

October 26th

National Pumpkin Day recognizes a favored autumn decoration and food on October 26th. Not only do they make great fall decorations, but the pumpkin also completes a variety of tasty recipes. Join a pumpkin competition or visit any of the many fall festivals featuring the beautiful gourds.

*Life starts all over again when it gets crisp in the fall.*

*-F. Scott Fitzgerald, The Great Gatsby*

## 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](http://www.denverwills.com)

**METRO DENVER FARMERS' MARKET**  
**MARKET ON YOUR CALENDAR**

<b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout	<b>Saturdays</b> <b>LAKWOOD</b> JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout
<b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout	<b>Wednesdays</b> <b>LITTLETON</b> JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout

**Check out our great recipes online!**  
For more information call the  
Metro Denver Farmers' Market Hotline  
**303-887-FARM**  
[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)






**Jay Financial**  
dreams with direction.

Comprehensive Financial & Business Planning

Call for a free consultation | 303-260-9494 | [jayfinancialgroup.com](http://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](https://ssprd.org) for the latest events and news from South Suburban Parks & Recreation.

### Hoofin' It Through The Hollows 5K Run

**Oct. 21, 5:45 pm, deKoevend Park**

Runners beware, this race is scary fun! Join us for a Halloween celebration at the Hoofin' It Through the Hollows 5K. Dress to impress and participate in the pre-race costume contest, then stick around for the post-race beer garden and s'mores. Visit [runningguru.com](https://runningguru.com).

### Trick-Or-Treat Street

**Friday, Oct. 27, Goodson Recreation Center**

Celebrate the spooky season at Trick or Treat Street, featuring family-friendly games, prizes, food and more! Visit [ssprd.org](https://ssprd.org) for more information.

### Drop-In Spooky Skate

**Saturday, Oct. 28, Family Sports Center and South Suburban Sports Complex**

Dress up and drop by the Family Sports Center from 1-3:30 pm or the Sports Complex from 12-2:30 pm for ice skating to kid-friendly tunes, a costume contest for fun prizes and sweet treats.

### Winter Catalog Registration

Mark your calendar as registration for the winter catalog opens on October 17. View the online catalog at <https://register.ssprd.org/account/login> to find your favorite classes and programs.

### Explore South Suburban with SSPRD Bingo

Explore everything South Suburban has to offer with SSPRD Bingo! Complete a bingo card and turn it in for your chance to win a \$50 South Suburban gift card or 10 admission punch passes to your favorite recreation center. Turn your bingo cards in by Oct. 16! Visit [ssprd.org](https://ssprd.org) for more information.

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



### Homes Listed For Sale By Terry Jenni And Associates!

#### 7761 S Curtice Dr. Unit B: \$534,000

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: \$545,000

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 October 2023

#### SouthPark Single Family Homes

	Up to 600,000	600,000-699,000	699,000-Plus
For Sale	0	0	0
Under Contract	0	1	0
Total Sold 2022	0	2	3
Total Sold 2023	0	1	5

#### SouthPark Townhomes

	Up to \$400,000	\$400,000-\$499,000	\$500,000-Plus
For Sale	0	1	2
Under Contract	0	0	2
Total Sold 2022	0	6	13
Total Sold 2023	0	9	9

*The information is based on MLS September 15, 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](http://www.terryjenni.com)

