

Calendar of Events

Annual Board Meeting: Oct. 20

New Owners

2590 West Long Circle, Marina Gladstone
7781 South Curtice Drive D, Grant Baesman

Residents Encouraged To Attend Annual Board Meeting Oct. 20

The annual SouthPark HOA Board meeting will be held on Monday, Oct. 20, 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 vote on new board members and learn plans for 2026. 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. Watch your mail for the annual meeting packet.

SouthPark Newsletter Editor Needed

Get to know the neighborhood and share news with fellow neighbors! The Board is looking for someone to take over the monthly newsletter. Responsibilities include light editing, proofreading and coordinating with the printer. Approximate time commitment is less than one hour per month. It's helpful to also attend the monthly Board meetings. Anyone interested is encouraged to reach out to Michelle Buckalew at mkwbuckalew@yahoo.com or 303-478-0478.

Next Board & ACC Meeting

October 20th, 2025, 7:00 p.m.

All residents welcome!

October 2025

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A Message From Andrea Peters

See below for a message from Andrea Peters, District 4 Littleton City Council representative:

Hello Neighbors, As your City Council Representative I have a couple of updates to share with you about what's happening in our city:

- **Main Street Improvements** - City Council recently agreed on the funding mechanism that will allow long-awaited work to begin on the four main blocks of our Main Street. Construction is expected to kick off in about a year. The project will include important infrastructure upgrades along with improvements that make Main Street even more enjoyable for everyone who spends time there. This is an exciting investment in one of the true gems of our community.

- **Upcoming Election** - Looking ahead to November 4th, four City Council seats will be up for election. I encourage everyone to take a little time to learn about the candidates, as well as an important citizen-led ballot measure that could significantly shape how our city operates in the years ahead. Every vote counts, whether you participate by mail or in person.

Finally, we want you to know how much we value hearing from residents. Your questions, concerns, and ideas really do make a difference. Please don't hesitate to share your thoughts during public comment at Council meetings on the first and third Tuesday of every month at 6:30pm at the City Center (2255 West Berry Ave) or reach out by email anytime (apeters@LittletonCO.gov). Staying connected helps us all work together to keep Littleton a great place to live.

— Warmly, Andrea Peters, Council Member District IV

News From The Board

Guest Speakers - Thanks to our guest speakers for stopping by and spending time during the September meeting to address resident questions. Matthew Kuykendoll has provided the following contact information for issues involving Intrepid Fiber's installation:

- Matthew Kuykendoll, Sr. MDU Specialist, 1-844-221-5290, MDU@intrepidfiber.com
- To order T-Mobil fiber service, 1-844-288-4338, <https://fiber.t-mobil.com/>

Clubhouse - rentals continue to keep the Clubhouse Committee busy. With the weather cooling down and events moving inside, please check the Clubhouse Calendar on the SouthPark website, southpark.hoa.com, for bookings.

Pool - The pool closed per the contract date on Monday, Sept. 1, and furniture was stored for the winter. Residents can expect to see new tables around the pool next summer. Labor Day is a week later in 2026, so contractually the pool will remain open until the end of the day on Monday, Sept. 7.

continued on page 2



From The Board, *continued from front page*

Social - The committee is already preparing for the next big event, SouthPark's holiday festivities in December.

Grounds - Bi-weekly mowing starts soon now that temperatures are lower and grass isn't growing as fast. Fall clean-up will start when the majority of leaves have fallen. The irrigation system should be blown down around mid-October through November 1. Advance Concepts has been approved as our snow removal vendor for this coming winter. They have been our vendor for the last two seasons, and we've been informed that they will also be the vendor for SouthPark 2 snow removal this winter.

Neighborhood Safety - the Board asks residents (especially our young drivers!) to adhere to the neighborhood STOP signs. With bicyclists, pedestrians and four-legged friends all enjoying our community's outdoor amenities, it's critical to be on the lookout and follow posted signs. A new community officer has been assigned to SouthPark from the Littleton Police Department; the Board has requested increased presence to combat speeding within the neighborhood, especially those who cut through during rush hour to avoid traffic on Mineral.

Parking Not Allowed In Alleys - the neighborhood alleys are common areas and designated as a no parking, fire zone for emergency vehicle access. Vehicles parked for long periods of time or overnight will be subject to towing.

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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 October 9, 23

Single-family homes October 10, 24



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

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Grounds Maintenance clientcare@amihoa.com

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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.



Harvest Festival

Saturday, October 11, 2025 | 10:00 a.m. to 3:00 p.m.

The annual Harvest Festival will be held Saturday, October 11, 2025 from 10:00 a.m. to 3:00 p.m. on the living history farms of the Littleton Museum. Buy your Halloween pumpkins and enjoy wagon rides, 1890s carnival games, historical demonstrations, and other fun family-friendly activities.

Admission is free! Come and enjoy photo opportunities, a musical performance in the pumpkin patch, and historical demonstrations at no cost.

Please note: While entry to the event is free, the snacks, wagon rides, and playing carnival games do require payment.

Purchase snack/ride/game tickets for 50 cents each with cash or check at the ticket stations and use those tickets to quickly and conveniently pay for snacks, wagon rides, and carnival gameplay throughout the event.

You can also purchase snack/ride/game tickets online before the event and pick them up at Will Call.

Snack/ride/game tickets cannot be used for purchase of pumpkins or at the on-site concessionaire. Purchase pumpkins and concessions with cash or check. ATM available onsite.

FREE ACTIVITIES

- **Musical performance in the pumpkin field** (11:30 a.m. – 1:30 p.m.)
- **Photo Opportunities** with pumpkin patch, historical wagons, and buildings.
- **Toddler Hay Bale Maze**
- **Free Historical Demonstrations**
- **Dr. Tan's Medicine Show:** Medicine shows used to travel the country selling "miracle cures" to the crowd.



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Part sales pitch, part performance art, a medicine show promised to sell products that could heal various ailments with secret formulas, appealing to settlers seeking relief in a time before widespread medical care.

- **Curio Tent:** The Harvest Festival's carnival area is inspired by the traveling carnivals that were popularized by the 1893 World's Fair in Chicago. A typical feature of these late 1890s traveling fairs was displays of "oddities" or "curiosities." These were unusual natural artifacts, with creative labeling. Come and see our Curio Tent, with its Two-Headed Bat, Fiji Mermaid, Genuine Unicorn Horn, and more!
- **Pig Roast:** In the 1800s, a pig roast was a community event where a whole pig was slow-cooked over an open fire for several hours. Neighbors and families gathered to share a hearty meal, often with cornbread and seasonal vegetables. They would enjoy music, storytelling, and celebration, marking special occasions like holidays or harvests. (This pig was not raised on the Museum's farms).
- **Ginger Beer:** A popular drink from 18th-century England, made by fermenting ginger, sugar, water, and sometimes lemon juice. This drink was originally mildly alcoholic, although the current form tends to be non-alcoholic. Sorry, no samples.
- **Roping dummies:** Lassoing was an important skill for managing livestock on 19th-century farms. Animal wrangling was a vital skill for a fall "round-up." Can you get your loop over the wooden critters?

—<https://www.museum.littletonco.gov>



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South Suburban Parks & Recreation Events

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

Public Hearings for 2026 Budget

Get involved and learn more about South Suburban's major goals for 2026! District residents are invited to provide input on projects and priorities at public hearings for next year's budget. The next public meeting will be held in the Board Room at the Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) on Oct. 8. For additional information, call the South Suburban Administration Office at 303-798-5131, Monday-Friday from 8 am-5 pm.

South Suburban Community Tree Recycling Day Oct. 4

Need to get rid of large tree limbs? Residents are invited to bring materials for chipping on Saturday, Oct. 4, from 8 am-12:30 pm at Willow Spring Service Center.

Hoofin' It Through the Hollows 5K Run Oct. 18, 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. Learn more at ssprd.org/raceseries.

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. Enjoy Halloween-themed holes and spooky kid-friendly decorations throughout the facility. Regular mini golf admission applies. Visit ssprd.org/Colorado-Journey to learn more about Colorado Journey Mini Golf.

Enchanted Evening

Oct. 24, South Platte Park

This one-night event will feature festive activities for kids, live music and storytelling by the campfire, s'mores, and guided walks in the forest. Register at register.ssprd.org.

Trick or Treat Street

Oct. 24, Goodson Recreation Center

Celebrate the spooky season at the Trick or Treat Street, featuring family-friendly games, prizes, food and more, sponsored by the City of Centennial! Register at register.ssprd.org.



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NEWSLETTER CONNECTIONS



South Suburban Parks & Recreation Events

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

Pumpkin Plunge

Oct. 25, 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. Register at register.ssprd.org.

Drop-In Spooky Skate Events

Oct. 25

Family Sports Center & South Suburban Sports Complex Dress up and drop by the family-friendly Spooky Skates at the Sports Complex from 12-2 pm or at Family Sports Center from 11:40am-1:15pm to enjoy ice skating to kid-friendly tunes, a costume contest for fun prizes and sweet treats.

Theatre at Hudson Gardens

Oct. 26, Hudson Gardens

Immerse yourself in the Cult of Cthulhu, an interactive take on H.P. Lovecraft's horror tale presented by Audacious Theatre. Learn more and register at hudsongardens.org/event/cult-of-cthulhu.

Downtown Littleton Pumpkin Poles

Halloween begins with the creation of Pumpkin Poles by the downtown merchants. They will be on display in early October through Halloween (depending on the condition of the pumpkins). Located throughout downtown on Main, Alamo and Prince Streets, visit early in the month. You don't want to miss these one-of-a-kind creations.

Littleton Craft Fair

Mark your calendars for the Littleton Craft Fair on Saturday, October 4, 2025 from 9 a.m. to 4 p.m. on the scenic grounds of Ketring Park.

Since 1971, shoppers have browsed over 250 booths of hand-crafted items and purchased snacks from the nonprofits running food concession stands.

Due to high attendance, shoppers are asked to observe all parking signs and directions. Littleton Craft Fair parking is prohibited in the Bemis Public Library lot as spaces are needed for Library patrons. The Littleton Museum parking lot is used for Museum visitors, staff, and as accessible parking for shoppers.

Proceeds from booth fees are used by the Friends of the Littleton Library and Museum organization to sponsor programs at the Littleton Museum and Bemis Public Library.

—<https://www.museum.littletonco.gov/Events-Programs/>

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Iced Pumpkin Cookies

INGREDIENTS:

Cookies:

- 2 ½ cups all-purpose flour
- 2 teaspoons ground cinnamon
- 1 teaspoon baking powder
- 1 teaspoon baking soda
- ½ teaspoon ground nutmeg
- ½ teaspoon ground cloves
- ½ teaspoon salt
- 1 ½ cups white sugar
- ½ cup butter, softened
- 1 cup canned pumpkin puree
- 1 large egg
- 1 teaspoon vanilla extract

Icing:

- 2 cups confectioners' sugar
- 3 tablespoons milk
- 1 tablespoon melted butter
- 1 teaspoon vanilla extract

DIRECTIONS:

1. Gather all ingredients. Preheat the oven to 350 degrees F (175 degrees C). Grease two cookie sheets.
2. To make the cookies: Combine flour, cinnamon, baking powder, baking soda, nutmeg, cloves, and salt in a medium bowl.
3. Cream together sugar and butter in a mixing bowl until fluffy, 2 to 3 minutes. Add pumpkin, egg, and vanilla; beat until creamy. Mix in flour mixture until combined.
4. Drop tablespoonfuls of dough onto the prepared cookie sheets; flatten slightly.
5. Bake in the preheated oven until centers are set, 15 to 20 minutes, switching racks halfway through. Transfer cookies to a wire rack to cool to room temperature, about 30 minutes.
6. Meanwhile, make the icing: Stir together confectioners' sugar, milk, butter, and vanilla in a bowl until smooth. Add milk as needed, to achieve drizzling consistency. Drizzle icing over cooled cookies with a fork.

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 2993 W Long Drive #D, Closed 6/4/24, \$590,000
 2901 W Long Circle #D, 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
 2980 W Long Dr #E, Closed 7/23/2025, \$529,500
 2951 W Long Dr #B, Closed 9/3/2025, SOLD AS IS, Investor/Not in MLS

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October is crisp days and cool nights, a time to curl up around the dancing flames and sink into a good book.

—John Sinor

I wish that every day was Saturday and every month was October.

—Charmaine J. Forde



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Breast Cancer Awareness Month

October is Breast Cancer Awareness Month on the National Day Calendar. The entire month is a reminder that there is a gruesome disease that effects 1 in 8 women and 1 in 1000 men in the United States. We are reminding people to be proactive about fighting this invasive disease and not to forget to support those who are suffering from breast cancer.

Breast cancer is a terrible disease that will develop into invasive breast cancer over the course of a lifetime for millions of men and women. Being proactive in this fight is crucial. During the month of October, there are reminders everywhere saying "hey, don't forget to examine your breasts, get your doctor to check them out too, and schedule your mammogram."

Fall Clean-up To Prevent Disease

Fall garden clean-up is an important step to help prevent disease and insect problems next spring. Some organisms (like pathogens and insect eggs) overwinter on plant vegetation.

After a hard freeze, remove plants such as tomato and pepper plants, squash and cucumber vines, and dig potato tubers. Pick up and dispose of fallen apples.

Powdery mildew is generally prevalent on vegetables and herbaceous plants most seasons. Cut back and throw away these plants to reduce infection next spring. If there was pronounced black spot damage on roses, rake and throw away leaves.

It is suggested that infested plants not be composted. Home compost bins rarely reach temperatures that would kill disease (140 degrees F). Instead, throw plants in the trash.

Rake or mulch leaves on the lawn. A thick layer of leaves acts like insulation and can encourage diseases like snow molds.

—<https://planttalk.colostate.edu>

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2292 W. Long Dr. Unit A: SOLD \$610,000

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2881 W. Long Dr. Unit F: UNDER CONTRACT \$508,000

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SouthPark Real Estate Update for October 2025

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	2	0
Under Contract	0	0	0
Total Sold 2024	1	10	0
Total Sold 2025	1	5	1

SouthPark Townhomes

	Up to \$480,000	\$480,000–\$540,000	\$540,000–Plus
For Sale	2	3	1
Under Contract	1	2	1
Total Sold 2024	9	10	9
Total Sold 2025	8	8	6

*The information is based on MLS September 15, 2025
Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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