

Calendar of Events

Littleton mayoral candidate, Pat Driscoll, attending Sept. 15 Board Meeting

New Owners

7751 S. Curtice Dr. E, Cynthia Abrami

7721 S. Curtice Way B, Jamie Smith

Pool Closing Monday, September 1

The pool will close at the end of the day on Monday, Sept. 1, which is Labor Day. Perfect Pools will begin their system shut down and valve repairs on Sept. 2.

National Grandparents Day

On the Sunday following Labor Day, National Grandparents Day honors the love only grandparents can provide. Grandparents and their grandchildren share a special bond. These hugging, caring and patient people in the lives of children offer more than a generous dose of love. Grandparents provide an abundance of wisdom. They also offer guidance and stability.



Next Board & ACC Meeting

September 15th, 2025, 7:00 p.m.

All residents welcome!

September 2025

Vol. 44 No. 09 • Circulation: 425

Engraver Beetle Damaging Trees

The Engraver Beetle has been detected boring into many of our pine trees in common areas (parks and townhomes). In advance of trees going dormant during the winter, trees exhibiting damage from the borers (see picture) have been injected to start the process of killing beetles that are in the tree trunks. As beetles are still flying around, trees not exhibiting damage have been sprayed. This process will continue in 2026 and beyond. Should a single-family homeowner see signs of the borer in their pines, consider contacting a tree vendor to discuss treatment.



National Night Out Brings Neighbors Together

Thank you to everyone who came out to celebrate the SouthPark neighborhood! This year's National Night Out was a joint social effort among SouthPark 1, SouthPark 2, and the Littleton Police Department, and it was a huge success. A larger crowd than last year enjoyed food, music and conversation. Expect to see more volunteers and food at next year's event!



Candidate Bios Being Accepted For Board Election

The SouthPark Board of Directors and Nominating Committee are seeking Board Member Candidates to run in the upcoming election in October to assist in providing a voice and service to the community. Our neighborhood would not be the exceptional place to live that it is without the input and monthly work of volunteers on the Board and Committees. If you would like more information on Board responsibilities, please reach out to a current Board member or to AMI at clientcare@amihoa.com before Sept. 15. The Board Nominations Committee will be in touch to ensure that your information appears on the ballot for the upcoming election in October.

SouthPark, Our Birds Need Your Help!

Did you know that more than 80% of birds migrate at night? Please consider turning off your exterior lighting between 11 p.m. and 6 a.m. during Littleton's peak fall bird migration from now through the end of October. Lights attract and disorient birds, disrupt their migration, and deplete the energy they need for the long trip south. "Lights Out" lowers skyglow and draws fewer birds into our urban corridors. Nightly migration alerts and forecast maps can be viewed at <https://aeroecolab.com/uslights> or by scanning the QR code. Locations across the U.S. will be participating in this year's Lights Out. To learn more about Lights Out, visit <https://birdcast.info/science-to-action/lights-out>.



*September days have the warmth of summer in their
briefer hours, but in their lengthening evenings
a prophetic breath of autumn.*

—Rowland E. Robinson

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Littleton, CO 80120 www.denverwills.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 Sept. 11, 25

Single-family homes Sept. 12, 26



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.amiho.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
Secretary Marilyn Mathewson
Treasurer David Kramer
Board Member Jack Durand
Board Member Jeff Hay
Board Member Dawn Zilch
Accountant AMI, 720-633-9722, clientcare@amihoa.com

Architectural/Covenant:

AMI, 720-633-9722, clientcare@amihoa.com
Dawn Zilch Chair

Clubhouse, clientcare@amihoa.com

Kathy Clark, Karen Smith, Amanda Terkun

Recreation, (email: clientcare@amihoa.com)

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

GUEST SPEAKER – Thank you to Andrea Peters, SouthPark's Littleton City Council District 4 representative for spending time with residents at the August HOA meeting. Topics discussed included the soon-to-be-constructed Spur Trail, the already under construction Costco, and a recently passed ordinance by the City of Littleton accepting Accessory Dwelling Units (ADUs) in order to remain in compliance with State statutes. One topic not discussed at length was high density zoning changes that could impact SouthPark homeowners. The Board will invite Andrea back at a later date to discuss that topic in more detail.

City Council District 4 candidate and mayoral candidate, Pat Driscoll, accepted the Board's invite to speak at the Sept. 15 HOA meeting.

COURTS – Residents are encouraged to continue using the reservation system to book court times. With increased use of courts for tennis and pickleball, a reservation will ensure preferred times to enjoy this popular amenity. Thanks to Russ Hilgers for blowing debris off the courts to keep them in great shape. Thanks also to Dave Tolle who ensures the court trash bin is at the curb on Fridays for pick up.

CLUBHOUSE – Thanks to Amanda Terkun and Kathy Clark for joining Karen Smith on the Clubhouse Committee, and thanks to Jo Ann Patterson for all her help over the last couple years on this committee! With the Clubhouse seeing more activity, committee members are busy and we very much appreciate all your time keeping rentals in line.

POOL – The pool will close at the end of the day on Monday, September 1, which is Labor Day. Perfect Pools will begin their system shut down and valve repairs on the Sept. 2.

SOCIAL – Thank you to everyone who organized a successful National Night Out - the event was a huge success! During the August meeting, the Board approved the SouthPark Littles group to meet in the Clubhouse over the winter months. More information will be shared about the scheduled dates later this year. If you have a little one and would like to join the group, email RobynBurget@gmail.com for details.



GROUNDS – JBK is SouthPark's grounds and irrigation vendor. When you see an irrigation problem, please report it to JBK at 303-751-0192. Include the community (SP1), location (cross streets) and specific issue. You can also call AMI; however, on weekends there may be a delay passing along the problem to JBK.

The Engraver Beetle has been detected boring into many of our pine trees in common areas. These trees have been treated by Bailey Tree. Should a single-family homeowner see signs of the borer in their pines, consider contacting a tree vendor to discuss treatment.

Intrepid Fiber Networks, for the benefit of T-Mobile, has installed their main lines throughout SouthPark's single-family area and is connecting new residential users at this time. The townhome area is in the process of being surveyed by Intrepid for connection of units to main lines. T-Mobile service should be offered shortly for townhome residents.

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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 public meetings will be held in the Board Room at the Sports Complex (4810 E. County Line Rd., Littleton, CO 80126) on the following dates:

Sept. 10

Oct. 8

For additional information, call the South Suburban Administration Office at 303.798.5131, Monday-Friday from 8 am-5 pm.

Fall Sale: Save on Fitness Favorites

South Suburban's Fall Sale runs from Sept. 15-28! It's the perfect time to try something new or save money on your favorite programs. Buy a 20-pack of Admission Punches and get 5 free, or buy a 10-pack of personal training or private Pilates Reformer sessions and get one free. Purchase Fall Sale deals at register.ssprd.org, or at any South Suburban recreation center.

Fall Fest

Sept. 19

Join us for a Fall Fest at Lone Tree Golf Club & Hotel on Friday, Sept. 19 from 6-9 pm! Enjoy live music from Narrow Gauge, as well as food and drink specials.

Bear Creek Trailhead: Public Input Event

Sept. 3

South Suburban, in partnership with the City of Sheridan and Groundwork Denver, is working on an exciting new Bear Creek Trailhead! Community members are invited to learn more about the project, view design concepts, and share their input at a Neighborhood Taquiza on Sept. 3 from 5-7 pm. We'll have music, tacos and raffles! Visit gameplan.ssprd.org/bear-creek-trailhead-development to learn more and stay up to date on this project.

Magic of the Jack O'Lanterns

Sept. 19-Nov. 2

Visit Hudson Gardens to experience a glowing trail of more than 7,000 magnificent, hand-carved pumpkins. A magical light show illuminates a nautical seascape, a pirate ship, dinosaurs, dragons and so much more! For more information, visit magicofthejackolanterns.com.

Silent Disco Party

Sept. 26

Dress up and jam with us at the Silent Disco Party at Lone Tree Recreation Center! Rock clothes from your favorite decade to match the theme, and enjoy snacks, activities and family friendly fun. Register at register.ssprd.org.

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Our October
deadline is
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15th.

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Chipotle Chicken And Corn Chowder

INGREDIENTS

- 1 can chipotle chiles in adobo sauce
- 2 tablespoons unsalted butter
- 1 poblano pepper, seeded and finely chopped
- 1 red bell pepper, seeded and finely chopped
- 1 teaspoon ground cumin
- ½ teaspoon dried oregano
- ½ teaspoon dried thyme
- 6 cloves garlic, minced
- 2 tablespoons all-purpose flour
- 3 cups whole milk
- 2 cups chicken stock
- 6 small red potatoes, peeled and diced small
- 4 ounces Monterey Jack cheese, shredded (about 1 cup)
- 4 ounces Cheddar cheese, shredded (about 1 cup)
- 2 cups diced cooked chicken
- 30 ounces canned sweet corn, drained
- 15 ounces canned cream-style corn
- 1 cup crushed tortilla chips
- Juice from 1 lime, about 2 tablespoons
- Chopped cilantro, to garnish (optional)



INSTRUCTIONS

1. Remove one chile from the can of chiles and mince it. Remove 1 teaspoon of the adobo sauce and set it aside to be used later. You can save the remaining chiles and sauce for another use.
2. Melt the butter in a large Dutch oven or stock pot over medium heat. Add the poblano pepper, red bell pepper, the chile from the can, cumin, thyme and oregano, and sauté for 5 to 7 minutes, or until the peppers become soft. Add the garlic, stir and cook for an additional 30 seconds, or until fragrant.
3. Stir in the flour with a wooden spoon and cook for 1 minute, or until there is no longer any visible raw flour. Slowly stir in the milk and chicken broth, scraping up any bits from the bottom of the pan as you stir.
4. Add the potatoes, bring the mixture to a boil, then reduce the heat to low and simmer for 10 to 15 minutes, or until the potatoes are tender and can be easily pierced with a knife.
5. Add the shredded cheeses a handful at a time, stirring after each addition until the cheese is completely melted.
6. Finally, stir in the chicken, both cans of corn, the tortilla chips, lime juice and the reserved 1 teaspoon of adobo sauce. Cover and cook for an additional 10 minutes, or until the soup is completely heated through. Serve immediately.

—<https://www.browneyedbaker.com>



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This Space Intentionally Left Blank for Teen Services

Excess Harvest

Excess harvest can be handled in several ways: freezing, canning, drying, donating to food banks or charities, sharing with neighbors, making jams or jellies, or composting any unusable portions.

Freezing: Blanching and freezing vegetables like spinach, kale, and zucchini preserves their nutrients and texture for future use.

Canning: This allows for long-term storage of items like tomatoes, pickles, and jams.

Drying: Drying herbs, fruits, and some vegetables (like tomatoes) reduces their size and weight for easy storage.

Pickling: Pickling vegetables in vinegar and spices creates a flavorful and long-lasting preservation method.

Fermenting: Fermenting foods like sauerkraut and kimchi can be a great way to add probiotics to your diet.

Donating: Food banks and charities are often grateful for fresh produce donations.

Sharing with neighbors: A simple act of sharing with those around you can build community and reduce waste.

Selling: If you have a surplus, consider selling at a farmers market or through a local co-op.

Composting: Composting is a great way to recycle any over-ripe, bruised, or unusable parts of the harvest back into the garden, creating nutrient-rich soil for next year.

Creating a “harvest restaurant”: Host a dinner party featuring your excess produce.

Donating to local nursing homes: Some nursing homes appreciate fresh produce for their residents.

HAPPY LABOR DAY SOUTHPARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

*All info current as of
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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
2980 W Long Dr #E, Closed 7/23/2025, \$529,500

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Jan, Jan@BaerRealty.com

Jan and David Baer, Broker Owners
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Buddy: The Buddy Holly Story

September 12, 2025 – October 19, 2025

Featuring the hits of Buddy Holly and The Crickets. With all other songs, arrangements, and incidental music by Paul Jury

Town Hall Arts Center kicks off our 43rd season with the true story of Buddy Holly and The Crickets! From his meteoric rise to fame to his legendary final performance, Buddy Holly is considered a rock and roll icon, and this high-octane, jukebox biomusical is a perfect celebration of his greatest hits. Dynamic performances of chart-toppers like Peggy Sue, That'll Be the Day, Oh Boy! and many more will allow audiences to experience the passion, determination, and unforgettable music of a man who left an indelible mark on rock history.

—<https://townhallartscenter.org>

Happy September!

The world shall now transform into pumpkin everything."

—Keith Wynn

See Elk In Rocky Mountain National Park

The elk rut is in full swing at Rocky Mountain National. In late August and into September, the mating season for the Colorado elk begins. The town of Estes Park and Rocky Mountain National Park are some of the best places in the state to witness this truly magnificent display of Mother Nature. The ritual begins with the male elk shedding their velvet to make their antlers nice and sharp to battle other male elk in the quest for a female companion. The male elk can also be heard bugling for miles away as they make their call for a mate. Herds of elk can be seen in large grassy meadows within the park and even in downtown Estes Park. During "Elktober," it is almost impossible not to see an elk.

All the months are crude experiments,

out of which the perfect September is made.

—Virginia Woolf

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2292 W. Long Dr. Unit A: UNDER CONTRACT \$645,000

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2881 W. Long Dr. Unit F: FOR SALE \$518,000

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SouthPark Real Estate Update for September 2025

SouthPark Single Family Homes

	Up to 700,000	700,000–900,000	900,000–Plus
For Sale	0	1	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	1	5	3
Under Contract	1	1	0
Total Sold 2024	9	10	9
Total Sold 2025	7	7	5

The information is based on MLS August 15, 2025

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



Terry Jenni

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