

Greetings South Park 2 Community,

I wish you a peaceful Holiday Season. Thank you for the opportunity to work with you as your HOA Board President this past year. We've had a busy and exciting year and I anticipate more of the same as we move forward into 2019. Here's a bit about me....

My short story: Five years ago, when I made the decision to downsize from my 5-bedroom home in the Arvada area. I had lived in North Denver/Arvada for most of my life but wished to relocate to Littleton. I knew I wanted a townhome with a sense of community. Imagine what it was like for me on that hot, summer August day to see the South Park 2 community the "Gem of Littleton." The beautiful green, parklike environment, the tennis courts, the pool, the number of residents out and about, walking – some with their dogs or taking their kids to the pool- it was a 'Wow' for me. I knew I wanted to live here.

I've heard so many wonderful stories from many of you who have lived here for years in addition to stories from many of the newer residents. There is a central theme- and that is...our community is one of the best in the Littleton Metro area. And so many of you have shared (and I've now experienced) that not only do we have beautiful grounds and wonderful neighbors, we are close to all the amenities of a broader community (culture, light rail transportation, shopping, restaurants, hospitals).

However, the best part of our community is you, our residents! The special gifts and talents you all have and willingly share, serve our South Park 2 community to help make our community vibrant, dynamic and collaborative. I want to thank each of you for taking the time to participate in the various ways that you do to include community outreach efforts, meetings, walk-about and everyday life. I appreciate that over the past five years, I've had the chance to get to know you and that you are willing to introduce yourselves to me. I look forward to more of the same. And now some well-deserved notes of appreciation.

Appreciation/thank you:

- I want to take this opportunity to thank the members of our HOA Board, your hard work on behalf of the community is so appreciated.
- To the John Kron and the Landscape Committee: the Posey Party, Fall into Spring event, their hard work for the juniper removal, and newly approved mulch bed policy, well done!
- Thanks, Norma, for organizing and implementing the National Night Out evening in August of this year.
- To Jim Ramsey and the ACC committee: for your efforts to review our guidelines. By the way, everyone, there are new forthcoming guidelines for patio sails and roofing.
- To our contractors Emerald Isle (Lance and his crew), Swingle (now SavATree), and Kevin, our property manager, your engagement and involvement in helping us to create an environment of collaboration to solve mutual community problems is crucial to overall success. A big shout out to all!
- To our residents who continue to engage with us to solve community problems- let's keep at it!
- To the Tuesday morning (March-October 7 am) walk about gang....right on! Thank you.

Next, I'd like to turn the issues that are before our community, as evidenced in the various Board, LC, AC meetings, walkabouts and individual meetings with homeowners. Here's where we are at:

- **Increased monthly assessment fees:** Starting January 1, 2019, the new monthly HOA assessment fee will be \$155 per month. As mentioned at our October annual meeting the board approved an increase in monthly fees. While our operating costs have gone down, we are facing the replacement of electrical and irrigation systems. We need more advanced technology throughout the community. The additional fees will fund our reserves, assisting us in these endeavors. As a community member on a fixed income, I understand that the additional money can be challenging and I, too, am needing to figure out a way to make it work.
- **Landscape Committee (LC):** In January, the board and ACC determined to appoint a landscape committee to help the community pick-up the delayed landscape work. After a major review of Bylaws, Declarations, the LC moved forward. Their major successes have resulted in juniper removal, Posey Party and Fall into Spring and new policies for the mulch beds (approved by the Board and the ACC) to be initiated in January 2019. Community engagement is at a long awaited high point!
- **Irrigation Systems:** As many of you will recall, we had a really hot summer and from our property manager, EI crew, the Walk-About gang, we quickly learned that our sprinklers/electrical systems could not handle the situation. Our grass was turning brown, and sprinklers were partially working, broken and/or overwatering or not working at all. So, the EI team went out and turned on the watering systems by hand each day. It was a makeshift resolution, at best. We were working as quickly as possible to figure out the systemic issues. Our irrigation system needs an overhaul. Our Board will be reviewing proposals in the next few months for irrigation systems upgrades.
- **Electrical Systems:** We will need to address our aging and, in many places, broken wiring. As many of you have seen, some of the lights are no longer working. We are in the process of developing an RFP
- **Clubhouse 2018:** This year we had to replace our air conditioning unit and our refrigerator.
- **Pool fence:** In June the board voted to replace the pool fence: a 5-foot fence, plate mounted, electronic gate, flat top. The brick columns remained. The fence has since been replaced, the overgrown junipers removed. When the old fence was torn down, the junipers were removed first, and then the new fence was installed. The electronic locks will soon be installed on the pool and tennis court gates. We will save money on ongoing annual pool key replacements. The landscape committee is helping us figure out what, if any, plant materials will be planted next to the pool fence.
- **Tennis Courts:** In September 2018, the board voted to resurface the tennis courts. Until now, we were able to delay this project as the wear and tear did not warrant this repair.
- **Mineral Hill:** We are expanding the drainage system along Mineral Hill and after sending out RFPs. Two proposals were returned. In October 2018, the Board voted to retain the same engineering firm RE Construction. Work will begin on that project within the next 2-3 weeks.

- **Terraseeding:** In September the board reviewed and passed a proposal to terraseed the entire complex with organic materials safe to humans and pets. The idea was to enhance the green grass, cut down on sod replacement next year (a major expense). Several of you told us, this process, while seemingly an appropriate measure, had several unanticipated outcomes to include the smell, mess and major inconvenience. What's more, our pets wanted to roll in the results. My dog was one of them. On top of these problems, we learned that our communication to our community members, was not at the level needed for our community. Even though the terraseeding is warranted into the spring and the results at the time may be fabulous, our community will not do this again.

- **Short Term Rentals:** Many of you attended one of the board meetings and expressed your concerns about short term rentals (less than 6 months). I attended a recent seminar hosted by our attorneys. Following that meeting, I'm working with Kevin, our property manager, and a community volunteer, who has put in numerous hours researching this topic. An initial document with questions was forwarded to our attorneys. We await their response and will be moving forward from there. Please stay tuned.

- **Communication:** Many of you have expressed the need for various alternate ways to communicate. One of my initiatives for 2019 is to pull together a group of some interested residents to help us figure out some next steps. In the meantime, here are few (not all) of our challenges:
 - Not everyone reads the newsletters or may not like to look at the website to do so.
 - Often newsletters are addressed to the tenants and landlords of some homes in our community and that presents another set of issues.
 - The board by the front of the clubhouse is not used at this time.
 - We face post office restrictions for posting material on the postal stations.
 - We need a means of 'just-in-times' posting for updates from Emerald Isle, the HOA, etc.

In closing, as volunteers to and for our community, the Board continually strives to be of service. We are listening and we are working hard with everyone to solve community issues in ways that are win/win, collaborative, and in alignment with our HOA Declarations, Bylaws.

Kind regards,

Carla Kuhlman, South Park 2 HOA President