



Pool Time

It is not quite that time of the year to lose the coat and starting tanning by the pool, even though some days you probably can. This year, the pool will be a little different from years past. The new fence and gate were installed at the end of the pool season last year. In doing so, the gate now has an electronic locking system. The Board of Directors has decided to hand out the new keys, pool passes and pool rules to all non-delinquent homeowners. If the homeowner is offsite (absentee), it will be their responsibility to obtain the pool key and pass for their tenant(s) or they can provide a signed letter of authorization to the tenant to bring to pick up the pass and key. The pick-up dates for the pool keys and passes will be: May 4th from 9 a.m. to 1 p.m. and on May 21st at 5 p.m. until 6:30 p.m.

Alleyway Safety Precautions

The alleyways behind the garages can be a dangerous. Parents are advised to discourage their children from playing in the alleys behind the garages. There are many other open areas within the community that are safe and available for children's activities. All residents are encouraged to drive slowly and cautiously through the alleyways and neighborhood. Before backing out of the garage, check the surrounding area for pedestrians and obstacles. Furthermore, the alleyways are posted fire lanes and vehicle parking is prohibited.

Next HOA Board Meeting

Tues., March 19th, 2019

6:30pm in the Clubhouse
All Homeowners are welcome
and encouraged to attend!

ACC Meeting

Thurs., March 28th at 7:00pm

Landscape Committee Meeting

Monday, March 4th at 7:00pm

President's Quarterly Update

Dear South Park 2 Community,

I've had feedback from many of you about the annual president's letter, (December, 2019). It seems most of the individuals who responded, appreciated the updates and information. Since communicating- keeping 'everyone in-the-loop', about our South Park 2 community, is one of my key initiatives, I thought I'd try providing quarterly updates. My hope is that you'll continue to let the board know (me, in particular) your thoughts as to our community issues, what is being done, how we are planning for our future as well as obstacles and opportunities. Thanks in advance.

QUARTER ONE:

Increased monthly assessment fees: As you know, the HOA fees increased this year to \$155 per month which started January 1, 2019. As mentioned at our October annual meeting the board approved an increase in monthly fees. As I mentioned in the December 2018, newsletter, we are facing

the replacement of electrical and irrigation systems.

Landscape Committee (LC): In January 2019, the new landscape committee celebrated its first anniversary. They are in the process of reviewing homeowner requests for Stage 2 of the community juniper removal. Committee members are facilitating community meetings with various landscape designers. And they have responded to resident requests for mulch bed updates. They are meeting with Lance from Emerald Isle to review ideas for the pool enclosure where junipers were removed, as well as flowers for planting in some of our common areas and in the pots around the pool. Please contact John Kron or any of the committee members for more information. They are always looking for new members! Now is your chance!

Clubhouse: In January, 2019, the board voted to replace the fireplace insert.

Irrigation Systems: At the January, 2019 board meeting, representatives from Emerald Isle presented a proposal for the control boards for new sprinklers. The idea is to 'get ahead of the curve' before the grass, trees and plants in the common area begin growing again. The board is in the process of reviewing the proposal and considering options, striving to keep the costs down.

Electrical Systems and Lighting: Yes, lights are out, repaired and then out again. We review the light situation at every Tuesday meeting as well as per the various emails and phone complaints. So, what is happening?

- Our electrician is striving to keep up with the fixes that he can provide (frozen ground can be a problem). And Emerald Isle helps us by replacing burned out bulbs.
- Why can't we fix this situation right away?
- First, while a former board member provided us with a sample RFP last

continued on page 2



Quarterly Update, *continued from front page*

fall, it is too early for us to put out an RFP of any kind. Why? We need more information.

- Next, the real fix is going to cost several hundred thousand dollars and we want to do everything we can to be fiscally astute as to a final lighting/electrical decision for our community and we need to take an approach that is based on solid research while attending to our fiscal resources.
- We are in the process of gathering information about lighting options to include solar lighting systems, a green solution. Board members have met with Kevin and our electrician to learn about and try and understand what we can do. We've seen samples of solar lighting from a vendor as well as reviewed other communities that are using solar lighting. We are not convinced that this is the way to go. Not just yet.
- Then too, we are looking at the cost of core drilling, conduit if we go with an electrical option. There is much more cost outlay to this option than listed here. This solution is extremely expensive.
- We are unsure as to our best option. The board realizes we need more assistance. I've spoken with Kevin and other board members. Maybe we need to consider an adhoc (the Light Brigade- just kidding) committee comprised of key experts in our community regarding electrical wiring and lighting. Please email Kevin your thoughts and your resume if you would like to help and I can present that option to the board.
- In the meantime, the Association is asking all residents to keep their front porch light on to help illuminate the surrounding areas.

Mineral Hill: Drainage work has been completed. The board met with the attorney prior to the meeting regarding our case.

Short Term Rentals:

- Board member Judie Foster (lead) and I have been continuing to work on the issue of short-term rentals. We have met with our attorneys and Kevin as to where the community wants to go next as many community members are concerned.
- The Board has listened to and heard the Homeowners. The Board has completed a research project with the help of the City of Littleton Planning Department, mortgage lenders, insurance underwriters, community groups, and attorneys. Current zoning for Southpark II is designated PD-R (Planned Development District-Residential), and, is intended to be a community occupied primarily by owners.
- Key questions for all of us are: Is the number of leased rentals and lodging businesses in our neighborhood fundamentally changing the "Residential" primary-owned and occupied community benefits? What direction do community members want to go?
- We invite you to any one of the three Town Halls taking place in our clubhouse to be held on **March 5 at 6:00 p.m.**; **March 9 at 10:00 a.m.**; or **March 18 at 6:00 p.m.** We have mailed out this same invitation and posted copies of it on the postal kiosks. Please join us.

Communication:

- The board is reviewing options as to our current website. We have listened and we 'get it' that our website needs an overhaul. Please stay tuned for more information.
- As volunteers to and for our community, the Board continually strives to be of service. Thanks for collaborating and striving to help us do our best to that end.

—Kind regards

— Carla Kuhlman, South Park 2 HOA President

SouthPark 2 Board of Directors

www.southpark2-hoa.org

Carla Kuhlman	President carlak5@comcast.net
Sharon Malion	Vice President
S. Dorenkamp	Secretary
Gary Hubbard	Treasurer
Katelyn Mashburn	At Large
Dennis Brooks	At Large
Judith Foster	At Large

Committees

Maintenance

Kevin Lavene,
Centennial Management Group, LLC
P.O. Box 1539, Parker, CO 80134
cmglittleton@aol.com, 720-528-8557

Architectural & Covenant Control, & Area Patrol

Kevin Lavene, 720-528-8557, cmglittleton@aol.com
Centennial Management Group, LLC
P.O. Box 1539, Parker, CO 80134

Clubhouse, 303-380-0024

Betty Vielhauer, Linda DeMoss,

Councilman

Debbie Brinkman 303-734-8315
dbrinkman@littletongov.org

Littleton Police Department "Non-Emergency"

303-794-1551

Bookkeeper/Accounting

Kim Mattei, 720-489-5000
Advanced Property Management.

News Articles

The deadline for news articles is the 20th of the month before the next month's issue. Contact **Kevin Lavene at 720-528-8557** to submit a news articles. 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@coloradolasertype.com

To find ad rates and discounts, go to

www.ColoradoLasertype.com

and click on the "Advertising Rates" link.

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners 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.

Any exterior changes, replacements and/or additions MUST be approved by the ACC Committee.

Please address your request in writing to:

Kevin Lavene,
Centennial Management Group, LLC
P.O. Box 1539, Parker, CO 80134

Who To Call:

Maintenance

Painting

Grounds

Kevin Lavene

cmglittleton@aol.com

Landscape Committee Update Watering: Every Resident's Responsibility!

At one time, when this community was new, every unit mulch bed had below-the-surface drip line watering. This was connected to the sprinkler systems and no one had to worry about watering. But over time these systems began to fail, sometimes causing basement flooding, sometimes simply stopping. Some residents who did their own planting cut into lines. Eventually the whole system was shut down.

Most plants were selected for tolerance to dry spells and are well-established enough to survive with natural snowfall and rainfall under normal conditions. But recently we have not had "normal" conditions. Our winters have been extremely dry with less than average snowfall, and our summers have typically had stretches of extreme heat. Without water even the hardiest of established plants will fail.

Throughout the winter every resident should throw a little water on their shrubs and plants from time to time. All it takes is a pot full of water per shrub every week or two. In the summer, a hose can be hooked up to outside spigots where they exist. Many of the older units do not have private spigots, in which case regular watering with a watering can or bucket is necessary.

Under the guidelines of the new mulch bed policy, homeowners have the option of planting and maintaining their own mulch beds, or continuing to have the HOA maintain their common properties. Regardless of which option is selected, **residents are responsible for watering.** This is true for residents in rental units as well as owner residents. As summer approaches it is time to start thinking about this responsibility and plan for it, setting up a watering schedule

to make sure our entire community is kept looking green and lush around every unit.

Our next Landscape Committee meeting is **Monday, March 5** at 7:00 p.m. in the clubhouse.

Is My Townhome Covered With Insurance by the Association?

The answer to that questions is NO. Unlike many homeowner associations, the Southpark Homeowners Association Number 2 does not have a master insurance policy, nor is the Association required to provide such insurance coverage. Generally, if there is a mortgage, the lender will require proof of insurance to protect their lien.

Homeowners are advised to consult with their insurance agent/company to confirm that adequate insurance is being provided. Property coverage should include complete replacement cost, contents, valuables, liability, etc. Insuring your townhome should be similar to insuring a single family dwelling.

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

SHOP LOCAL HIRE LOCAL
SPEND LOCAL ENJOY LOCAL

Support the local businesses who support the community where you live, work and play.

It starts with you!



Check your newsletter: **Call today to place an ad!**

KEEP IT LOCAL **303-979-7499**
GetInfo@ColoradoLasertype.com
www.ColoradoLasertype.com



Heflebower
Funeral & Cremation Services

Family Owned and Operated

Lee & Betty Heflebower
SouthPark Residents
720-344-6087

INSIGHTS CENTER

Sign up to get PAID by calling 720.787.7620 or going to InsightsStudies.com



Taste Tests & Focus Groups for ALL Ages!

**Get PAID \$\$\$ to taste new & exciting products!
Eat. Give Opinion. Get Compensated.**

25 Years as a REALTOR!
27 Years as a SOUTHPARK Resident!

ColoradoHomes.com






KRISTINE STIRLING
BROKER ASSOCIATE

C 303.881.4768 | O 303.779.9501
KristineStirling@comcast.net | www.KristineStirling.com
Coldwell Banker Residential Brokerage
9088 Ridgeline Blvd., Highlands Ranch, Colorado 80129

Painting Schedule For 2019

Notices have recently or will be sent to the homeowner of the townhomes in the following buildings that must be repainted and the front door re-finished by September 20, 2019.

WILDWOOD

West Long Court: 2995

Paint manufacture: Benjamin Moore Paint
 Building paint color name: SouthPark Clay (G2-30176)
 Trim paint color name: SouthPark Writer White (G2-30157)
 Paint type name: Ultra Spec Latex Low Lustre

West Long Drive: 2998 3000 3002 3004 3008

Paint manufacture: Benjamin Moore Paint
 Building paint color name:
 SouthPark Old Weatherstone (G2-30175)
 Trim paint color name: SouthPark Writer White (G2-30157)
 Paint type name: Ultra Spec Latex Low Lustre

West Long Drive: 2960 2962 2966 2970

Paint manufacture: Benjamin Moore Paint
 Building paint color name: SouthPark Soft Gray (G2-30159)
 Trim paint color name: SouthPark Writer White (G2-30157)
 Paint type name: Ultra Spec Latex Low Lustre

COLONY

West Long Drive: 2872 2874 2876 2881 2891 2901 2911 2921 2931 2941 2951 2961 2971

West Long Circle: 2878

Paint manufacture: Benjamin Moore Paint
 Building paint color name: SouthPark Sierra Tan (G2-30190)
 Trim paint color name: SouthPark Writer White (G2-30157)
 Paint type name: Ultra Spec Latex Low Lustre

Paint store address: Guiry's Color Source, 8262 S. University Blvd, Centennial, CO 80122, 303-770-2572. **Substitution for paint manufacturer and paint type is prohibited. All paint MUST be purchased at the Guiry's store listed above.**

Noncompliance by **September 30, 2019**, will result in the Association employing a contractor to repaint the exterior of your home and billing the cost of that repainting to you (pursuant to Article VIII of the Declaration of Covenants and Restrictions). In addition, a \$50.00 fine will be imposed.

Check the newsletter for advertised paint contractors. Ask for discounts if all townhomes in a building are painted by the same company. Check references and hopefully some from other owners in the community.

The SouthPark 2 Homeowner Association, Board of Directors, Covenant Committee and the Architectural Committee does not endorse or recommend any of the advertising contractors.

**This Space
 Intentionally
 Left Blank For
 Teen Services**

HAPPY ST PATRICK'S DAY SOUTHPARK!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

We have High Demand and Low Supply of Inventory in our beautiful SouthPark.

David and I are thankful to Live, Work and Play in SouthPark!



SOUTHPARK HOMES JUST LISTED!!!

2842 W Long Dr. #A: End Unit 2 Bed/1 Bath Townhome. \$344,900.

New granite kitchen counters and carpet; Refinished hardwood floors.

7947 S Bemis Place: WRITER FAIRPLAY Model. 4 Bed/4 Bath Home. \$569,000. Over \$125,000 in remodeling, updates and improvements. Great single family home in quiet family friendly cul de sac, with large private yard and redwood deck for entertaining!

COMING TO MARKET IN APRIL!

RARE RANCH KINGFISHER END UNIT TOWN HOME!

Lives like a house with no yard work! 4 Beds + Bonus Room / 4 Baths
 Quiet interior location fronting greenbelt. Over 2,600 sq ft.

PLEASE JOIN US! March 15th, Friday 6pm - 9pm for OMR (Old Man Rock)
 SouthPark's own Band, playing the View House in Littleton!

Jan and David Baer, SOUTHPARK'S TRUSTED REALTORS, FAMILY OWNED and OPERATED, Providing FULL SERVICE REAL ESTATE EXPERTISE at a FAIR PRICE, please contact us for a COMPLIMENTARY CONSULTATION. We are happy to help you meet your Real Estate needs!

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



www.linkedin.com/in/janbaerrn • www.BAERColoradoRealEstate.com

Jan and David Baer,
 Broker Owner/Broker Associate, Baer Realty LLC

303-931-5853

Jannobaer@Gmail.com



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find tutors, activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at www.coloradolasertype.com.

Mike's Bicycle Service starting at \$35.00. Any & All Types Welcome. Please call Mike at 720-621-0977

OB PAINTING. Interior/Exterior. Free Estimates. Rob: 303-986-8198

Highlands Pride Painting- 303-738-9203

*****Tina's House Cleaning.** Littleton Resident for 20 years. Independent, Reliable, Detailed. Plenty of references. 720-276-1277.***

Piano for sale. \$400.00. Please call 303-798-4766 or 303-594-4907.

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE pillowtop set.** Retail \$699, asking \$385. 303-742-4860.

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

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

Tom's Top Notch Painting: Interior/Exterior, Drywall Repairs, Handyman & Interior Decorating Services available 303-523-2941

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.

GUITAR, VIOLIN/FIDDLE LESSONS - All ages. Southpark location. Professional experience. Smitty 303-514-9455.

Happy Tailz Pet Sitting- SouthPark resident for 20+ years will take care of your pets while you're away. Bonded/ins.& ref. Jeri 303 437-5526 www.happytailz.info

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.

Pet Reminders:

- There is no poop fairy! Please pick up after your dogs.
- It is unlawful for any owner to have a dog running at large within the city.

Springtime is the land awakening. The March winds are the morning yawn.
—Lewis Grizzard

GAME DAY

2nd Wednesday of each month at SouthPark 2 Clubhouse from 3:30 p.m. until ?, September through May. Bring a game, bring a friend, or just show up! All are welcome! Any questions call Loren 303-884-9848.

Southglenn Country Club

Amazingly Affordable,
Comfortably Casual,
Delightfully Different.



Unlimited Golf & Swim 35% OFF:

Family: Regular Price -\$1,100.....**Discounted Price \$715**

Couple: Regular Price-\$930.....**Discounted Price \$605**

Individual: Regular Price-\$675.....**Discounted Price \$440**

Senior Discounts Also Available

GOLF

- Par 3, 1,387 yds.
- No tee times
- Junior golf program

SWIMMING

- Swim team
- Diving boards
- Room to swim

SOCIAL

- Grills, BYOB
- Special Events
- Family Events

NEW Member DISCOUNTS!

35% OFF

*Ends March 15th.



LOCATED BEHIND THE STREETS OF SOUTHGLENN

1489 E. EASTER AVE.
CENTENNIA, CO 80122

www.southglenncc.com

2019 Ladies Night Out Schedule

Ladies, here is the schedule for the 2019 LNO. All events begin at 6:00 p.m. Each event is also posted on the Calendar of Events page of the SouthPark website at www.southparkhoa.com. If you have any questions, please contact Roberta or Joyce at frkrakr@yahoo.com or digger3000@hotmail.com.



- Mon., February 11: **Ted's Montana Grill**
- Tues., March 12: **Adelitas** (Downtown Littleton)
- Wed., April 10: **Olive Garden** (County Line)
- Mon., May 13: **Seasons 52** (Lone Tree)
- Tues., June 11: **NoNo's**
- Wed., July 10: **Old Chicago** (Highlands Ranch)
- Mon., August 12: **Brewery Bar III** (Lone Tree)
- Tues., Sept. 10: **Red Lobster** (Wadsworth)
- Wed., Oct. 9: **Grand Station**
(Downtown Littleton)
- Mon., Nov. 11 - **Romano's Pizzeria**

Water Shut Off For Repairs Information

To all SouthPark 2 homeowners, the Board of Directors wanted to inform everybody about water shut offs and the individual shut off valve for interior repairs. There is a valve that is outside of each home for the individual shut off for every individual unit. Though it is located in the common ground, the valve and the pipe that enters the home is the responsibility of the homeowners, since it is not a common property valve and only services your individual unit. This is a similar process to the sewer line, which is the homeowner's responsibility until it connects to a pipe that services multiple units. The vast majority of the individual shut off valves throughout the community have never been turned off. Since it has been 20+ years since the valves have been moved, it is always recommended to homeowners that this valve should not be used to turn your water off. There is a risk that the valve could get stuck on, off or even break and flood the basement of the home. Our office always recommends that the water be shut off at the Denver Water valve and not the individual valve. Though the Association cannot stop someone from shutting off their own individual valve as it is their property, it is not recommended because of the risk and the repairs would be at the homeowner's expense. Instead, it is recommended that the water should be shut off at the Denver Water shut off valve. Denver Water will set up a time for you to shut the valve off, which you can coordinate with a plumber to make the interior repairs.

Ready to Sell for Top Dollar! Call Terry Jenni Today 303-794-6932!
Your SouthPark Real Estate Expert Since 1998



Terry's Metro Broker Team office is located 5 minutes from the SouthPark community. With over 70 experienced agents and a full time staff to address all real estate needs.

- ♦ Vast knowledge of the SouthPark community, has enjoyed living in SouthPark since 1989.
- ♦ Understands and knows how to market the strong selling points of the different SouthPark floor plans.
- ♦ Provides you with a **FREE** home value analysis of your home showing a listing price range and costs associated with the sale of your home.
- ♦ Gives you suggestions on how to prepare your home to sell.
- ♦ Provides you with some staging ideas to maximize the value of your home.

SouthPark Real Estate Update for March 2019.

SouthPark Single Family Homes

	Up to \$449,000	\$450,000-\$499,000	\$500,000-Plus
For Sale	0	0	0
Under Contract	0	1	0
Total Sold 2019	0	0	1
Total Sold 2018	1	0	10

SouthPark Townhomes

	Up to \$299,000	\$299,000-\$349,000	\$350,000-Plus
For Sale	0	1	0
Under Contract	0	3	2
Total Sold 2019	0	0	1
Total Sold 2018	2	7	28

*The information is based on MLS February 15, 2019
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



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

