



S O U T H P A R K 2 T I M E S

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A Publication of the SouthPark Homeowners Association Number 2, Inc.

Landscape Committee Update

WELCOME TO SPRING! As the grass begins to green up, the clouds start to look puffier against an azure sky, and the wind begins to lose its winter chilly crispness, we all start to think about gardens and flowers and shrubs. The Landscape Committee (LC) has been active throughout the winter and has several things to report out.

MULCH BED MAINTENANCE: We have received a number of requests from homeowners who wish to take responsibility for their mulch beds under the new policy. Several of these have been approved by the LC and forwarded on to the ACC for final approval. A few have been returned to homeowners for further revision. Please consult the policy before completing an application for mulch bed modifications. Both of these can be found on the Southpark 2 HOA website. Homeowners who have opted to assume responsibility for their mulch beds will NOT be getting new mulch this year if they were eligible because of painting last year. Mulch is now their responsibility.

The LC has approved the design of a medallion which will be affixed to the front of units where homeowners will be assuming maintenance responsibility. This will alert Emerald Isle employees to avoid pruning, weeding, trimming, or doing any other work in the mulch beds in front of these units. We are also working on clarifying the policy for homeowners in end units who wish to maintain the front of their units but not the side. It should be noted here that, apart from the side yard, it is not possible to relinquish only a portion of the front mulch bed to homeowner maintenance. This would be an impossible task to keep track of small sections for 548 units throughout the community.

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Next HOA Board Meeting

Tues., April 16th, 2019

6:30pm in the Clubhouse

All Homeowners are welcome and encouraged to attend!

ACC Meeting

Thurs., April 25th at 7:00pm

Landscape Committee Meeting

Monday, April 1st at 7:00pm

Important Dolphins 2019 Swim Season Dates!

Let's get ready for a fun summer swim season! Meet up with your South Park neighbors and Dolphin swimmers for dinner out at the following Dolphin Fundraisers. We will upload any flyers provided by the restaurants or updates to the fundraiser schedule to the Dolphins website (www.spdolphins.swimtopia.com). Please show the flyers on your phone OR verbally tell the cashier that you are there for the South Park Dolphins Fundraiser when you order. Looking forward to seeing you there!

- **Tuesday, April 16, 2019 from 4 - 8 p.m.**
at Freddy's, 2660 West Belleview Avenue, Littleton
- **Thursday, May 2, 2019 from 11 a.m. - 9 p.m.**
at Garlic Knots, 1621 West Canal Circle, Littleton
(valid on dine in, take out, and delivery)



If you think you'd like to join the South Park Dolphins Swim Team, please plan to join us for a Dolphins Open House scheduled for Tuesday, April 9, 2019, from 6 - 8 p.m. at the SouthPark I clubhouse.

We'll have swim suits to try on, you can order Dolphin apparel, parents can learn about and sign up for volunteer opportunities, meet the Coaches, and obtain answers to questions about the swim team. We hope to see you there!

Week of May 20, 2019: afternoon practice begins:

- 11 - 18 year olds - 4:30 - 5:30 p.m.
- 10 and under - 5:30 - 6:30 p.m.

Beginning Tuesday May 28, 2019: morning practice begins:

- **13-18 year olds** - 7:30 - 8:30 a.m.
- **8 and under** - 8:30 - 9:30 a.m.
- **9-12 year olds** - 9:30 - 10:30 a.m.

Dolphins upcoming meet schedule:

- 6/1/19 - **Home meet with The Knolls**
- 6/8/19 - **Away tri-meet with Hampden Heights @ Stonegate**
- 6/15/19 - **Home meet with Forest Park**
- 6/22/19 - **Away meet @ Green Oaks**
- 6/29/19 - **Home meet with Heritage Greens**

Prelims and Final Schedule:

- Monday 7/8/19 - **13-18 @ Ben Franklin**
- Tuesday 7/9/19 - **8 & under @ Cherry Creek Vista**
- Wednesday 7/10/19 - **9-10 @ Homestead**
- Thursday 7/11/19 - **11-12 @ Heritage Greens**
- Saturday 7/13/19 - **Finals @ Stonegate and End of Season Banquet**

Let's Go Dolphins! www.spdolphins.swimtopia.com

Quarterly Update, *continued from front page*

MULCH BEDS vs. COMMON AREAS: While technically ALL landscaped areas are common property according to our covenants, the new policy makes a distinction between mulch bed areas directly adjacent to units and those areas that are across sidewalks or turf areas from units. Homeowners can opt to take control of maintenance only for the areas immediately adjacent to their homes. The other areas are, and have always been, the responsibility of the HOA to service and maintain.

The LC has been charged with responsibility for making decisions regarding these areas, with the idea of developing a consistent and comprehensive design plan for the whole community. Cost restraints prevent a widespread implementation all at once, but we will be beginning to modify certain common areas with the removal of sod, the introduction of rock, the use of ground-cover, and other changes we feel are in the best interests of the community as a whole.

NEW LANDSCAPING COMING: One area where you will see some changes this spring are in the area around the pool and clubhouse. Working with landscape designer Linda Ziraldo, the LC has solicited designs which we are in the process of reviewing. Once approved, the perimeter of the pool, the pool entrance, and the front and sides of the clubhouse will all see enhanced landscaping. The junipers around the pool were removed last fall. The new landscaping, and the pool pots which were added last year, will combine to enhance the beauty of the pool and clubhouse area.

In addition, over fifty more junipers have been identified by homeowners and LC members for removal this year. While replacement plants may be another year or more away, this work is all designed to freshen the appearance of our community and maintain its park-like appeal for all homeowners.

NEXT LANDSCAPE COMMITTEE MEETING: Monday, April 1, 7:00 p.m. in the clubhouse.

Architectural Improvements, Changes & Alterations

All owners and/or residents considering any EXTERIOR alterations, modifications or changes, are required to obtain approval from the Architectural Control Committee (ACC) prior to commencement of work. Information for commonly requested alteration and changes can be found on the web site at www.southpark2-hoa.org.

This would include, but not limited to the following; storm/security doors, patio enclosures, light fixtures, patio gates, decks, landscaping, central and window air conditioners, etc. ANY ITEM ON THE EXTERIOR OF A HOME OR LOT.

Any exterior alterations not approved by the ACC, will result in a hearing before the Board of Directors and possible fines assessed due to non-compliance of the ACC guidelines.

If you are considering an exterior alteration, submit your written request, drawings, plans, brochures, etc. to Kevin Lavene or Dale Lavene at Centennial Management Group, LLC, P.O. Box 3459, Littleton, CO 80161 or via facsimile 720-489-0422. Should you have any questions regarding ACC requirements, Kevin or Dale can be reached at 720-528-8557.

Porch Lights

There are various lights out throughout the community due to the aging and deteriorating electrical lines. The Association has created a lighting committee to investigate solutions for the lighting issues and develop a plan for replacement. In the meantime, the Association is asking that all residents please turn on your porch light. The light from the porches will help illuminate the area and the sidewalks for those walking at night or in the early morning. The Association thanks you for your cooperation, understanding and patients in this matter.

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

SouthPark 2 Board of Directors

www.southpark2-hoa.org

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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@coloradolaser.com

To find ad rates and discounts, go to

www.ColoradoLaser.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.

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 30, 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

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Painting Involves More Than Just Applying Paint!

Homeowners need to be aware that there is more to painting their townhome than just applying a coat of paint. Most major mistakes made in achieving a quality paint job is preparation of the surfaces prior receiving the finish coat.

Other than surface preparation, replacement of rotten wood is paramount. Many times, rotten wood is simply painted over and not replaced. This leads to more cost in the future and a paint job that will fail. When the annual inspection is conducted to confirm that the townhome owner required to paint has complied, owners will be advised of any rotten wood that should have been replaced. To avoid additional cost and inconvenience, make sure rotten wood is replaced when the townhome is being prepared for painting. Do a pre-walkthrough with your painting contractor to inspect for rotten wood and obtain an estimate up front.

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Patrick M. Plank, Attorney at Law
26 West Dry Creek Circle, Suite 420
Littleton, CO 80120 www.denverwills.com

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-Tammy

★★★★★
"We live in the SF Bay Area where we have pretty cool summers. But when we have a heat wave, sometimes for a week at a time, we have no way to cool our house. By running my QC just in the early morning and at night, my house stays comfortable all day. I am happy with my purchase. In hindsight, I should have installed it with the option of remote control. It would be convenient to turn it on and off from bed."
-Richelle

★★★★★
"We are pleased with the performance of the Quiet Cool whole-house fan. It is a lot quieter than the all-house fan we installed in our last home. Installation was much easier. We did not have to frame a hole in the ceiling of the hallway."
-John

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Painting Schedule, *continued from page 3*

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.

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Bird Feeder Guidelines

A reminder to all residents, committee approval is not required for installation of birdfeeders **on the Owner's property**. However, any bird feeder attached to branches from trees planted in the common area and **extending into the Owner's property** is the responsibility of the Owner. Birdfeeders, bird houses, or birdfeeder pole attachments will **not be permitted in the Common Property**. Though birdfeeders attract beautiful and lovely sounding birds, they also attract squirrels and other rodents that are looking for food. Please be aware that any Guano droppings or decomposed, discarded, damp, or moldy seed hulls, and seed debris around the birdfeeder, if allowed to accumulate and mound below the birdfeeder becomes a health hazard, the Owner or Resident will be notified to clean the area around the feeder, or remove the feeder.

Summer Pool Passes

It is not quite that time of the year to lose the coat and start 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.

HAPPY SPRING SOUTHPARK! OUR RE MARKET IS BUZZING!

SouthPark Real Estate 101 SUPPLY AND DEMAND!

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

David and I are grateful for 20 years of living in South Park, and thankful to SouthPark for our successful business!



SOUTHPARK HOMES JUST SOLD!!!

279 Jamison Circle #53 in Southbridge 3 beds 3 baths SOLD \$354,900
2842 W Long Dr. #A - End Unit 2 Bed/1 Bath SouthPark 2 TH. SOLD 3/26/2019 \$334,900
7947 S Bemis Pl, Littleton 80120 - 4 Bed/4 Bath Home. \$569,000. Closing 4/2/2019 SOLD!

COMING TO MARKET IN APRIL!

Rare Ranch Kingfisher End Unit SP2 townhome! Lives like a house w/ no yard work! 4 Beds + Bonus Room / 4 Baths. Quiet interior location fronting greenbelt. Over 2600 sq ft. \$475,000
SouthPark 2 End Unit Townhome. Ranch floor plan with tuck under garage. 3 beds, 3 baths, main floor living, master bedroom, laundry and patio deck! \$414,000 on market after 3/31/2019

COMING TO MARKET in Late APRIL/MAY 2019

THREE SOUTHPARK Single Family Homes

Please call me if you have friends or family looking to live in SouthPark, or if you wish to Upsize or Rightsize within our neighborhood.

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Animals 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.

Website

Currently, the website is being redeveloped and upgraded. The new website will require residents to log in, but will add features that will benefit all homeowners. Once an account is created, residents will be able to add contact information that can be set a private or public. The public information will be entered into a database to create a neighborhood directory. The directory will only be able to be seen by the community and not to anyone without a login to the community. Additionally, residents will be able to reserve the clubhouse online, view their account balance, and other relevant information. The anticipated date that the website will go live is May 1, 2019.

Letter From A Neighbor

In South Park, the historic Wednesday, March 13 Snow Bomb Cyclone treated us kindly. Despite 96 mph gusts in the Springs from the strongest mid-latitude, mid-continent cyclone ever recorded, and more winds and enormous snowdrifts elsewhere, South Park was mostly ok. My house had one brief power outage. I measured only five inches of snow on the patio though snow splayed the formerly upright winter branches in my pots, creating tangled, unkempt wildness – a minor example of what was happening around us.

Emerald Isle shoveled our walks at midnight. Thursday morning, I was stunned to see no evidence of snow or ice on our driveway. None, though a thick snow layer with only one neighbor's tire tracks visible, covered the drive Wed night. How could that snow disappear? Even our neighborhood streets

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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.



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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 frkrkr@yahoo.com or digger3000@hotmail.com.



- 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**

Letter From A Neighbor, *continued from page 5*

were freer of ice than they've been for other storms. Street-parked cars, though, sat in snow and ice piles. Santa Fe was dry as well but we couldn't see red, yellow, or green in north-facing traffic light canisters because they were snow-packed!

A former Nebraskan, I'm hearing awful stories about havoc on Nebraska farms, ranches, and in small towns. Sixty communities initially evacuated. Massive drifted snow banks, devastating flooding, and deep mud killed calves in this calving season, other animals, too, and caused terrible damage. Our own Colorado plains, other Colorado areas, also suffered. Half-mast flags honor the trooper who died while trying to help a stranded family. Nebraska lost a farmer on tractor also trying to help people in their car. But folks already pitch in to help each other as neighbors in crisis regularly do. Long recovery looms ahead but together, they'll get through this catastrophe.

We get cocky about iphones, ipads, Alexa to carry out voice commands, Facebook to tell us what's going on in the world, and lots of "smart" technological wizardry, but a Snow Bomb reduced us to cave-man status in one morning! Sometimes, though, a forced return to basics reminds me of what's important. I'll be happy if April brings daffodils and grape hyacinths peeping up from any remaining clumps of snow.

P.S. After writing about our Colorado bomb cyclone, I read about the African cyclone killing 1000. If you want to help, google either *How to Help Nebraska Flood Victims (or Midwest Flood Victims)* or *How to Help African Cyclone Victims*. For helping Colorado Bomb Cyclone victims, only found Redcross.org.

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- ♦ 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 April 2019.

SouthPark Single Family Homes

	Up to \$449,000	\$450,000-\$499,000	\$500,000-Plus
For Sale	0	0	1
Under Contract	0	1	1
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	0	0
Under Contract	0	3	2
Total Sold 2019	0	1	3
Total Sold 2018	2	7	28

*The information is based on MLS March 16, 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

