



SOUTH PARK 2 TIMES

Vol. 18 No. 02

February 2010

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

Circulation: 575

Assessment Rate Change: \$106.00 Effective January 1, 2010

As reported in the article from Linda Lancaster, President of the Board of Directors in the November 2009 newsletter and the mailing you recently received, the monthly assessment (dues) will change will change **FROM** \$104.00 per month **TO** \$106.00 per month, effective January 1, 2010.

All assessment payments are **DUE** on the first day of each month. If payments are not **RECEIVED** by the fifteenth (15th) day of the month, late fees and processing fees will be assessed. **Therefore, when paying with a check & coupon, provide plenty of time for the U.S. mail service.**

If payment is by check, a payment coupon must be included. Other payment options are: Colorado Management's "Auto Withdrawal" Program, On-line Payment Processing (www.southpark2-hoa.org for link) or through your own bank (Bill Pay Service).

If you currently use your bank (Bill Pay Service) to pay your maintenance fees, make sure you notify them of the following **prior to the January 1, 2010 assessment being due:**

Address to send payments: Southpark HOA #2, c/o Colorado Management, P.O. Box 105007, Atlanta, GA 30348.

Change the amount of the monthly payment to: \$106.00

Account number: Please see enclosed coupons for account number.

Processing: Make sure it will be **RECEIVED** prior to the 15th day of the month. We strongly **RECOMMEND** setting up the 1st day of each month for processing.

Shrub Rejuvenation Trimming

At the recommendation of the landscape company, the Board of Directors passed a resolution in January 2009 to begin a process of rejuvenating certain species of deciduous shrubs within the community. Due to enormity of this project, this process will be performed on buildings that will receive new mulch each year. Buildings that receive new mulch are those that painted the previous year. An example of this program is; if your building was painted in 2009, it will have the rejuvenation trimming performed and new mulch installed. If your building is in the 2010 painting cycle, in February/March of 2011, the rejuvenation trimming will be performed and new mulch will be installed and so on.

During the month of February, the landscape company will be cutting down certain species of deciduous shrubs that are candidates for rejuvenation. There are approximately ten species of deciduous "cane" shrubs, such as, but not limited to; dogwoods, lilac, spirea, cotoneaster, arctic willow, golden elder, etc., within the community that can be rejuvenated. Depending on the species, the shrubs will be cut back to 3 to 12 inches

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Painting Schedule For 2010

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 refinished by **September 30, 2010.**

WILDWOOD

West Long Drive:	2972	2974	2976
	2978	2980	2982
	2986	2988	2990
	2994	2996	

Paint manufacture: KWAL Howells Paints
Building paint color name: WeatherStone
Trim paint color name: Writer White
Paint type name: Accu-Tone
"Ambassador" Satin

COLONY

West Long Circle:	2875	2877	2879
	2881	2883	2885
	2887	2889	

Paint manufacture: KWAL Howells Paints
Building paint color name: Clay
Trim paint color name: Writer White
Paint type name: Accu-Tone
"Ambassador" Satin

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If You Mail Your Payments

Please make payable to and mail **ONLY** to:

SouthPark HOA #2
C/O Colorado Management
P.O. Box 105007
Atlanta, GA 30348

If you have automatic bank drafts, please check the address to which they are being mailed. Do **NOT** mail them to Dale or to the Assoc. mailbox (2850 W. Long Ave.).

Next Board Meeting

Tuesday, February 16th

7:00 p.m. in the Clubhouse
Please attend!

Shrub Rejuvenation Trimming, *continued from front page*

above the ground. The rejuvenation of older, overgrown shrubs has benefits. Since the shrub root is established, the shrub can be reduced in size, which will allow it to be better maintained and shaped. The unsightly, old, dead branches or canes are removed and the new growth will improve the appearance of the shrub. Most importantly, the shrub will be healthier. Another consideration for reducing the size of some shrubs is security. There are, however, some shrubs that technically are candidates, but if cut as specified may not re-grow. This is due to their enormous size. These will not be included in the rejuvenation program.

The locations where shrubs will be rejuvenated are areas next to front door walkways, sidewalks and open area planting beds. Townhomes that have candidate shrubs which are overgrown (4 feet or higher), unsightly, required major routine pruning or a security concern will be rejuvenated. The appearance of having large shrub(s) cut back to 3 to 12 inches will obviously look strange at first and take some time to get used to. Additionally, some species that flower may not flower this spring, but will the follow spring. However, the regeneration of a more attractive, manageable and healthier plant is worth the initial shock and lack of flowers for one season.

Homeowners who fall into this year's rejuvenation schedule can opt NOT to participate by placing a brightly colored ribbon on the shrubs in front of their townhome. This must be done no later than February 10th. These shrubs will then be shaped in the normal trimming cycle in July.

2010 Painting Reminder, *continued from front page*

Paint store address: 8001 S. Broadway, Littleton, CO 80122, 720-344-7942.

Noncompliance by September 30, 2010, 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.

Columbine Area Preschool**Registration Information for the 2010/11 School Year**

Columbine Area Preschool (Jefferson County Public Schools) located at 5977 W. Elmhurst Ave., Littleton, CO 80128 will accept registrations for August, 2010 at the preschool starting Tuesday, January 19, 2010 and will continue as long as space is available. We offer two, three, and four-day programs of active learning in a developmentally appropriate environment for children ages 3 to 5. We offer 2.5 or 3 hour sessions. Our curriculum, "Tools of the Mind," is endorsed by Jefferson County Schools. Colorado Preschool Program scholarships are available for those families who qualify. A Parent-Child class (2-4 Fun) class is offered one morning a week for children who are 2 years of age by October 1. When you come to register, please bring a copy of your child's birth certificate and immunization record. You are welcome to visit any time.

For information and directions to Columbine Area Preschool, call **Kelly Kennelly** at 303-979-5230.

Any exterior changes, replacements and/or additions
MUST be approved by the ACC Committee.
Please address your request in writing to:

Dale Lavene,
Centennial Management Group, LLC
P.O. Box 3459, Littleton CO 80161

Who To Call:

Maintenance
Painting
Grounds

Dale Lavene
720-528-8557

**SouthPark 2
Board of Directors**

Linda Lancaster	President
Jim Ramsay	Vice President
S. Dorenkamp	Secretary
Pat Cowdin	Treasurer
Bruce Johnson	Director
Nancy Jack	Member at Large
Chris Moulder	Member at Large

Committees**Maintenance**

Dale Lavene,	
Centennial Management Group, LLC	
P.O. Box 3459, Littleton CO 80161	
cmglittleton@aol.com	720-528-8557
James Ramsay	Bruce Johnson

Finance

Linda Lancaster	S. Dorenkamp
Jim Ramsay	Pat Cowdin
Evelyn Bowman	Nancy Jack

Recreation

Jim Ramsay
Bruce Johnson
Josephine Slanovich

**Architectural & Covenant
Control, & Area Patrol**

Dale Lavene,	720-528-8557
Centennial Management Group, LLC	
P.O. Box 3459, Littleton, CO 80161	

Clubhouse 303-380-0024

Betty Vielhauer	Sandy Frye
Nancy Jack	

Councilman

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

Community Resource Officer

Marty Keilman	303-795-3741
Greg Zentner	303-734-8246
Non-emergency	303-795-3746

Bookkeeper/Accounting

Chasity Ridge, 303-468-3745, prompt #6
Colorado Management & Associates

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association. Deadline for articles is the 20th of the month. Contact Dale Lavene at 720-528-8557 to submit an article. Check out our website at www.southpark2-hoa.org.

All articles may be edited for clarity and space requirements. Deadline for ads is the 15th of the month for the next month's issue except for the Jan. issue which is Dec. 6th. Contact Colorado Lasertype at 303-979-7499, getinfo@ColoradoLasertype.com.

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.

LNO Schedule



Ladies Night Out is a fun way to network with the ladies of South Park while trying out new cuisines and restaurants around Denver and Littleton.

LNO meets the 3rd Tuesday of each month at 6:30 p.m. and we usually carpool from SouthPark. Please contact **Jan Baer** at **720-283-1077** or email **Jannobaer@yahoo.com** to join in. Cheers!

Many thanks for your recommendations and new restaurant suggestions for 2010, please find our LNO schedule below.

Monthly emails with restaurant websites, address, phone and menu details, and carpool coordination from South Park shall be sent out a week prior to LNO.

- FebruaryBrasserie Felix**
 - March.....Mel's Bar and Grill**
 - AprilThe Oceanaire Seafood Room**
 - MayTambien's Rockabilly & Ribs**
 - JuneMax Gill and Grill**
 - JulyDelite**
 - AugustOlivea**
 - September..Brook's Steak House & Cellar**
 - OctoberPanzano**
 - November ..LeCentral**
 - December ...No LNO due to Holiday Activities.**
- Hope to see many of you for dinner in the New Year!

Snow Removal Policy

Snow removal services are contracted through the landscape company, Emerald Isle Landscaping. Plowing of the drives behind the garages begins at 4 inches. Plowing of the city streets is not done by the Association. Sanding of drives are done when conditions require. Shoveling of sidewalks throughout the community including those bordering city street begins at 2 inches. Actual shoveling will depend on weather conditions such as when the snow is anticipated to stop and/or forecasted amounts. When snowfall is less than 2 inches, shoveling will not be done. Exceptions to this may be; shoveling of northern exposures and steps where the sun will not melt the snow, mail kiosk areas or extremely cold temperatures. Clean-up, widening of sidewalks and application of ice melt is typically done the day after snow removal operations.

The standards for snow removal adopted by the Board of Directors is intended to ensure that the drives and sidewalks are safe for all residents, but done in a reasonable and cost effective manner. Snow removal operations for 2009 was approximately \$17,000.00 over what was budgeted. Fortunately, savings in other areas helped keep the budget in the black for 2009. It is very difficult to predict and budget for snow removal operations. However, a change in reducing the plowing and/or snow shoveling depths would be more costly and in all probability increase the monthly assessment.

American Heart Month

Heart disease is a leading cause of death in the United States, but it doesn't have to be. American Heart Month seeks to increase public knowledge of cardiovascular diseases, raise funds for research, and prevent heart disease by encouraging heart-healthy habits.

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

February is Pet Dental Health Month

FREE professional dental exam

“Oral care adds years!”

15% off complete dental cleaning

& **FREE DENTAL CHEWS** for your pet's fresh breath and to control tartar accumulation for healthy teeth & gums

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www.columbineanimal.com

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remaxjulie@hotmail.com

www.jmontgomery.com



Julie Montgomery
Direct: 303-906-3150



Living With Coyotes

This article was published in the City of Centennial Connection.

Communities along the Front Range are expanding and these changes are impacting wildlife. Wildlife territory is shrinking, forcing wildlife to coexist with humans. This article can serve as an educational tool to help residents prepare in the case of seeing a coyote in the neighborhood.

The following is taken from the Colorado Division of Wildlife website.

Perhaps no other wild animal has endured the wrath of humans, while evoking such genuine heartfelt admiration – than the coyote. Some people curse their existence; native Americans consider them the smartest animal on earth, and many urbanites revel in opportunities to see and hear these vocal predators.

Coyotes are extremely adaptable animals and rapidly adjust to changing conditions. In the past, wildlife managers have found that coyote populations can actually expand rather than decline in response to eradication attempts. They are comfortable in the country, mountains, or in cities, as long as there is appropriate shelter and food. As a result, people must be aware of their presence and take precautions to avoid conflict with them. With a better understanding of coyotes and their habitat, humans can coexist with these adaptable and “cunning animals.” Coyotes are an important part of Colorado’s ecosystems. Their presence controls the populations of mice, voles, snakes, insects and more – but as more and more people live near and in wildlife areas, coyotes are finding food sources that are less than natural. Coyotes, fox, owls, falcons and hawks are natural predators and are a part of our natural ecosystem. You may see a variety of these animals around your home searching for food.

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Teen Services

To add your teen's name, please call Colorado Lasertype at 303-979-7499 and leave the following information: the neighborhood you live in, your age, phone number and the categories you would like included. Categories: (B) Baby-sitting * Red Cross Cert. for CPR (L) Lawn care (S) Snow removal (P) Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Audrey M.	14	B*/P	303-960-8300
Emily M.	12	B*/P	303-960-8300



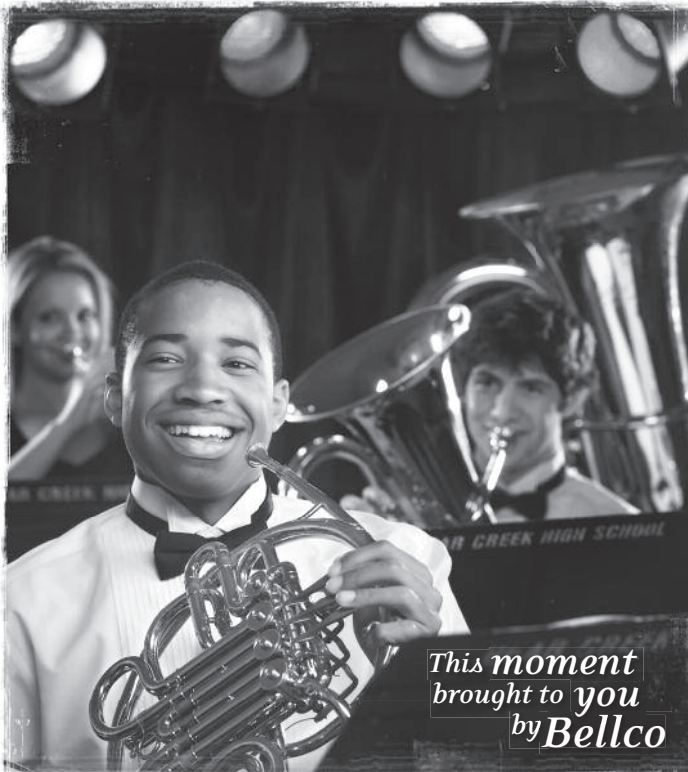
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- Health Care
- Home Improvement
- House Cleaning
- Insurance
- Landscaping
- Music
- Painting
- Pet Services
- Plumbing
- Product Sales
- Realtors
- Recreation

Call us to ask how to get added to one of the categories above!
303-979-7499

Visit our website for advertising information, ad rates, a map of the HOA newsletters we publish and details about our graphic design services.

www.ColoradoLasertype.com



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FIND OUT MORE ABOUT INTEREST-BEARING CHECKING AND GREAT HOME LOAN RATES TODAY.

CLASSIFIEDS

Classified ads are \$2.95/line for 2010. Call Colorado Lasertype at 303-979-7499 to place an ad. 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.

GUITAR LESSONS - Southpark location. Great with kids - 25 years experience, ref. **Smitty 303-738-8442.** [4]

CONCRETE REPAIRS: Fix small concrete repairs to avoid costly replacement: Ideal Restoration/**Sean 720-422-4236**

COMPUTER SERVICE & Networking, Spyware, Repair & Upgrades. Local & Reliable since '99. **720-66-FRITS (37487)**

Happy Tailz Pet Sitting- 14 yr. SouthPark resident will take care of your pets while you're away. Bonded & ins. SouthPark refs. **Jeri, 303-437-5526** [2]

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.**

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

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HANDYMAN in your area, Bill 303-773-6491 or 303-908-9695

ELECTRICIAN: Friendly, Reliable. Lic. & Ins., 20 yrs exp. Remodels, Ceiling Fans, Troubleshooting, etc. Anything electrical in your home or office. Exc. refs. Dave Lagesse, Noble Electric **303-803-8211.** [4]

Crystal Window & Blind Cleaning! Chandeliers & mirrors. Refs, 20 yrs exp. Feel good with **clean windows.** Call NOW-avoid the rush! Bill & Jerry **303-922-4655**

Tom's Top Notch Painting, inc.- int./ext., Tom Martino approved, member of the BBB, 5% discount for Littleton residents **303-523-2941.**

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Highlands Pride Painting- 303-738-9203

Rent-A-Granny: Personal Concierge Srv. I'll run your errands or take you where you need to go. **Marlene, 303-979-8076**

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A young boy sought enlightenment from a wise monk who practiced pottery making. One sunny afternoon after many years of study and meditation, the boy was admiring one of the monk's prized pots when it slipped from his hands and broke into many tiny pieces.

The boy apologized profusely. But the monk remained calm. "You need not be sad," he said with a gentle smile. "It is still within me."

The wise monk's true pleasure came through the process of creating and shaping the pot, not in owning it afterward. His joy was not in the destination, but in the journey.



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Julie Montgomery 303-910-3150

Living With Coyotes, continued from page 4

The following are important guidelines to help us live successfully with coyotes:

1. Do not feed coyotes: There are federal consequences for feeding coyotes, and it encourages the coyotes to rely on humans for food. In fact, do not feed any wildlife including fox, squirrels, and raccoons. If you have a bird feeder, position the feeder so that coyotes cannot get the feed, or the bird.

2. Keep pets in sight while outside or accompany them outside even if you have a fenced yard, particularly after dusk when many wildlife species, including fox, are more active. Raptors (falcons, owls, and hawks) are active at all times during the day.

3. Keep your dog on a leash while taking a walk. Do not let your dog run with coyotes in an open space. Your dog may be playing, but the coyotes are not.

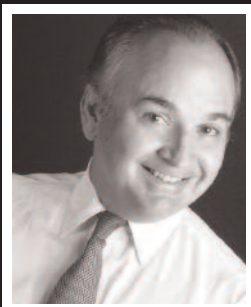
4. Do not leave food outside pet food or any type of food. Keep your garbage in a storage container that is tightly sealed.

While coyotes provide an enjoyable wildlife viewing experience, it is important to keep your distance and do not approach the animals. Coyotes that live in urban areas can lose their fear of humans.

If you see a coyote nearby, you should:

- Be as **BIG** and as **LOUD** as possible; use arm gestures to exaggerate your size and voice.
- Chase them away by shouting, making loud noises, or throwing rocks or sticks toward, not at, them.
- If you have small children with you, make the children stay close by your side.
- There is no need to run away from the coyote, slowly move toward a busy more populated area.

YOUR SOUTHPARK REAL ESTATE SPECIALIST



Terry Jenni GRI, CRS
Broker Associate
RE/MAX Alliance
Direct: 303-794-6932



www.terryjenni.com

SouthPark Real Estate Update for February 2010

SouthPark Single Family Homes

	Up to \$400,000	\$400,000-\$475,000	\$475,000-Plus
For Sale	3	1	0
Under Contract	1	0	0
Total Sold 2009	7	0	0
Total Sold 2007/2008	14/16	2/2	2/1

SouthPark Townhomes

	Up to \$200,000	\$200,000-\$250,000	\$250,000-Plus
For Sale	1	3	2
Under Contract	1	1	2
Total Sold 2009	9	14	8
Total Sold 2007/2008	7/9	19/19	6/8

The information is based on MLS January 7, 2010.
Not all of the properties were listed and/or sold by Terry Jenni, RE/MAX Alliance.

Dear SouthPark Neighbor,

NOW IS THE TIME TO LIST YOUR SOUTHPARK HOME WITH TERRY JENNI!

Inventory continues to be low on SouthPark homes that are for sale. With the extension of the Federal tax credits and low interest rates, the first quarter of 2010 is a good time to sell or buy a home. I also have buyers looking to purchase a SouthPark Townhome with two main floor bedrooms and baths. Give Terry a call today at 303-794-6932. I will help you with all your real estate needs.

HAPPY VALENTINE'S DAY!

I have enjoyed living in SouthPark, Littleton's premier Light Rail community, for the past 21 years. With a complete knowledge of the area and the neighborhood, I know what it takes to market and sell homes in this area. If you are thinking about selling your SouthPark home, give me a call today at 303-794-6932 for a free no obligation consultation!

Thank you.
Terry Jenni, CRS