



SOUTH PARK 2 TIMES

Vol. 18 No. 03

March 2010

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

Circulation: 575

Pet Reminders

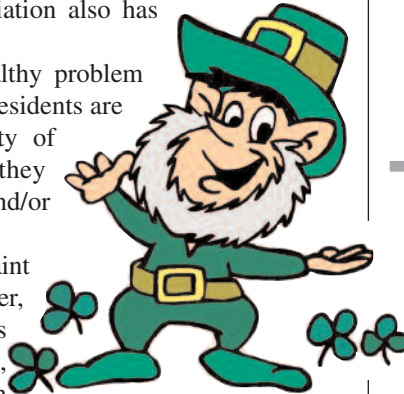
LEASH AND EXCREMENT REMOVAL REQUIREMENTS

It's that time of the year again when piles of dog feces have began to grow and be seen. It is obvious that some pet owners are not cleaning up after their dogs. Probably one of the most concentrated areas of feces is along the south end of the community, along the reservoir, but there are many other areas too. In some places it looks like a dog run. It is apparent that dogs are being allowed to run at large and the waste is not being cleaned up by the owner. Pet owners are advised that the City of Littleton has a leash law and waste removal ordinance. In addition, the Association also has rules governing these same ordinances.

Efforts to reduce the unsightly, smelly and unhealthy problem rests with all residents. For the most expedient action, residents are urged to contact and file a complaint with the City of Littleton Animal Control at **303-794-1551** when they observe pet owners that do not pick-up after their pet and/or allow them to run at large.

Another option is to file a written and signed complaint (photos are helpful too) with the Association. However, the process can take as much as 75 days before penalties can be imposed. The complainant must provide the date, time, location, description of the dog, alleged violation and address of where the dog owner resides. The Association will follow-up with the pet owner with a 1st and if necessary 2nd written warning letter. If the issue is not rectified after these letters, the pet owner may be summoned to a hearing before the Board of Directors and could be assessed a fine(s) for violation of the rules and regulations. The complainant will be required to attend said hearing to provide eye witness testimony.

To those responsible pet owners, the Association, landscape company, your neighbors and particularly children, thank you for picking up after your pet(s).



SouthPark Dolphins: A Community Tradition

The SouthPark Dolphins have a long swimming tradition in our community, over 20 years! Every year, new memories are created through the participation of our children and supportive parents. For those who are considering joining, remember this is fun, so ability isn't nearly as important as bonding with your peers and learning important things like how to start the swim meet cheers with "Icky La Boom Ba"! Although SouthPark has spawned the careers of many good swimmers, our basic goal is to improve our children's swimming skills, encourage neighborhood friendships and provide a safe swimming environment for the children of our community. Children five years old and up to the age of 18 are eligible to participate.

Sign up night is April 14th at the SouthPark 1 clubhouse from 6:30 to 8:30 p.m. Daily practices begin, after school, beginning May 24th, then switch to morning practices on

continued on page 2

Pool Time

Despite what it looks like outside, we are gearing up to distribute 2010 Pool Passes. **Landlords**, you **MUST** send a letter authorizing your tenants to use the pool (even if you did so last year). Include their name, address and phone number. Please **MAIL** this letter to:

SouthPark #2 HOA
Attention: Recreation Committee
2850 W. Long Avenue
Littleton, CO 80120

Scrabble anyone?

Would you be interested in joining a group meeting at the clubhouse? Please call **Rita** at **303-738-8824**.

*"You've got a lot of choices.
If getting out of bed in the morning
is a chore and you're not smiling
on a regular basis, try another choice."*
—Steven D. Woodhull

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, March 16th

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

SouthPark Dolphins, *continued from front page*

May 26th. This year's swim meets are every Saturday morning from June 5th through July 17th, with the exception of July 3rd. End-of-season prelims and finals are the week of July 12th through July 17th.

As it has been every year, all families are required to volunteer with some aspect of the team. It is our fabulous parents that make the team run so smoothly and efficiently. There are many volunteer opportunities that are fun and easy to do. This doesn't take a lot of your time and you just might find yourself having as much fun as the kids! For more information about the team please email SPDolphins@yahoo.com or contact **Jeff or Gina Ishee at 303-797-8661**. You can also check out our website: <http://www.south-parkhoa.com/dolphins.html>

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.

What Is Allowed To Cool Your Home?

With summer approaching, owners and residents are reminded that central and window air conditioning units require written approval from the Architectural Control Committee (ACC) before they can be installed. **Swamp (evaporative) coolers are not permitted.**

The following is required for approval of central air conditioners; a written request, drawing or photo of the location where the air conditioning unit will be placed (i.e. front patio, side of the townhome, in front of the patio, etc.) and a copy of a brochure of the actual air conditioning unit to be installed.

For approval of window air conditioners, a written request is required. Be advised that only one (1) window air conditioner is approved per townhome. The air conditioner **must** be placed in a window on the garage side of the townhome and cannot be supported by brackets, exterior supports, chains, etc. Additionally, the air conditioner **must** be removed from the window by October 31st each year and cannot be reinstalled until April 1st of each year. Once approval is obtained, it is not necessary to obtain approval annually.

All air conditioning requests can be mailed to the **Dale Lavene**, Community Manager at Centennial Management, P.O. 3459, Littleton, CO 80161, by facsimile **720-489-0422**, or via E-mail at Cmglittleton@aol.com.

National Sleep Awareness Week, March 7-13

What's keeping you up at night? According to the National Sleep Foundation, more than a quarter of Americans (27%) say their sleep has been disturbed at least a few nights a week in the past month due to personal financial concerns (16%), the U.S. economy (15%), and/or employment concerns (10%). Recognize the dangers of inadequate sleep, and renew your commitment to getting a good night's rest.

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.

- 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!



OB PAINTING INC.

CALL ROB : (303) 986-8198

\$300 off

Exterior Painting

American family owned. 15 years in business.
10% discount for cash.

Workmans Comp & Liability Insurance

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**.

Adopted Children: Doing Just Fine, Thanks

Adopted children make up about 2% of the child population in the United States, or about 1.8 million kids. According to *Adoption USA: A Chartbook Based on the 2007 National Survey of Adoptive Parents*, published by the Department of Health and Human Services, those kids usually benefit from being adopted. The report describes 85% of them as being in "excellent or very good health," with 81% of their parents saying their relationships are "very warm and close." Only about 15% say the relationship is "more difficult" than they had expected.

Adopted children are also more likely to be read to daily at a young age (68%, vs. 48% of non-adopted children), more likely to be sung to or told stories on a daily basis (73% vs. 39%), and participate more in extracurricular school activities (85% vs. 81%).



STERLING ROOFING CO

COME SEE OUR SHOWROOM
ON SANTA FE

Bozies

Hudson Gardens
Sterling Showroom

Santa Fe Dr

Mineral

SERVING SOUTH PARK 2 FOR 21 YEARS
Recently Completed Projects: 2539 W. Long Circle
CALL US FOR A FREE ESTIMATE
OR VISIT WWW.STERLINGROOFS.COM
720.338.0261





What would you do with an extra \$6,500 in your pocket?

If you've owned your home at least five out of the last eight years and want to "trade up" (buy a new primary residence), you may be eligible for the Federal Government's new \$6,500 tax credit! Contact me for more information today!

remaxjulie@hotmail.com



www.jmontgomery.com



Julie Montgomery

Direct: 303-906-3150

South Suburban Customers Save Ten Percent

April 5th through 11th is Customer Appreciation Week at South Suburban Parks and Recreation. All recreation center passes will be offered at a 10% discount. Customers who purchase a multiple-use pass or punch card have access to all facility amenities and drop-in fitness classes at South Suburban's Lone Tree, Goodson and Buck Recreation Centers. Obtain a 30-punch card during this special and district residents reduce their daily admission to \$3.42 per visit. Drop-in group fitness classes include spinning, aerobics, sculpting, Zumba, Boot Camp, Pilates, yoga and aqua fitness classes. Additionally, all personal training packages will be 10% off during the same time frame.

Other customer appreciation activities include free refreshments on selected dates.

- Mon., April 5, Goodson Center, 6315 S. University, Centennial
- Tues., April 6, Buck Center, 2004 W. Powers Ave., Littleton
- Wed., April 7, Sheridan Center, 3325 W. Oxford Ave., Sheridan
- Thu., April 8, Lone Tree Center, 10249 Ridgeway Cir., Lone Tree

Don't miss this 10% incentive to keep you motivated in your ongoing fitness endeavor. For more information about South Suburban's recreation center passes, visit www.sspr.org.

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 |



Find a professional to suit your needs while supporting local businesses!

- Automotive
- Carpet & Upholstery
- Computer Services
- Financial Services
- 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



A new car starts with a Bellco Auto Loan.

You've put off buying a car for a while now. This is a great time to buy, especially when you consider Bellco Credit Union for your auto loan. Advantages like the same low rates on new and used cars, longer more flexible terms, a simple application process, and approval within 24 hours make it easy to choose Bellco. It's never been a better time to replace your old car. And with a Bellco Auto Loan, we can help put you in the driver's seat.



www.bellco.org



unique.

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**

Drywall & Basement Finishing Services. **26 years experience. Gary 303-829-6363**

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.**

A-1 Carpet Cleaning: Natural products, Truck mount. Owner operated. Experienced and 100% Guaranteed. **303-794-6528**

Small Paint Jobs Only 720-331-7032

Carpet, hardwood, slate, tile- Installation, restretch & repairs. Bill at 303-794-1001

Partylite Candles & accessories. Contact Jan. www.partylite.biz/janderby or **303-979-3880.** Online ordering now available.

Aminals Pet Sitting Service: Pet sitting (in your home). Bonded & ins. Refs. avail. Call **Nancy at 303-335-6237**

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**

A+ Home Improvement Services. Snow removal. Pro-painting (ext. & int.), gutter & trim replacement & stucco. **No job too small - we do it all!** Basement & bath remodels, drywall repairs/texturing, decks, fencing, carpentry, doors, plumbing, electrical, tiles, carpeting & hrdwd flooring. **BBB Member. Call A+ for fast, professional service every time.** Steve, **303-979-7858.** Major credit cards accepted. Refs., fully ins. & bonded. www.A-Plus-Home-Improvement.com

"Don't compromise yourself. You're all you've got." —Janis Joplin

American Red Cross Month

A month to focus on first-aid and emergency care and recognize the role the Red Cross plays in saving the lives of thousands of people around the world. The Red Cross was created by Clara Barton in 1881. In 1943, Red Cross Month was launched with the goal of collecting \$125 million in contributions. By June 1943, donations had reached nearly \$146 million.

Women's History Month

An outgrowth of International Women's Day on March 8th of every year, Women's History Month highlights and celebrates the contributions of women throughout history.

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

Columbine Animal Hospital & Emergency Clinic Est. 1972
 Doctor present all nights, weekends & holidays
Dr. Lee Bregitzer & Associates
303-979-4040
 Your Answer to Quality Emergency & Routine Veterinary Services
 Vaccinations • Medical • Dental • Geriatrics • Diet • Spay/Neuter
 Grooming • Boarding • Surgical • 2nd Opinion
Wednesday is "62+" Senior 15% Discount Day!
 Regular Office Hours Only - Limited Offer
Sunday Hours: 11am-1:30pm 5546 W. Canyon Trail
 Regular Office Hours: off Platte Canyon Rd.
 Weekdays 7:30-12 / 2-6 in Columbine Hills
 Saturday 8-12 www.columbineanimal.com

Your Home Sold for Top Dollar in 90 Days or Less Guaranteed.

Homes that sell quickly and for **TOP DOLLAR** have three things in common:

- Professional Staging/Decouaging
- Professional Photography
- Professional Marketing Plan

Using this system (the Three P's), my listings average 42 days on market and sell at 98.9% of list price. You'll have the same results ... **guaranteed.** Contact me today!



Julie Montgomery 303-906-3150

Hunt Up Some "Eggsellent" Fun & Food at South Suburban

Youth and their families will delight in Night Light Egg Hunt and Miniature Golf, an activity evening for all ages at South Suburban Parks and Recreation's Colorado Journey, 5150 S. Windermere St. in Englewood. On Friday, April 2 from 6-9 p.m., join the fun of miniature golf at twilight and hunt for eggs under the stars. Ages 4 and under start hunting at 6 p.m., the search for ages 5-8 will start at 6:30 p.m., and kids over 9 years will begin hunting at 7 p.m. Parents are welcome and don't forget your flashlight.

Hop on down to Sheridan Community Park on Saturday, April 3 at 1:30 p.m. for a basketful of free fun Children 10 and under. Bring your baskets to the Great Egg Scramble at 3325 W. Oxford Ave. in Sheridan.

For the more elegant scrambled egg hunter, Lone Tree Golf Club and Hotel, 9808 Sunningdale Blvd., will host a lovely Easter Brunch on Sunday, April 4 from 10 a.m. – 2 p.m. A giant seafood display with all-you-can-eat fresh oysters, shrimp and crab will complement imported cheeses, tropical fruits, carved prime rib as well as traditional breakfast menu items. And to top it all off, there will be plenty of exotic desserts, all for \$29.95 per adult and \$15.95 for children 4-10 years plus tax and 20% gratuity. For reservations, call 303-790-0202. For other special family activities visit South Suburban online at www.sspr.org.

National Cleaning Week, March 21-27

Time for spring cleaning? Set aside each day to attack a different room and clear out unwanted clutter. By week's end, your home will be tidier – inside and out.

Loyalty's A One-Way Street, Many Employees Contend

Most U.S. employees want to be loyal to the companies that sign their paychecks, but they apparently don't feel their loyalty is being returned. A survey of 2,199 workers by Randstad/Harris Interactive found that 57% say they are loyal to their employers, but only 25% believe their companies are loyal to them.

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 March 2010

SouthPark Single Family Homes

| | Up to \$400,000 | \$400,000-\$475,000 | \$475,000-Plus |
|------------------------------|-----------------|---------------------|----------------|
| For Sale | 3 | 0 | 0 |
| Under Contract | 1 | 0 | 0 |
| Total Sold 2010 | 0 | 0 | 0 |
| Total Sold 2007/08/09 | 14/16/7 | 2/2/0 | 2/1/0 |

SouthPark Townhomes

| | Up to \$200,000 | \$200,000-\$250,000 | \$250,000-Plus |
|------------------------------|-----------------|---------------------|----------------|
| For Sale | 5 | 4 | 3 |
| Under Contract | 2 | 2 | 0 |
| Total Sold 2010 | 1 | 2 | 1 |
| Total Sold 2007/08/09 | 7/9/9 | 19/19/14 | 6/8/8 |

The information is based on MLS February 15, 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!

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 SAINT PATRICK'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