



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

Vol. 19 No. 12

December 2011

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

Circulation: 575

The SouthPark 2 Homeowner's Association  
Invites All SouthPark 2 Residents  
To Our Annual

## Holiday Open House

Sunday, December 4, 2011

6:00 p.m. – 8:00 p.m.

SouthPark 2 Clubhouse

Enjoy Buffet Supper and Holiday Festivities  
With Your SouthPark 2 Neighbors

### Assessment Payment Options

You can pay your assessments online at the Association's web page. Simply log on to [www.southpark2-hoa.org](http://www.southpark2-hoa.org) and click on the link "Pay Assessments On-Line" to be redirected to Smartstreet's web page. This is a division of the bank, RBC, that the Association uses for banking. You can either pay by credit card, e-check (electronically from your checking account) or set up a monthly recurring payment.

### Assessment Rate Change: \$111.00 Effective January 1, 2012

As reported in the article from Linda Lancaster, President of the Board of Directors in the November 2011 newsletter and the mailing you recently received, the monthly assessment (dues) will change from \$108.00 per month to \$111.00 effective January 1, 2012. 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 and 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, Online payment processing ([www.southpark2-hoa.org](http://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, 2012 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:** \$111.00

**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.

The Board of Directors will not at anytime, under any conditions waive any assessments, late fees, processing fees, attorney fees, interest, etc. as a result of late payments and/or short payments (anything less than \$111.00).



#### 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

Tues., January 17th, 2012

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

## 2011 Annual Report: October 2011

**ANNUAL PAINTING:** Fifty-four (54) owners were notified in January 2011 that they were required to paint their townhome. The deadline was September 30, 2011 and one (1) owner did not paint. The Association is in the process of obtaining compliance. A few being advised that something may have been overlooked during the painting process. Follow-up is oncoming to ensure complete compliance.

**ASPHALT AND CONCRETE REPAIRS:** Each year the asphalt and concrete surfaces are inspected for deterioration. With an effective preventative maintenance plan in place, the Association can save money. The overall condition of the asphalt and concrete is very good. Again this year, sections of concrete sidewalks were replaced. Crack sealing of the asphalt with rubberized crackfiller throughout the community and patching of deteriorated asphalt at several locations was completed. Also, two drives were completely overlaid with 2" of asphalt as outlined in the updated March 2009 Borne engineering reserve study.

**CLUBHOUSE IMPROVEMENTS:** This year the lower restroom were renovated. New toilets, countertops, sinks, faucets and light fixtures were installed. In addition, miscellaneous repairs to electrical, tile, grout and caulking was necessary. All of the walls, ceilings and floor was also repainted. This was done in accordance with the March 2009 engineering reserve study.

**DRAINAGE IMPROVEMENTS:** In three locations within the community a French type drainage system was installed to improve areas of ponding water. The most notable was at the southwest sections of the tennis courts and east side of the bowl area.

**IRRIGATION EFFICIENCY PROGRAM:** Through the efforts of the landscape company and management, the Board of Directors approved to proceed with a money & water saving program offered by Denver Water. The first phase included upgrades to install 25 new ET irrigation controllers, 34 wireless rain sensors, 1000 low angle nozzles and MP rotator retrofits for pop-up spray heads. Denver Water issued rebates of 50% for all of the aforementioned upgrades. Additionally, they agreed to payments of \$7,000.00 for each acre-foot of water savings. Payments are calculated based on annual savings and prorated over a 5 year contract to ensure sustainability of the project. In addition, the reduction of water use also results in additional savings. At this time it is not known the exact water savings for 2011, as this is calculated by Denver Water at the end of each year.

**IRRIGATION SYSTEM UPGRADES:** As needed and budgeted per the engineering reserve study, improvements to the irrigation system are performed annually. These improvements should help reduce the amount of water used and improve the quality of the turf. This program will continue to be implemented each year.

**LIGHT POLE REPAINTING:** In August, all 560 black light poles throughout the community were repainted. Due to age, the poles had faded and some had peeling paint.

**MULCH BED IMPROVEMENTS:** In March the landscape company augmented the mulch beds around twenty-two (22) buildings by installing a layer of fir-fiber mulch. This annual program will continue as necessary throughout sections of the community, around the buildings that were painted the previous year. In addition, funds were allocated to top-dress other buildings where the mulch was lacking. Additional top-dressing of mulch beds will be considered on a case-by-case basis annually.

**PARKING AND PATROL SERVICE:** The Board of Directors continued the patrol services during the summer to patrol and conduct a random walk-through of the community and ticket trucks that park within the SouthPark 2 community. The Board of Directors has agreed to retain C & D through 2011 and only for the summer months of 2012.

**PLAYGROUND REMOVAL:** As reported in the September 2011 newsletter, it was discovered that some of the large support beams for the platforms had cracked, rendering the structure unsafe. Based on a preliminary cost estimate to replace all of the beams, which would result in total dismantling and reassembly of the playground structure, it was decided the repair cost for a 10+ year old structure was not a wise financial decision. Particularly,

*continued on page 3*

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	

#### Littleton Police Department "Non-Emergency"

303-794-1551

#### Bookkeeper/Accounting

Laura Dillon, 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



The Ladies' Night Out schedule is posted on the community website at [www.southparkhoa.com](http://www.southparkhoa.com). There is no outing scheduled for December due to the holidays. Future dates include:

Tuesday, January 17 — Ted's in Aspen Grove

Wednesday, February 22 — Cafe de France in Aspen Grove

Thursday, March 22 — Marie Callender's, Broadway & Dry Creek

LNO meets at 6:30 p.m. each month and we usually carpool from SouthPark. Please contact **Judy Cowell** or **Roberta Wheeler** at [cwll4@netscape.net](mailto:cwll4@netscape.net) or [frkrakr@yahoo.com](mailto:frkrakr@yahoo.com) to join in. Monthly emails with restaurant websites, address, phone and menu details, and carpool coordination from SouthPark shall be sent out a week prior to LNO. Hope to see you for dinner!

### 2011 Annual Report, continued from page 2

if failure of these beams or other parts of the equipment occurred again in the future. As result, the Board of Directors decided to immediately remove the structure for safety reasons.

The Board of Directors is asking for volunteers to form a committee to gather information, assist with design considerations and make a recommendation for installing a new playground structure. The Board would like to see a new playground structure in place by spring 2012. If you have small children, grandchildren or simply have an interest in this project and would like to volunteer, please contact Kevin Lavene or Dale Lavene at 720-528-8557 or by email at [cmglittleton@aol.com](mailto:cmglittleton@aol.com).

**ROCK RETAINING WALLS:** The Board of Directors decided in 1995 the method of repairing the retaining walls. Annually, the rock walls will require some minor restoration by filling the voids with a mixture of sand and mortar cement. This method of repairing is being done each year, where needed.

**SNOW REMOVAL:** Again this year, the shoveling of sidewalks and plowing of the drives will be done by Emerald Isle Landscaping.

**SWEEPING OF ALLEYS:** The annual sweeping of the alleys was completed in June. This program will be done each year and will help preserve the asphalt. This can be expected in the early spring of each year.

**TREE CIRCLES:** At the recommendation of the landscape company, the Board of Directors approved the installation of tree circles around all of the trees in the grass areas. During the 2011, season, three applications of round-up were applied. The round-up will kill the grass around the base of the tree and will result in dirt circles. The reason for these circles are to protect the trees from mowing and to prevent insects that hide in the grass and attack the trunk of the tree.

**TREE & FLOWER PLANTINGS:** Flower beds throughout the community were planted in May. Planting of a pansy mix is scheduled at the clubhouse and community sign at the West Mineral & Long Ave. entrance. These plants will provide a splash of color over the winter.

**TREE TRIMMING PROGRAM:** In April 2009 another tree condition survey was conducted to determine the health and pruning needs of the 1100 trees in the community. This survey was a result of many requests from homeowners to have trees trimmed away from their townhomes and structural damage to trees as a result of early spring and fall snow storms. Some of

*continued on page 5*

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### Teen Services

To add your teen's name, please email **Colorado Lasertype** at [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com) 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.

Savionne D.	13	B	720-283-4282
Audrey M.	16	B*/P	303-960-8300
Emily M.	14	B*/P	303-960-8300



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[www.columbineanimal.com](http://www.columbineanimal.com)

### Renew those Visitor Parking Permits

Residents are reminded that annual visitor parking permits expire at the end of each calendar year, except that permits shall immediately expire once the owner or lessor of the vehicle no longer resides within SouthPark #2. Residents can also obtain a maximum of two (2) visitor permits. **New permits will be available for pick-up on the first Monday after January 1st.**

In addition, guest permits for large social events being held at their place of residence during the hours of the parking restriction are also available. Application must be made a minimum of 48 hours in advance of the social event and shall include the date, time and number of permits required. Issuance of guest permits shall be at the discretion of the Public Services Director and abuse of this program will not be allowed. Guest permits shall expire at midnight of the day of the social event.

Any permit lawfully issued under this policy shall constitute permission for a visitor or guest to the residence within the permit-parking district to park a vehicle on the street in the permit-parking district during the hours of restricted parking. Such permission shall not be construed as authority to violate, cancel or set aside any other provisions of the City Code, including any other provisions relating to parking within the city. Anyone caught abusing their permits, i.e., giving them to light rail riders who do not park in front of the residence, will forfeit their permits to the city. The selling of permits is strictly prohibited.

Visitor and guest permits will be hanger-type design and shall be temporarily attached to the rearview mirror of the vehicle. Visitor and guest permits shall be returned to the City of Littleton upon expiration for recycling. **Application for visitor and guest permits shall be made to the Public Services Department located at 2255 W. Berry Ave.,** between the hours of 8:00 am and 5:00 pm. The applicant shall be required to show proof of residency within the district by providing one of the following; valid Colorado Driver's License, valid landlord lease agreement, prior-year's property-tax statement or current utility bill for the residence. The name of the applicant must be listed on one of these forms of residency.

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### 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.

**CLASSIFIEDS**

Classified ads are \$2.95/line for 2011. Contact **Colorado Lasertype** at 303-979-7499 or [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com). To view our display ad prices, visit our website at [www.coloradolasertype.com](http://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.

**Summit Stairlift.** 2 years used. 350 pound capacity. \$850.00. Help with installation. Sara or Martin 719-836-4800.

**\*\*\*\*TINA'S HOUSECLEANING\*\*\*\***  
20 year resident of SouthPark & SouthPark  
References available. Call 720-276-1277.

**Save 50-70% OFF retail on name-brand kids wear!** [www.4sale4kids.com](http://www.4sale4kids.com). Call 303-997-8917 for a \$5 OFF gift coupon code!

**Roommate wanted:**female Christian to share SouthPark townhouse. Private bedroom, 3/4 bath, garage space. \$425.00. 303-593-0440.

**Japanese Students Need Host Families:** February 8-22, 2012! Have a new and exciting international experience. Host a Japanese female student from Yonezawa Women's College (ages 18-20) for 2 weeks in your home. Students participate in a program of academic English & field trips during February 8-22 at Spring International Language Center at Arapahoe Community College. Families compensated! For more info, contact Missy, Housing Coordinator, **303-794-2622** or [missy@spring.edu](mailto:missy@spring.edu)

**OB PAINTING.** Interior/Exterior. Get it done now! Free Est. Rob: **303-986-8198**

**Courtesy Garage Door Service.** 303-791-8619. Springs replaced 7 days a week between 8-5 same price. References avail.

**Small Paint Jobs Only 720-331-7032**

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

Companion care. Cooking, light house-keeping, errands, & doctor appmnts. CPR & first aid certified. Salina, 303-437-2936.

**Educational Tutoring,** grades 1st-8th, all subjects, come to your home. Special needs children welcomed! Robin 303-359-4030.

**Andersen replacement windows.** Why do vinyl when you can do a fibrex window for the same price. Jonathan 303-332-9812. [DenverWindow.com](http://DenverWindow.com)

**Reliable, Experienced Housecleaning.** References available. Julie 303-972-1240

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

**Angels With Paws Pet Grooming Grand Opening.** Bring your angels in for some 1 on 1 pampering. Mention this ad, recieve \$5.00 off first groom/bath. Broadway & County Line. Call Sherri 303-798-2279.

**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.**

**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**

**Happy Tailz Pet Sitting-** 15 yr. SouthPark resident will take care of your pets while you're away. Bonded & ins. SouthPark refs. Jeri, **303-437-5526**

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

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

**Highlands Pride Painting- 303-738-9203**

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**2011 Annual Report,** *continued from page 3*

these past storms have cost tens of thousands of dollars just to clean-up, not to mention replacements.

The survey revealed a vast majority of the trees required some degree of trimming. After consideration, the Board of Directors approved a four year phased plan to trim trees beginning in 2009. This work has been negotiated and a contract signed with the

Swingle Tree Company. The total cost is approximately \$74,000.00. The four phases were based upon urgency. Trimming of deciduous and dormant type trees for 2009, 2010 and 2011 has been completed. The 2012 deciduous tree trimming will take place at the beginning of each respective year (during the winter).

This planned project was budgeted within the engineering reserve study.

**TURF REPLACEMENT:** Approximately 4,600 square feet of grass turf that died from winter kill was replaced in June. Most replaced locations were on hills with southern exposures. In an attempt to reduce the amount of turf winter kill, the landscape company will be watering these prone areas during the winter when conditions permit.

**WEB SITE:** The site is available for current owners, prospective owners and residents with information concerning the Association. Legal documents, financial information, architectural control guidelines, newsletters, etc. are posted to the site. The web site address is; [www.southpark2-hoa.org](http://www.southpark2-hoa.org).

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**Patrick M. Plank, Attorney at Law**  
26 West Dry Creek Circle, Suite 420  
Littleton, CO 80120 [www.denverwills.com](http://www.denverwills.com)

**Winter Tips**

With approaching freezing temperatures, residents should take precautions to prevent freezing and bursting water pipes.

If you have an outside water faucet, make sure the water hose is not connected. Trapped water in the hose and hose-bib can freeze overnight and damage the faucet. Normally, this is not discovered until the water is turned on causing water leakage into the townhome.

If on vacation, turn your heater thermostat to a minimum of 55 degrees. If the kitchen or bathrooms have plumbing on a outside wall, open the cabinet doors under the sinks. This will allow warm air circulation around the pipes. If possible always turn off the water to the washing machine. Not necessarily due to cold weather but a good habit, the rubber hoses have been know to rupture. If you are gone for an extended period of time and a rupture has occurred, you may be return to quite a mess.

If your townhome is prone to freezing pipes, you might consider adding insulation or heat tape to the location(s) where the pipes generally freeze. Continued freezing in a particular location weakens the copper pipe and eventually may rupture and flood your home.

During long periods of freezing temps, open the cabinet doors under the sinks if the kitchen or bathrooms have plumbing on a out-

side wall. This will allow warm air circulation around the pipes.

If you experience a frozen pipe and have access to it, attempt to thaw it out with a blow dryer. **NEVER** use an open flame or to torch to thaw pipes. If the location is not known, you probably should contact a plumbing company or maintenance company for assistance. If the pipe is ruptured and when it thaws expect a flood.

Since a ruptured pipe can't be determined until it thaws, it is recommended that you not leave your home until the pipe has thawed or you had it thawed by a plumber or maintenance company.

**Know where the water shut-off in your basement or crawl-space is located. In the case of a ruptured pipe, you may need to shut off the entire water supply to your home.**

Make sure the water shut-off valve is functional. Many owners have had to replace these valves. It's a good practice to operate (exercise) this valve 2-3 times per year to make sure it will turn-off and back on. When not routinely operated, generally over time these valves corrode and when the handle is turned it breaks off. Thus, the only way to turn your water off is at the water meter, which turns of the water to all the townhomes in the building. If valve does not shut-off or turn back on, call a plumbing company to replace it immediately.

**YOU DO NOT NEED TO SPEND A KING'S RANSOM TO SELL YOUR SOUTHPARK HOME!!!**



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**SouthPark Real Estate Update for December 2011**  
**SouthPark Single Family Homes**

	Up to \$400,000	\$400,000-\$475,000	\$475,000-Plus
<b>For Sale</b>	0	0	1
<b>Under Contract</b>	0	0	0
<b>Total Sold 2011</b>	4	0	0
<b>Total Sold 2008/09/10</b>	16/7/5	2/0/1	1/0/0

**SouthPark Townhomes**

	Up to \$200,000	\$200,000-\$250,000	\$250,000-Plus
<b>For Sale</b>	2	2	0
<b>Under Contract</b>	1	2	0
<b>Total Sold 2011</b>	8	12	2
<b>Total Sold 2008/09/10</b>	9/9/10	19/14/18	8/8/5

The information is based on MLS November 15, 2011.  
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.

Save **Thousands of Dollars** in preparing your home to sell for **Top Dollar**. I have enjoyed living in SouthPark since 1989, so I understand how to stage and promote the strong selling points of your home. If your home needs some TLC, I have quality resources that can help with any project.

**GO TO TERRYJENNI.COM FOR ALL YOUR REAL ESTATE INFORMATION!**

**END OF THE YEAR SPECIAL:**

*If you list with me on or before December 31, 2011, I will provide a **FREE Home Inspection** prior to your home going on the market and a **FREE Home Warranty** at closing!*