



Bringing the neighborhood together.

## Southmoor Park East Fall Newsletter

September 2016

### Presidents Report, Casey Funk

#### 2016 Annual Picnic, August 21st

The picnic was a lot of fun again this year. We estimated that 350 people attended our event. Second Bell played all their hit songs. The Fire Department arrived and doused the kids. District 3 police mingled with our residents. Citywide Bank provided gift cards for the raffle. High Pointe Assisted Living provided snow cones. UMB Bank passed out ice cream bars. Second Bell band donated their time and efforts for our picnic. In return, we donated \$300.00 to Southmoor Elementary. We spotted a few celebrities in the crowd: City Councilwoman, Kendra Black and Principal Sarina Compoz of Southmoor Elementary.

Thank you to our Sponsors this year: UMB Bank, Citywide Bank, High Pointe Assisted Living, Horn Brothers Roofing, H&R Construction, CeDUR Roofing Products, Second Bell Band and volunteer students from Thomas Jefferson High School. Like last year, we were required to get a special event permit from the City, which required porta potties, insurance, site plans, and a fee. The City no longer allows inflatables. Let us know what we can do better.

#### Roofing Replacement & Covenant Guidelines

What a hailstorm we had on Friday evening, July 15, 2016. I know many of us are seeking assistance from roofing contractors and possible other services. Once again, a reminder on what our covenants states about roofing materials and the need for SPEHA Board approval. At time of publishing, the Board has approved over 100 roof replacements.

The only roofing products that do not need Board approval are cedar shingles, wood shake, and clay or concrete tiles. However, even though you may pick out a roofing product that has been previously approved by the Board, i.e. stone coated steel panels, you still need specific approval by the Board of your selection. If you need help deciding on a roof material, the Board has been keeping track of the types, styles and colors of roofs being installed. Just send us a request for the list and you can walk the neighborhood and see the types of roofs being installed. For example, the Board recently approved a polyurethane shingle manufactured by CeDUR at 3900 S Narcissus Way. At 4124 S Niagara Way, the Board approved a polymer product manufactured by DaVinci. The stone coated steel products manufactured by Gerard, Decra, Allmet, and Steel Rock in different colors are also on the list. Walk by and take a look.

The current Board, however, will NOT approve an asphalt composite roofing materials. Our goal is to maintain the upscale appearance of the neighborhood

that sets us apart from the surrounding neighborhoods in Hampden South. By doing this our property values are 100,000 to 150,000 dollars higher than adjacent neighborhoods. Our Board, as well as previous Boards, have considered and rejected asphalt composite materials, which we believe diminishes the appeal of our neighborhood. All you have to do is drive over to Pine Ridge and Park Vista neighborhoods to see the difference. These neighborhoods all had cedar shake roofs when initially built; but over time, and without covenants or an Association, they have been replaced by the cheaper, in cost and appearance, asphalt composite materials. The difference is noticeable between our neighborhood and those neighborhoods. Southmoor's covenants were written to preserve the value and promote the appreciation of neighborhood properties as a whole. The majority of original roofing materials in Southmoor were cedar shake. Over the years as cedar shake lost favor in the marketplace other materials have replaced it in popularity, with stone coated steel leading the way. In terms of cost, the Board's research concluded there was little difference between the cost of a roof replacement with 3/4" cedar shake versus the newer stone coated steel product. Any cost premium for stone coated steel will be recovered in future insurance premium saving over a relatively short period of time.

Be aware, some salesmen are claiming that their products have been pre-approved by the Board, which is not true. All roofing products must be pre-approved by Board action that will be documented by letter from the Board.

#### Roofing Fact or Fiction

- The covenants do not allow cedar wood shake roof coverings. Not true, the covenants expressly allow cedar wood shake roof coverings.
- The City building code does not allow cedar wood shake roof coverings. This is false. The City permits cedar wood shake roof coverings. This myth was shared to me by a roofing contractor. All I can say is get a different contractor.
- Most insurance companies do not insure cedar wood shake. This is true. And if they do you pay a premium.
- Stone coated steel roofing products interfere with cell phone reception. As far as I'm aware, this is false. We have approved over 100 stone coated steel roofs in the neighborhood, and we have not received such complaints.
- Only cedar shake roofs were damaged by the July 15 hailstorm. This is false. Some concrete tile and

stone coated steel roofing materials were also damaged. So check with your insurance company.

### **Consumer Alerts for dealing with contractors**

The Board does not recommend any roofing contractor, but we want to remind you to not become a victim of roofing scams. There are many things consumers can do to guard against being the victim of a fraudulent roofing contractor.

Recently, Colorado Attorney General Cynthia H. Coffman warned homeowners of increased roofing scams. Saying, "...lookout for fly-by-night roofing contractors who promise work but take off with your money with the job incomplete or not begun."

*"Many of these unlicensed roofing companies will canvas an entire neighborhood following large snow, hail, or rainstorm. They pitch a limited time 'special offer' and promise to do repairs that either never get done or cause real damage to a homeowner's roof. Do your homework, ask good questions and don't fall for high pressure salesmen,"* said Attorney General Coffman. Remember, if a deal sounds too good to be true... it probably is.

The Attorney General urged consumers to follow some basic tips to avoid roofing scams:

- Never allow an uninvited contractor to inspect your roof or to contact your insurance company directly.
- Say no to contractors using high-pressure sales tactics or requesting that you make an immediate decision.
- Before you spend any significant amount of money on a new roof, contact your insurance company yourself and arrange to have an authorized adjuster come to your home.
- Obtain bids from at least three different contractors and check each one with organizations like your local Better Business Bureau.

Your home is probably your most important investment – so be cautious.

Attorney General Coffman further advised that every homeowner should know: *"Colorado law requires that a roofing contractor MUST provide a written contract that includes: the approximate dates of service, the approximate costs of the services, the roofing contractor's contact information, identification of the roofing contractor's surety and liability coverage insurer and information regarding your right to rescind the contract within seventy-two hours if your insurance company denies your claim."*

*"A roofing contractor MUST include, on the face of the contract, in bold-faced type, a statement indicating that the roofing contractor shall hold in trust any payment from the property owner until the roofing contractor has delivered roofing materials at the residential property site or has performed a majority of the roofing work on the residential property."*

### **Eastmoor Swim & Tennis New Club House and Tennis Courts**

The Eastmoor Swim & Tennis Board is happy to inform you of some exciting changes at Eastmoor Swim and Tennis in the coming year. Eastmoor will be building a new clubhouse and new tennis courts—tentatively scheduled to begin this September and end next May. We are taking on this project for several reasons but the key reason is that both the tennis courts and clubhouse are in serious disrepair.



Above the New Front Entrance and below the new clubhouse shown from poolside.



The tennis courts are 15 years past their expected lifespan. Although it is difficult to see from a distance, each spring our six courts crack in the same places and new cracks appear. We are now beyond sanding and repair, and need to replace the foundation and surface. Our six new courts will be state-of-the-art, post-tension courts, and will be surrounded by better fencing.

The clubhouse also needs an upgrade. After 40 years, a more modern facility is necessary, with improved storage, more amenities, and a more practical layout that should improve safety. Both the courts and clubhouse will remain in their current locations, and in basically the same footprint. We will also be bringing our sidewalks in line with city requirements.

The new courts and clubhouse will be a wonderful improvement to the neighborhood for those living in and visiting Southmoor. We are working with our neighbors and with the city to minimize the impact our construction will have on the area starting in the fall.

We hope the results will be a "win" for both members and neighbors—our new tennis court fencing and a more modern clubhouse will have a refreshed look and be a nice showpiece for the area.

Eastmoor is proud to be a member of the Southmoor community. We believe these improvements will benefit not only current members of Eastmoor and residents of the Southmoor Park East neighborhood, but future residents and members as well. We also appreciate our relationship with the Southmoor

neighborhood and look forward to a smooth construction period.

## Southmoor Elementary

### Moose Loose Carnival

Save the date – The Southmoor Elementary Moose is Loose Carnival is Back! Saturday October 8th. 2-5PM.



Come enjoy a fun afternoon of games, prizes, food, raffles and more! Volunteers needed - Sign up here!

<http://www.signupgenius.com/go/20f094eaaae22aafb6-2016>

## Back to School Safety Tips

DPS returned to class on August 22, which means an increase in commuter and pedestrian traffic especially around bus stops, schools and neighborhoods. Here are some safety reminders:

### Tips for Drivers:

- Slow down & obey all traffic laws and speed limits.
- Stop for school buses that are loading or unloading children.
- Watch and obey signals from school crossing guards.
- Be alert and watch for children, pedestrians, cyclists and skateboarders.
- Watch for school zone signals and obey the reduced speed limit.
- Do not pass, change lanes, or make U-Turns in school zones.
- Do not text or use a cell phone while driving.

### Tips for Students/Families:

- Parents of younger students who ride a school bus should consider escorting their children to and from their bus stop.
- Children should not stand or play in the roadway while waiting for or exiting a school bus.
- Students who ride the bus should follow all safety rules and avoid distracting the driver.
- Students who walk should do so in a group, when possible, and follow pedestrian laws.
- Students who ride a bike should wear a helmet and follow all safety rules for bicyclists.

### Bicycle Safety:

- Bicycles, vehicles, and pedestrians all use the roads and right of way. It is your responsibility to know the rules, no matter which mode of transportation you choose.
- Be courteous and obey all traffic laws, signs and signals.

## What's Your Vision for Denver?

### Help plan Denver right!

As Denver continues to grow and change, what are your hopes, ideas and concerns for the future of our city? What changes in land use, mobility, parks and

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recreational resources would make life in Denver more enjoyable?

Come share your vision for Denver, hear from others in your area, and learn about four city plans that will help guide the future of our city for the next 20 years.

Denveright Community Visioning Workshop: Planning the future of Denver's land use, mobility, parks and recreational resources, October 4 & 5, 2016

- Multiple Denver locations and times. Attend the meeting that works best for you!
- October 4, 7:30 - 9:30 a.m., the McNichols Building, 144 W Colfax Ave.
- October 4, 3 - 5 p.m., New Hope Baptist Church, 3701 Colorado Blvd.
- October 4, 6:30 - 8:30 p.m., North High School, 2960 Speer Blvd.
- October 5, 3 - 5 p.m., Jewish Community Center, 350 S. Dahlia
- October 5, 6:30 - 8:30 p.m., College View Elementary, 2675 S. Decatur St.

### About Denveright

Through Denveright, our community is undertaking an effort that builds upon our successes and proud traditions to design the future of this great city. Denveright is a community-driven planning process that challenges you to shape how we want to evolve in four key areas: land use, mobility, parks, and recreational resources. Visit [denvergov.org/denveright](http://denvergov.org/denveright).

## Slow Down Signs

In response to many SPEHA neighbors who have shared concerns about drivers going down streets faster than the posted 25 miles per hour, the Board is making available SLOW DOWN REMINDER SIGNS. The cost is \$5.00 each, payable to SPEHA, should you like to display one in your front yard, please contact Robert Finkelmeier, 303-756-5829.



## Denver's Leash Laws

Too many dog owners seem to be operating under the false assumption that there is nothing wrong with allowing their dogs to run off leash, thinking their dogs are "friendly" and won't harm anyone. This might be either in Southmoor Park or walking on one of our neighborhood streets. Many will even yell from a distance, as their dogs come galloping toward people, or another dog, and say, "Don't worry, he's friendly," as though that makes their illegal act acceptable.

Please be aware, Denver's Animal Care & Control, Parks and Recreation, and Denver Police are teaming up for the enforcement of dog off-leash violations. As part of these steps, residents are encouraged to report specific problem areas calling 3-1-1 or email [animalcomments@denvergov.org](mailto:animalcomments@denvergov.org).

Denver city ordinance requires dogs to be on a leash and under control of their owner at all times. The city's leash laws are intended to protect the health and safety of both the people and pets that enjoy visiting Denver's many parks and community areas. The fine for having an off-leash dog is \$80 for the first offense, \$150 for the second and \$300 for the third. For more

information about Denver's leash law, visit [www.denveranimalshelter.org](http://www.denveranimalshelter.org). In order to accommodate those who like to let their dog's run off leash, the closet "off leash-park" is Kennedy Dog Park at Hampden and South Dayton.

## City Requirements Reminders

### Property Maintenance

Denver requires that yard or property maintenance is important to our Southmoor Park East residents and non-compliance is subject to a fine. The following are regulated and not allowed by the city:

- Unattended vegetation over 6" in height (grass or weeds)
- Accumulations of rubbish in yards or along alleys
- Appliances or furniture, intended for inside use, in yards or on porches
- Accumulations of cut branches in yard
- Accumulations of dog manure in yard
- Defective or illegal fences, proper height (4' in front, 6' on sides and back for residential zones)
- Fences must be in good repair with approved materials (no barbed wire, corrugated metal or salvage materials)
- Trashcans and recycling containers must NOT be stored in the front of the house or on the street or driveway.
- For the safety of pedestrians/motorists, the following regulations apply to your trees/tree limbs:
- Tree limbs extending over the street must be at least 13'6" above the street surface
- Plant growth cannot extend over the sidewalk
- Low limbs over the sidewalk must be a minimum of 8' above the sidewalk
- Trees with dead or broken limbs over 2" in diameter must be pruned or removed
- Dead, diseased or dangerous trees must be removed
- Licensed tree companies must perform tree work in the right-of-way

### Fire Pits, Chimineas & Open Fires

Even though portable fire pits and chimineas are fashionable and widely offered for sale in garden centers and home stores, open burning of wood (or any products other than propane, natural gas, or charcoal briquettes) is outlawed in Denver without permits from the Denver Department of Environmental Health and the Fire Prevention and Investigation Division.

This regulation stems from the years of Denver's "brown cloud" and the area's subsequent efforts to maintain clean air standards. (Please note that home barbecues using propane, natural gas or charcoal briquettes, are exempt.)

If you would like to pursue open burning, you must obtain permits from two different agencies (special requirements for each agency will be listed on the permit itself):

- Fire Prevention and Investigation Division - please see Fire Safety Permits.

- Denver Department of Environmental Health - 720-865-5452

Open burning permits are rarely issued to individuals, and permits are never issued for chimineas. If you do obtain permits for open burning in a qualifying outdoor fireplace for a special event, the permits from both agencies indicating their approval must be posted on site and a variety of requirements must be met.

### Bindweed

Reese Jamison

We are seeing more and more field bindweed in SPEHA lawns and landscape beds. Flowers are bell or funnel-shaped, white to pinkish and approximately 1 inch in diameter. It is labeled as a **noxious weed** by the state of Colorado because once established, bindweed is nearly impossible to fully eradicate. Pulling bindweed only encourages it to come back with greater vengeance. It outcompetes native plant species and can reduce crop yields. It forms an extensive root system, often climbing or forming dense tangled mats.

Bindweed and other weeds don't compete well in a dense, healthy, well cared-for lawn. This deeply rooted perennial member of the morning glory family will quickly take over unhealthy, malnourished lawns and landscape beds suffering from drought stress or poor irrigation coverage.

The first steps towards control include fertilizing adequately (2 to 4 times per year depending on turf species and age of lawn), timely and uniform irrigation and mowing the lawn at 2 to 3 1/2 inches. These practices alone can substantially reduce the amount of bindweed in a lawn within a couple years.

Systemic post-emergent products are necessary because of its deep and extensive root system. Combining proper management with judicious herbicide use can more quickly control bindweed. Round-up, Ortho Weed B Gon MAX plus Crabgrass Control, Bayer Advanced All-In-One Lawn Weed & Crabgrass Killer and Spectracide Weed Stop for Lawns plus Crabgrass Killer all work to control bindweed, although it's a multi-year effort once bindweed is established. Pre-emergent herbicides are useless for controlling bindweed.



### Japanese Beetles

Reese Jamison

Japanese beetles have again invaded SPEHA. They are a double threat - the adults eat flowers and leaves - especially roses, and the grubs attack lawns. If you need to control this pest, talk to an expert in a local garden center.

In the garden, first try physical control by knocking the bugs off plants into a container of soapy water. Keep them whole; squished Japanese beetles attract more

beetles. If you need to control a mass invasion, there are pesticides that can be used with care. You want to be sure that you are using the sprays safely and that you are protecting bees and pollinators.



Control grubs in the lawn to reduce feeding damage to the grass roots and to diminish a new generation of adults next summer. Milky Spore is one option; it produces a disease in the grubs but it needs to build up in the soil over years to be effective. Use it in combination with chemical turf grub treatments to establish control. Be persistent and work with your neighbors - odds are they have the problem too. Colorado Extension has [research details and control recommendations for Japanese Beetles](#).

Most garden centers have a good selection of products for Japanese beetle control from Bonide, Fox Farm, Fertilome, Bayer, Ortho and others, including Pyrethroid products, Sevin (Carbamate), Neem oil and sprays, Rose Rx, Rose Shield, Milky Spore, and lawn grub treatments.

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(Become a sponsor and support Southmoor Park East Homeowner's Association. Businesses and Residents wishing to inquire about Sponsorship in the SPEHA New sletter/Website should contact Robert Finkelmeier at [rfinkelmeier@speha.org](mailto:rfinkelmeier@speha.org).)

