



**Newsletter of the Southmoor Park East
Homeowners Association, Inc.**

January 17, 2008

Dear Neighbors:

Last year, everything in Southmoor Park East was all about snow removal, with lots of angry words for Denver city officials at the annual homeowners meeting in January 2007. This year, the theme of our meeting is expected to be different, since both Mother Nature and the City of Denver snow removal crews have treated us a little better this winter (so far).

In our December 21, 2006 newsletter, we informed you that a Public Workshop for neighbors to express their views on the future development of the area near the new Southmoor Light Rail Station was scheduled for Thursday May 10. At the time, we had no idea what a big issue that would turn out to be. In fact, one of the major topics at our 2008 **ANNUAL HOMEOWNERS' MEETING 7:00 pm Wednesday January 23, 2008** (at Temple Sinai, 3509 S Glencoe St.--corner of Glencoe & Hampden on the West side of I-25) will be planning for the development of the area around the Southmoor Light Rail Station. As many of you know, the City Planning Department ignited a controversy last year when they proposed a long term plan for the area around the Station, which is immediately adjacent to our neighborhood, that called for high density residential and retail development for the area on the west side of Monaco from Hampden all the way down to Cambridge Square. The SPEHA Board responded by putting out a call for resident participation in the public planning process, which culminated in an angry confrontation between neighborhood residents and the Mayor and other City officials at Councilwoman Peggy Lehman's annual Town Meeting on October 10. The Board subsequently announced its formal opposition to the City's Transit Oriented Development ("TOD") Plan and announced its intention to pursue, with the help of neighborhood volunteers, its own Neighborhood Oriented Development ("NOD") plan for the area. The SPEHA Board also garnered allies against the City's plan, including the long time owner of the King Soopers shopping center at Hampden and Monaco and a number of other neighborhood organizations. At the last City Planning Department meeting held on

November 8 at Hamilton Middle School, the City Planning Department announced the "discovery" of the longstanding, publicly recorded, agreement between SPEHA and Gart Properties restricting the development of a large portion of this area. In turn, this led to the following announcement by the Planning Department on December 28:

As most of you now know, there is a development agreement between the Southmoor Park East Homeowners Association and Gart Properties (aka Contalp LLC) for the site generally described as the movie theater and surface parking area. This development agreement establishes a specific path for how the site could redevelop. It is a large portion of our planning area and carries stronger weight than a plan. It would not be good use of anyone's time or resources to develop a plan that could not be implemented due to the development agreement. Therefore, to move forward with the station planning process, both parties would need to agree to re-open the agreement and consider changes. The city process is on hold until, or if, both parties have that conversation. We think this is a great opportunity for productive collaboration between neighbors and property owners and look forward to hearing from both parties.

Not surprisingly, the SPEHA Board has also been contacted by Gart Properties about entering into a collaborative planning process for further development of the area, an invitation that we intend to pursue.

The result of all of these events is that the threat of unwelcome high density development has been turned back—for now—and SPEHA's "NOD" planning process has kicked into high gear, with Board member Charlie Friedman spearheading the effort to develop a development plan that satisfies SPEHA, Gart Properties, the City and all the other interested stakeholders. It is a formidable job and neighbors are encouraged to participate in and contribute to the effort.

Many neighbors are aware of the dedicated volunteers who have tirelessly served our neighborhood over the years, whether it was grilling burgers at the picnic, managing the garage sale or serving on the SPEHA Board or on a special committee or task force. Some of you may not be aware, however, that SPEHA is currently in a strong position to prevent unreasonably dense development around the Southmoor Light Rail

Station because of the work of those volunteers. I know that I speak for every neighbor in Southmoor Park and surrounding communities when I express our deep gratitude for those efforts. So please take a moment to thank then President Casey Funk, Committee Chairman Jed Dealy, and many other current and former SPEHA neighbors who were actively involved in helping to obtain the development agreement between SPEHA and Gart Properties in 1997 and 1998, including Mike Gengler, Dave Littleton, Tom McCallum, Ralph Hellman, Kit Cowperthwaite and Jack Regan. We owe them a lot. Be sure to say thank you when you see them.

If you are not particularly interested in NOD or TOD, there are a number of other topics on the agenda for the annual meeting that may interest you. As usual, we have invited our local police and City Council representatives to speak, so this is a great time to ask them questions about the issues that matter to you. We are going to discuss the Board's new policy of imposing 10% late fees on delinquent dues, a right that the Board has had since the original Home Association Declaration in 1967 but has never before exercised. We are going to discuss the possibility of SPEHA providing additional services, such as neighborhood security or emergency snow removal services, and how we could fund such services. We are also going to announce a proposal to unify the four different sets of nearly identical neighborhood covenants that govern SPEHA. Finally, we are going to discuss plans for new signs throughout the neighborhood, including signs to slow down speeding cars and new "Welcome to Southmoor Park East" signs. We are confident that you will find something at the meeting that interests you.

In December 2006, we also told you that improved communication with neighbors and increased neighbor participation in SPEHA activities were the two biggest goals of the SPEHA Board this year. We believe that, perhaps unwittingly by virtue of the "NOD versus TOD" battle over the Light Rail Station development, we succeeded. We think that we do know more about what you care about and what you want for Southmoor Park than we did a year ago. We also believe that, based at the turnout we saw at the various Light Rail Station planning meetings, not to mention Peggy Lehman's Town Meeting, more SPEHA neighbors are indeed participating in more neighborhood activities.

One way that we have improved communications with you is our new website, www.speha.org, which is up and running and ready for your visit. The website is the cornerstone of the SPEHA Board's plan to improve neighborhood communication and participation. Using the website, you can stay up to

date on neighborhood activities and we can quickly inform you of important neighborhood news. You can provide us with feedback and you can even submit content for newsletters or the website. Sign up at www.speha.org now for better communication with the SPEHA Board and your neighbors. And, please, give us your e-mail address—it really helps us communicate with you quickly and inexpensively about important neighborhood news. We do not share our e-mail list with others. Please send an e-mail with your name and street address to Board member and webmaster Robert Finkelmeier, at Rfinkelmeier@speha.org or southmoorpeha@comcast.net, or phone him at 303-756-5829 with your e-mail address or mail it to him at 3972 S. Olive Street, Denver, CO 80237

As always, we welcome your suggestions for improving our neighborhood. Bring us your ideas and we will try to help you implement them. Do you have time that you are willing to spend to make your neighborhood better? We have all kinds of jobs for volunteers, ranging from helping with the picnic or garage sale to year round service on the SPEHA Board (we currently have one vacancy). Contact me or any other Board member to volunteer. Southmoor Park East is still the best place to live in Denver and we are going to make it even better.

Lee Terry, President

NOTICE OF ANNUAL MEETING OF ALL SPEHA HOMEOWNERS

**Wednesday
January 23, 2008
7:00 p.m.**

**Temple Sinai
3509 S. Glencoe St.
West of I-25 on Hampden**

Food, Refreshments and City Representatives will be present!

Help Reduce Crime in Southmoor

As many of you know, for the past two years, we have experienced an increase in the number of burglaries and attempted burglaries in our neighborhood. The 3rd District Police Department then offered to assist neighbors in forming Neighborhood Watch groups in the neighborhood, on a block-by-block basis. Unfortunately, very few Neighborhood Watch groups have yet been formed. The SPEHA Board continues to encourage the formation of Neighborhood Watch groups for every block of the neighborhood. If

you are interested in forming a Neighborhood Watch group (and getting the street signs that come with it), please contact District Three Police Department's Community Resources Officers at (720) 913-0200. Even if you do not create a formal Neighborhood Watch group, however, you should still fight crime by communicating with your neighbors. You might even become better friends in the process.

Start by getting on a first name basis with your neighbors and then exchange contact information, including home and cell phone numbers and e-mail addresses. When you are out of town, your neighbors need to know that you are gone. Pick up each other's newspapers and mail so that an obvious absence is not an invitation to crime. When there are new cars cruising through or parked in the neighborhood, communicate with each other to make sure that the vehicle is not an unwelcome intruder. This really works—in the past year, at least one attempted burglary in our neighborhood was foiled by a few diligent neighbors. And remember: Lock your doors and ground floor windows. Don't forget to close your garage doors. Lock or secure the gate to your back yard. (This has turned out to be very effective at discouraging burglars, who like to enter through the back yard windows, though it is certainly not foolproof.) Activate your burglar alarm whenever you are not at home. Call the police if your neighbor's burglar alarm goes off. Do not assume that it is monitored. Turn on porch lights and back door lights. Consider motion-activated lights. Consider making all outdoor lights difficult to incapacitate.

Annual Dues Notices

The notices for homeowners association dues were mailed to all SPEHA homeowners in January. Dues for 2008 are still \$25 per household. Thank you for paying your dues on time and keeping our neighborhood strong and vital. If you haven't paid your dues yet, please take care of it right away. Thank you for being a good neighbor.

Please recognize, however, that there is a big difference this year. The Board has decided to impose the 10% late fees on delinquent dues that is provided for in the original SPEHA Homes Association Declaration. This year, you may have noticed that your dues notice included the following language: *Pursuant to the June 17, 1965 Homes Association Declaration of Southmoor Park East, unpaid assessments become a lien on the homeowner's real estate and bear interest at the rate of ten percent (10%) per annum from the date when due until paid.* The Board has decided to impose late fees because, with the dues staying so low,

it is now unreasonably expensive to pursue delinquent homeowners. Hopefully, the late fees should discourage nonpayment and help offset the cost of pursuing the stubborn few.

Denver's 3-1-1 System

Trouble with barking dogs, annoying potholes, or unsightly graffiti? Questions about a City service? The answer to your issue might already be here. Call 311 or log in to the City Services page (<https://denver.311colorado.com/>) The 3-1-1 service is designed to provide "one number" or "one web address" access to all of your NON-EMERGENCY questions to the City and County of Denver.

Monthly SPEHA Board Meetings

All SPEHA homeowners have an open invitation to attend monthly Board meetings on the 2nd Wednesday of every month at 7:00 pm on the 3rd Floor Board Room of Citywide Bank Building at Hampden & Monaco next to the Fire Station. Please arrive early so you are not locked out in the parking lot (banks insist on locked doors—it must be the money). If you are locked out, call Lee Terry's cell phone at (303) 246-6124 and someone will come downstairs and let you in. See you there.

2007 SPEHA Board of Directors

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6565 E. Mansfield Avenue
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3895 S. Poplar
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Robert Finkelmeier (Website)
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Jack Green (Assistant Secretary)
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Paul Bottone
7104 E. Jarvis Place
E-mail: Pbottone@speha.org

Reese Jameson (Secretary)
4015 S. Oneida Way
E-mail: Rjameson@speha.org

* Aaron Kelly is not seeking re-election in 2008.

Sidewalk Safety

Sidewalks are to be shoveled after each snowstorm by the adjacent property owner. Businesses must clear walkways within 4 hours after a snowfall. Residential properties have 24 hours. Watch for adjacent snow melting that creates puddles that later freeze. It may help to place common ice melt products, cat litter or sand on icy spots to provide traction. If you have a concern, call Neighborhood Inspection Services at 720-865-3200 or just call 311.

Denver City & County Officials

POLICE: District 3 Denver Police Substation (Cmdr. Tracy Keesee)
1625 S. University Blvd.; Denver, CO 80210
Phone: 720-913-1300; Fax: 720-913-1199
Neighborhood Inspection Services: 720-865-3200;
Neighborhood--Mike Simpson-720-913-1175; Nuisance Abatement Unit: 720-913-0548;
Building Inspections (Construction w/o permit) 720-865-2505; Traffic Unit: 720-865-6905

Peggy Lehmann, District 4 Councilperson
3540 S. Poplar Street., Suite 102, Denver, CO 80237
Phone: 303-504-5781; Fax: 303-504-5786
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Carol Boigon, City Council (at Large)
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Covenant Reminders

The SPEHA covenants require a roof made of cedar or wood shake shingles, clay or cement tile

shingles. If you want to use another material, you can ask the SPEHA Board for approval. If the Board has previously approved a particular roof material (e.g., stone coated steel), the same material is not necessarily approved for all homeowners. Approval is required every time a material not listed in the covenants is used.

The covenants include provisions relating to setback from the street and the plot line, roof slope and other details of construction that must be satisfied in addition to Denver ordinances and public and private easements.

The covenants require prior approval by the SPEHA Board of all plans and specifications before any "building, wall or fence * * * or addition thereto or change or alterations therein" can be made to a home in the neighborhood.

The covenants require Board approval of all "principal exterior materials" of "any residence or outbuilding." Generally, that means if you are going to change what is there now, you need Board approval.

District Three Crime Summit

The 2nd Annual District Three Crime Summit is on January 26th, 2008 from 8:00am to 4:00 pm at the District 3 Police Station, 1625 S. University Blvd. The Crime Summit is a day long conference that includes speakers from the crime lab, traffic operations, nuisance abatement, sex assaults, the gang unit, and vice narcotics.

Auto Theft Prevention

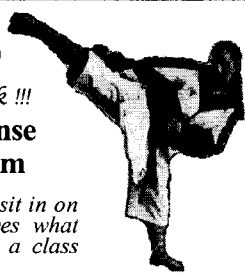
On a cold, dark winter morning, it becomes more and more tempting to warm up your car in the morning and leave it running while unattended. According to the Denver Police Department, not only does this practice make your car easy prey for a thief, it is also an infraction of the law for which you can be ticketed.

KARATE

Start the New Year with a Kick !!!

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Feel free to bring in your child and sit in on a class. Let them see for themselves what karate has to offer. Please call for a class schedule or if you have questions.



Quick Start \$89 for First Month <small>2 Classes per week Offer expires 2/15/08</small>	FREE Uniform <small>with Any Sign-up Offer expires 2/15/08</small>	10% OFF 12-Month Sign-up <small>Offer expires 2/15/08</small>
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Gift Certificates Available

Colorado Budokan Karate School
3547 S. Monaco Pkwy.
Southmoor Park Shopping Center
720-253-7473
www.coloradobudokan.com



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Derek A. Straffon, DDS, MS

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