



**Newsletter of the Southmoor Park East
Homeowners Association, Inc.
December 10, 2009**

Dear Neighbors:

Happy Holidays to everyone in our wonderful neighborhood. After such a tumultuous year for so many people, the holidays provide a time to pause and reflect upon the gifts that we all still have. Please make a special effort to celebrate them with your loved ones, your friends and your neighbors this year, just as you have in past years.

The principal purpose of this newsletter is to announce the **2010 ANNUAL MEETING OF HOMEOWNERS on WEDNESDAY, JANUARY 20, 2010 at 6:30 pm.** This year's meeting is once again being held in the West Social Hall of Temple Sinai, 3509 S. Glencoe St., the corner of Glencoe & Hampden, on the *west* side of I-25. We have invited representatives of Denver city government and Colorado state government. We also expect to have speakers addressing a number of other issues affecting our neighborhood, including the new Denver Zoning Code, which may soon be passed. We will also be discussing our local parks and schools, our newly redesigned website (www.speha.org), wildlife management (including those coyotes), neighborhood identification signs, electronic "calming" signs, traffic diversion, home maintenance, real estate values, the SPEHA covenants unification project and neighborhood oriented development for the area adjoining the Southmoor Light Rail Station.

The first half hour of the meeting, from 6:30 to 7:00 pm, will be the best part of the meeting again this year. That is because it is the time reserved for enjoying refreshments and snacks and chatting with Board members, guests and your fellow neighbors. The actual business of the meeting will start at 7 pm. But please come at 6:30 to enjoy some snacks, and meet some new people and renew old acquaintances. If there are any neighbors interested in baking some homemade goodies for the meeting this year, it would be a great addition to our neighborhood gathering. Just let a Board member know of your interest and we will be happy to enjoy your new recipe or your time tested favorite. You don't

have to make enough for everyone, just enough for a few of the earlybirds who arrive early to socialize and sample the fare.

If you are not sure that you will attend the meeting, **PLEASE FILL OUT A PROXY** (attached to this newsletter and to be posted on our website, www.speha.org). We need your votes to be cast to ensure that we continue to qualify as a Denver Registered Neighborhood Organization, which gives us the right to notice of proposals and events that affect our neighborhood. **SO PLEASE VOTE**, either at the meeting or by proxy.

As always, we welcome your suggestions for improving our neighborhood. Bring us your ideas and we will try to help you implement them. There are all kinds of things that can be done to make our neighborhood better, but we need volunteers to make them happen. Contact me or any other Board member to volunteer to help, whether for a little or a lot. Southmoor Park East is still the best place to live in Denver. Let's work together to make it even better.

Lee Terry, President

www.speha.org

This past year, we completely redesigned our website. We have also added lots of new content about the neighborhood and the City, especially the southeast region, to www.speha.org, including local events of interest. One of the things that we don't have, however, is many good pictures of our neighbors and our neighborhood for posting on the website. If you have some good pictures of our beautiful neighborhood or other non-commercial content that you would like to post on the website, please contact the SPEHA "Web Wizard", Bob Finkelmeier, 3972 S. Olive Street, Rfinkelmeier@speha.org. And if you or someone you know are interested in purchasing ad space on the website, Bob would love to hear that too.

Homeowners Dues Notices

The notices for homeowners' association dues will be mailed to all SPEHA homeowners in January. Dues for 2010 are still \$25 per household. Thank you in

advance for paying your dues on time and keeping our neighborhood strong and vital. Remember too that there is now a 10% late fee on delinquent dues.

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. The meetings always include lively and informative discussions of neighborhood issues. Please arrive early so you are not accidentally locked out in the parking lot. 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.

NOTICE OF ANNUAL MEETING OF ALL SPEHA HOMEOWNERS

**Wednesday
January 20, 2010
6:30 p.m.**

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

Nominees for the 2010 SPEHA Board of Directors:

Lee Terry (President)
3840 S. Narcissus —(303) 759-4602
Lterry@speha.org

Fred Jorgensen (Vice President)
3818 S. Newport—(303) 758-4604
fjorgensen@speha.org

Jack Green (Treasurer)
7064 E. Jarvis —(303) 782-0140
Jgreen@speha.org

Dana Wakefield
4174 S. Oneida—(303) 758-3863
dwakefield@speha.org

Ms. Blair Perron (Special Events)
3895 S. Poplar—(303) 758-3863
BPerron@speha.org

Robert Finkelmeier (Website)

3972 S. Olive—(303) 756-5829
Rfinkelmeier@speha.org

Paul Bottone
7104 E. Jarvis—(303) 758-9106
Pbottone@speha.org

Reese Jameson (Secretary)
4015 S. Oneida—(303) 753-1295
Rjameson@speha.org

Lara Smith
4175 S. Oneida—(303) 759-0076
lsmith@speha.org

Cheryl Read
4051 S. Narcissus—(303) 503-4447
Cread@speha.org

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.

Concerts at Southmoor Park

This year we had two different band concerts at Southmoor Park. First we had our regular favorite, the Denver Concert Band, perform on Saturday, July 25, 2009. Unfortunately, we got the 2007 version of the Denver Concert band weather, with a warm drizzle most of the night. Still, we had a good turnout of around 300

people out to enjoy music in the park on a warm, though damp, midsummer evening.

Our second summer concert was held on September 5, 2009, when the Denver Municipal Jazz Band came out on a glorious late summer evening. They played a little mellow and a little swing music for the grateful crowd, who were highly appreciative of the jazz ensemble's work.

The Board is interested in supporting more summer concerts in our beautiful park. We believe that these concerts are an important contributor to the quality of life in our neighborhood. The Board would be willing to consider other types of bands, including some vintage rock and roll, subject to the local noise restrictions, of course. Maybe there is an enterprising garage band in the neighborhood willing to play in front of a grateful neighborhood crowd. If so, let a Board member know of your interest. You can help us make our neighborhood a better place to live and have some fun making music in the process.

SPEHA Annual Picnic

The annual neighborhood picnic was held on Sunday, August 30 this year. Hundreds of neighbors, young and old and in between, came to Southmoor Park to enjoy a big picnic in the park. Even though it had been raining for days and tents were brought in to protect against inclement weather, we all stayed dry (except for the kids running under the fire hose) and enjoyed a delicious lunch with our neighbors. There was a giant bouncy slide, ice cream, volleyball (new this year), the Denver Fire Department fire truck with that hose (the firemen have as much fun as the kids) and a real Denver Police Department police car with a siren.

Thanks go out to local businesses and our friends at **Piccolo's**, **Sport Clips**, **Lumiere Spa & Salon**, **Contempo Nails**, **Citywide Bank**, **Rodney's Bar & Grille**, **Centre Salon**, **Murdock's Pet Grooming**, **Boathouse Car Wash**, **Noodles & Co.**, **Ace Hardware** and **Safeway** for their contributions and participation in this annual event. And very special thanks go to **Citywide Bank** for their generous donation of U.S. Saving Bonds for the top prizes in the raffle, to **UMB Bank** for bringing and serving the delicious ice cream and to **Horn Brothers Roofing** for their generous financial contribution toward the cost of the picnic.

But the real driving force behind the picnic this year were the volunteers, led by Board members Blair Perron and Paul Bottone, who put in long hours to make this great event a success. The students who served as

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sales@prohousecleaners.com

our volunteer cooks (including the auspicious return of “The Hot Dog Guy” from last year’s picnic) brought their usual lively spark to the party, helping us draw yet another record crowd. We look forward to another great picnic next year. Maybe Lee will finally figure out how to use the megaphone by then (but don’t count on it). Or maybe an interested neighbor will provide a thoughtful suggestion to a Board member that helps us all enjoy the day a little more. We can’t wait. It will be great fun for all of us again.

Auto Theft Prevention

On a cold, dark winter morning, it is very tempting to warm up your car in the morning by leaving it running in the driveway unattended. Not only does this practice make your car easy prey for a thief, it is also a violation of law for which you can be ticketed. And yes, we have had a few incidents where Southmoor neighbors have left the keys in their car with the engine running, only to find the vehicle gone when they returned only a few minutes later. Don’t make it easy for a thief.

Neighborhood Crime Prevention

With the winter holidays, many of our neighbors travel to visit loved ones and leave their homes unoccupied. Even though we are outside walking around the neighborhood less than usual in winter, please pay attention to what is going on at your neighbors’ homes. Regrettably, burglars do not take a holiday, so report any suspicious persons or cars to the police. Your neighbors will thank you for it.

Denver City & County Officials

Generally speaking, you can reach any Denver official through the Denver website, www.denvergov.org, or by calling 311, though it may take you a while to navigate to the person or agency that you are trying to reach. Here are a few shortcuts.

POLICE: District 3 Denver Police Substation (Cmdr. Kris Kroncke), 1625 S. University, Denver, CO 80210 Phone: 720-913-1300; Fax: 720-913-1199
Neighborhood Inspection Services: 720-865-3200;
Nuisance Abatement Unit: 720-913-0548;
Building Inspections (Construction without a City building permit) 720-865-2505

Traffic Unit: 720-865-6905

Mayor John Hickenlooper: 720-865-9000

Peggy Lehmann, District 4 Councilperson,
3540 S. Poplar St., Suite 102, Denver, CO 80237
303-504-5781; Fax: 303-504-5786

Email: peggy.lehmann@denvergov.org Aides: Diane Young, Sunni Rodgers)

Carol Boigon, City Council (at Large), City & County Building, Room 451, Denver, CO 80202
720-865-8100; Fax: 720-865-8103

Email: Carol.boigon@denvergov.org

Aides: Rachel Kurtz-Phelan & Lisa Zoeller

Doug Linkhart, City Council (at large), City & County Building, Room 451, Denver, CO 80202
720-865-8000; Fax: 720-865-8003

Email: Linkhartatlarge@denvergov.org

Assistants: Jen Clanahan & Ursula Null

SPEHA Annual Garage Sale

The annual SPEHA garage sale was held on Saturday June 13th this past year and, thanks to the efforts of SPEHA Board member and Events Coordinator Blair Perron, it was a big success again. Please consider participating in next year’s sale, which is currently planned to be held on **Saturday, June 19, 2010.**

Coyote Problems

Last spring, a Southmoor Park East resident and her dog were attacked by a small pack of coyotes just as they stepped outside of the door of her home. The wild animals bit and scratched her as she tried to protect herself and her aging retriever. She escaped the hungry predators by running down the street to a neighbor’s house with her dog and locking herself in the garage. The Colorado Division of Wildlife responded by trying to track the offending animals but came up with nothing. The Denver Department of Parks and Recreation did nothing, saying only that it was “very unusual”. The DDPR refused to even consider the countermeasures adopted by neighboring communities in the face of similar attacks (including lethal force under carefully limited circumstances). In fact, the DDPR actually lobbied against, and ultimately defeated, a bill introduced in the Colorado legislature by State Senator Joyce Foster that would have allowed

the Colorado Department of Wildlife to manage these wild animals within Denver.

The SPEHA Board spoke out loud and clear in favor of harsh treatment of these predators, endorsing the elimination of those coyotes that have lost their fear of humans and attacked them, and a strong, consistent coyote management plan going forward. Despite repeated warnings to City officials, including representatives of Mayor Hickenlooper and Councilwoman Peggy Lehmann, nothing has been done to remedy this dangerous situation in our City.

Just six weeks ago, international news stories reported that two coyotes had attacked and killed a 19-year-old folk singer in Nova Scotia, Canada. Taylor Mitchell, a promising musician from Toronto, died in hospital after the animals pounced as she hiked alone in Cape Breton Highlands National Park. Walkers alerted park rangers after hearing her screams. The rangers shot one coyote, but were still searching for the second. Bleeding heavily from multiple bite wounds, the singer-songwriter died of her wounds the next morning.

The SPEHA Board does not want to see a repeat of this tragedy in Denver. As a neighborhood with among the most active wildlife populations in the City and a chilling recent history of coyote encounters, we are especially concerned. Please call or write to City and State officials, elected and appointed, and let them know how you feel about the City's *laissez faire* approach to protecting you and your family from dangerous wild animals. Please tell them to take all reasonable steps to make certain that the next report of a tragic coyote attack on a human being does not come from Denver. You can make a difference.

Denver Zoning Code

The City has extended the deadline to comment on the latest draft of the proposed new Zoning Code to Jan. 4, 2010. City officials said they were responding to requests from neighborhoods, businesses and individuals for additional time to review and comment on the Code. The latest draft of the new Zoning Code is available at <http://www.newcodedenver.org>.

Following the third-draft comment period and any resulting changes, a fourth and final draft will be posted Jan. 18, and comments on it will be accepted for a month after that. The proposed new Zoning Code will, if passed, replace Denver's existing Code. The current code was adopted in 1956, but is outdated, according to City officials.

The current schedule for adoption and implementation of the new Code is:

- Jan. 18—Posting of fourth & final draft of new Code at www.newcodedenver.org.
- Feb. 17— Public hearing before Denver Planning Board, before Board sends its recommendation to City Council.
- March 10—Blueprint Denver Committee of Denver City Council considers and sends its recommendation to City Council
- March 16—Mayor and City Council review & discuss recommendations regarding Code.
- March 22—First reading of new Code ordinance proposal by City Council.
- April 19—City Council's public hearing & final consideration ordinance adopting new Code.

The SPEHA Board is concerned about the direct and indirect effects that the final Code as adopted might have on our neighborhood. For example, changes in zoning or definitions for the commercial and multi-family areas near our neighborhood could have an effect on our quality of life, including traffic congestion, schools and neighborhood businesses, and even on our property values. The Board is therefore interested in getting feedback from interested neighbors on the Code and the impact, if any, that you think it might have on us if adopted. You do not have to be a real estate expert to review the Code or to have an opinion that the Board wants to consider. You can attend the annual homeowners meeting on January 20 to join the planned discussion of the Code or just show up for any Board meeting on the second Wednesday of the month at 7 pm at CityWide Bank. We want to hear from you.

Recycle Christmas Trees

Denver's annual "Treecycle 2010" program is from January 4th through 15th. To

participate: 1. Remove all tinsel and decorations from your tree. 2. No artificial or flocked trees, tree stands, or trees in plastic bags. 3. Set trees out on your normal trash collection day. 4. Do not place trees in your barrel if you want it to be recycled.

The Christmas trees will be ground-up and the resulting mulch is made available free to Denver residents at the annual “Treecycle Mulch Giveaway and LeafDrop Compost Sale”. Recycling your tree saves landfill space, helps Denver avoid landfill disposal fees, and allows the City to provide residents with free mulch. Call 720-865-6810 after April 1st, 2010, for information about the date of the 2010 Treecycle Mulch Giveaway and LeafDrop Compost Sale.

Snow Season Help

You probably have a neighbor who could use some help during the snowy months ahead. Many of our residents are not capable of shoveling their own driveways or walks during major storms. Be a good neighbor and spend a few extra minutes shoveling their sidewalks with your big snowblower or just call on them during the storm to see if you can run an errand or attend to a household need. And if you are the one who could use a little help during one of our blizzards, do not be afraid to ask your able bodied neighbor to lend a hand. You will be pleasantly surprised how willing they are to help. They are often just waiting for you to ask.

Remember, the City of Denver requires residential property owners to clear their public walkways no later than twenty-four (24) hours after the snow stops falling.

For those who cannot shovel their own sidewalks and cannot find neighbors to help, you can contact any of the following agencies who will try to line up a volunteer to help out, generally on a one time basis:

- **Catholic Charities**—call Karen Blacker at 303-742-0823 ext 2046.
- **DRCOG Area Agency on Aging**—call Kelly at 303-480-6787.
- **VOA (HandyMan Program)**—call Amanda at 720-264-3331
- **Senior Resource Center**—call Ann at 303-235-6973.

Southmoor Housing Market

Fred Jorgensen, SPEHA Vice President and Realtor®, will be making a presentation on neighborhood real estate values and selling tips at the SPEHA annual homeowners meeting. If you cannot attend the meeting but are interested in Fred’s presentation, it will be available on our website, www.speha.org, or you can contact Fred at fjorgensen@speha.org or (303) 949-2151 and he will send you a copy.

Roof Reminders

The SPEHA covenants require a roof made of (a) cedar or wood shake shingles or (b) clay or cement tile shingles. If you want to use another material, you can ask the SPEHA Board for approval. Even if the Board has previously approved a particular roof material (e.g., stone coated steel), however, the same material is *not* necessarily approved for all homeowners. Approval is required *every* time a material not listed in the covenants is used.

One issue is always how much money an insurance company gives the homeowner for their hail damaged roof, but whatever that amount turns out to be, it does not affect the homeowner’s obligation to comply with the covenants when installing a new roof. The SPEHA Board is willing to consider any of a number of alternative materials if the homeowner does not wish to install any of the materials that can be used without Board permission (ONLY “cedar or wood shake shingles, clay or cement tile shingles” may be installed without Board permission; *anything* else requires Board permission). Some alternative materials may be more expensive than shake or tile shingles, but they will also last much, much longer and many, such as stone coated steel, may actually lower homeowners insurance premiums and, if properly insulated, possibly utility bills too. On the other hand, aesthetics do sometimes enter into our decisions, since we do not want roofs that are unsightly or appear to be inexpensive. For example, we recently turned down a request to install a stone coated steel roof by Decra that resembled asphalt/composite shingles in appearance, even though it was a physically durable roof.

Historically, the SPEHA Board has generally approved anything that (a) looks nice (generally a neutral color), (b) is a sturdy, durable and proven product and (c) resembles shake or tile in appearance. While it is difficult to define, the Board attempts to approve roofing products that are in harmony with the upscale character of the neighborhood.

Getting Quick Board Approval for Roof Replacements

The Board is likely to approve routine requests for a new roof (i.e., roofs that have previously been reviewed and approved by the Board, such as certain stone coated steel roofs) by an email vote, so approval usually does not have to wait for the next scheduled Board meeting. If you provide complete information concerning the proposed new roofing material, contractor, your name, address, email and phone number to Lee Terry, or another Board member by email at the addresses given in this newsletter, you could get your approval by a return email in less than a week. If you are seeking approval for a new or different kind of roofing material, you will probably have to wait for the next regularly scheduled Board meeting to get approval. Included in this category are some roofing materials that we have previously approved for one or more homeowners but that are now subject to question.

If you do have to attend a Board meeting to get your roof replacement approved, here are seven easy steps to getting prompt SPEHA Board approval for your roof (or for any other planned home improvement or change requiring Board approval). 1. Plan ahead—do not expect the Board members to drop everything that they are doing to hold a special meeting to consider your project. While the Board does have the ability to approve roofs between meetings, it will only do so for routine approvals. 2. Do not assume that your roof will be approved because someone else has done it. The Board approves roofs and other projects on a case by case basis, considering the views of adjacent homeowners as well as the Board's own collective experience with similar projects, some of which may not be positive. 3. Create a good written explanation of your roof or other

project. Drawings, pictures, and particularly for roofing materials, physical samples, are always helpful. If your roof replacement is part of a larger project, the entire project will require architectural drawings that must be reviewed by the SPEHA Architectural Committee before the Board considers it. 4. Unlike other home improvement projects, it is generally not necessary to get neighbor consent for your proposed roof materials. 5. Call or e-mail the Board or one of its members to inform them of the pending roof replacement. You will be put on the agenda for the next Board meeting. If you want approval before the next meeting, talk to a Board member about the situation and we will make all reasonable efforts to meet your schedule but you should not assume that you will get early approval. 6. Attend the Board meeting in person to make sure that there are no unresolved questions. For routine approvals, a Board member might advise you that in person attendance is not required but do not assume it is the case, even if other neighbors have done similar improvements. 7. Be prepared to be flexible. The Board often has experience with particular types of roofs or other projects that may lead them to restrict or limit their approval to the satisfaction of particular conditions of which you may be unaware.

If you follow all of these steps, your approval at a SPEHA Board meeting (the second Wednesday of every month at CityWide Bank, corner of Hampden & Monaco, 7 pm) is likely to be smooth and timely. If you don't, there is a risk that you will be facing an order from the Board to modify or remove your new roof or other home improvement.



**SOUTHMOOR PARK EAST HOMEOWNERS ASSOCIATION, INC.
PROXY FOR THE 2010 ANNUAL MEETING OF MEMBERS**

The undersigned, as the owner(s) or resident(s) of a home situated within Southmoor Park, Filings Two, Three, Four or Five in Denver, Colorado 80237 ("Southmoor Park East"), hereby appoints Lee Terry, Fred Jorgensen, Jack Green, Reese Jameson, Bob Finkelmeier, Blair Perron and Paul Bottone, or any one of them present at the annual meeting, as the undersigned's proxies and attorneys at the Annual Meeting of Homeowners of Southmoor Park East Homeowners Association, Inc. (the "Association") to be held on January 20, 2010 at 6:30 pm at Temple Sinai, 3509 S. Glencoe, Denver, Colorado, and at any adjournment thereof, and hereby authorizes them to represent and to vote on my behalf as follows:

_____ The election of the following members of the Association to serve as
For directors of the Association, each for a term of one year, or until their successors
are duly qualified and elected:
Lee Terry, Cheryl Read, Fred Jorgensen, Lara Smith, Jack Green, Reese
Jameson, Bob Finkelmeier, Blair Perron, Paul Bottone and Dana Wakefield
_____ Against

THE PROXIES WILL VOTE IN THE MANNER DIRECTED ABOVE. IF NO DIRECTION IS MADE, THIS PROXY WILL BE VOTED IN FAVOR OF ALL NOMINEES FOR THE BOARD OF DIRECTORS. To vote for less than all of the nominees for director, vote "For" but then strike the name of any director(s) opposed. Write in candidates will be accepted so long as the candidate is an owner or resident of Southmoor Park East.

THIS PROXY ALSO CONFERS DISCRETIONARY AUTHORITY ON THE PROXIES NAMED ABOVE TO VOTE ON ANY OTHER MATTERS NOT KNOWN OR DETERMINED AT THE TIME THE NOTICE OF THE MEETING WAS DELIVERED.

Print Name(s) and Address Clearly

Signature(s) (ONLY ONE RESIDENT OR OWNER NEEDS TO SIGN)

Date signed

PLEASE SIGN AND DELIVER THIS PROXY TO LEE TERRY (3840 S. NARCISSUS), FRED JORGENSEN (3818 S. NEWPORT), BLAIR PERRON (3895 S. POPLAR) OR TO ANY OTHER BOARD MEMBER NO LATER THAN JANUARY 19, 2010.

EVEN IF YOU GIVE A PROXY, YOU CAN STILL COME TO THE MEETING. IF YOU DO ATTEND, YOU CAN CHANGE YOUR VOTE AT THE MEETING.