



**Southmoor  
P A R K**

**Newsletter of the Southmoor Park East  
Homeowners Association, Inc.  
May 7, 2007**

*Dear Neighbors:*

We had no idea what a fateful day it was when we sent out our last newsletter. In fact, December 22, 2006 was the day it all started—a string of snowstorms that kicked off one of the worst Denver winters in recent memory. But, notwithstanding serious problems with the City of Denver’s snow removal system, we have survived. Now it is time to look forward to the warmer weather ahead, including many of our favorite neighborhood activities.

It’s spring cleaning time again. The annual Southmoor Park garage sale is scheduled for **Saturday June 9**. And this year, thanks to the generosity of Superior Products Home Improvements (which specializes in fiber cement siding, replacement windows and decking), there is no charge to participate. Superior Products has donated the cost of the dumpster that SPEHA rents every year to help dispose of the non-saleable items that neighbors uncover when cleaning out their garages for the sale. With no fee to participate this year, we are hoping for the biggest sale ever on June 9.

A Public Workshop for neighbors to express their views on the future development of the area near the new Southmoor Light Rail Station is scheduled for **Thursday May 10** at 5:30 pm at University Park Elementary School, 2300 S. St. Paul Street. The Denver Community Planning & Development Department is seeking public input on what uses should be encouraged for the area west of Monaco from the RTD station all the way north to Hampden. Show up and tell them what you think, or just come and listen to some of the ideas already on the table.

Our annual neighborhood picnic is already scheduled for **Sunday, August 26, 2007**. We

have also another evening with the Denver Concert Band in Southmoor Park on **Saturday August 4** at 7:30 pm. Besides these traditional events, we are interested in hearing your ideas for other activities that could do even more to bring us together as neighbors. Let us know.

And how can you tell us? One new way is our new website, [www.speha.org](http://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. With 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](http://www.speha.org) now for better communication with the SPEHA Board and your neighbors.

In fact, improved communication with neighbors and increased neighbor participation in SPEHA activities are the two biggest goals of the SPEHA Board this year. We believe that, if we know more about what you care about and what you want for Southmoor Park, we can better represent you. We also believe that the key to making it an even better place to live is more neighbors participating in more neighborhood activities.

Our prime location and amenities, including the new Light Rail Station and Whole Foods, are quickly making us the envy of other neighborhoods across the city. We also want our neighborhood association to be considered one of the best. We need your help and your participation to do so. Do you have a suggestion for improving our neighborhood? Bring your idea to the Board and we will try to help you implement that idea. 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 a few hours making telephone calls

or 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 already the best place to live in Denver but we can make it even better.

*Lee Terry, President*

### **2007 Annual Homeowners Meeting**

SPEHA held its annual homeowners meeting on Wednesday January 31, 2007, at the Sheraton Four Points Hotel. Despite the persistence of snow and ice covered roads and parking lots, we had good attendance from neighbors, many of whom posed tough questions to our City Councilpersons and police representatives about a wide variety of issues, including zoning, crime, snow removal and parks maintenance.

### **Help Reduce Crime in Southmoor**

As many of you know, last summer we experienced a rash of burglaries and some vandalism. The 3<sup>rd</sup> 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. But you do not need a formal Neighborhood Watch group to be a good neighbor who helps watch neighbors' homes for signs of burglary, vandalism or other crime. What you need to do is communicate regularly with your neighbors.

Neighbors need to be on a first name basis and to have the phone numbers, including cell phones, and e-mail addresses of their immediate neighbors. When you are out of town, your neighbors need to know that you are gone. Neighbors need to 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, neighbors need to communicate to make sure that the vehicle is not an unwelcome intruder. It does not do any good to

notice something strange if you are not in touch with your neighbors.

And remember: Lock all of your doors and ground floor windows. Don't forget to close your garage doors. Lock or secure the gate to your back yard. 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. You may be the monitor your neighbor is counting on. Turn on porch lights and back door lights. Consider motion-activated lights. Consider making all outdoor lights difficult to incapacitate.

Police can help residents with methods for recognizing your property if it is stolen, including the videotaping or photographing of your items and recording serial numbers. There are also home inventory forms that you can fill out and provide to the Police Department. There are window decals and street signs that indicate your block has formed a Neighborhood Watch program, which may deter burglars. 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. You can also contact any Board member for more information about forming a Neighborhood Watch program for your block.

### **Wild animals in Southmoor**

You may have heard recent news stories about coyotes preying upon family pets in some southern Denver suburbs. Coyotes, foxes and other wild animals are a danger to pets and even a potential threat to very small children. We cannot keep all wild animals out of our neighborhood but, as a courtesy to your neighbors, do not encourage their presence:

- **Don't feed wild animals** other than birds.
- Avoid overflowing bird feeders and having open compost bins.
- Obey Denver leash laws. Keep all cats and dogs inside at night and do not leave pet food bowls outside.
- Keep all garbage containers closed and inaccessible.

- Don't allow foxes or coyotes to build dens next to or near your home. Seal crawl spaces, close sheds and thin bushes.
- If a coyote visits your yard, wave your arms, shout, or spray it with a hose. Be a threat.

### **Annual Dues Notices**

The notices for homeowners association dues were sent to all SPEHA homeowners in January. Dues for 2007 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 (and there are a few of you out there), please take care of it right away. Thank you for being a good neighbor.

### **Southmoor Light Rail Station Public Workshop**

What could make your walk to your light rail station easier and more pleasant? Would you like to see more shops and services near your neighborhood station? Do you have other ideas on how light rail stations might enrich your neighborhood? The Community Planning and Development Department would like to discuss these ideas at a public workshop for the Alameda, Colorado and Southmoor stations. It will be held on **Thursday, May 10, 2007**, 5:30 to 8:30 pm at University Park Elementary School, 2300 S. Saint Paul in Denver, a few blocks from Observatory Park.

The workshop will begin with a presentation of current ideas for the station on access improvements, neighborhood character and new opportunities. The meeting will then break into smaller discussion groups. For more information, contact the project manager for Southmoor Station, Caryn Wenzara, 720.865.2940([caryn.wenzara@ci.denver.co.us](mailto:caryn.wenzara@ci.denver.co.us)) or visit [www.denvergov.org/TOD](http://www.denvergov.org/TOD).

### **New SPEHA Website**

Go to <http://www.speha.org/> and take a tour. Note some of the links on the left-hand side are also available from the top of each page. A "message block" gives an introduction to the website. Look at the "Calendar" link and see the

May and June monthly calendar. Board meetings are scheduled for May 9<sup>th</sup> and June 13<sup>th</sup>, while the garage sale is shown for Saturday, June 9<sup>th</sup>. You can suggest other community events for posting by using the "Submit News" link.

Next, explore the "About Us," "Content," "Services," & "Topics" pages, which contain both current and archived information regarding the community events and documents. Note that content such as newsletters are stored in PDF.

To register, click on the Home page link entitled "Your Account." You're prompted to enter a nickname and password. Since you don't have an account yet, click on the "New User Registration" link. Fill out the information requested, including a valid email address where a confirmation message can be sent. An account is established but it must be confirmed before it is fully activated. Go to your email inbox and look for a message from SPEHA in your mailbox. Confirm your email address by clicking on the link. Now you are a registered user with full access to all features and content. Welcome to [speha.org](http://speha.org)!

### **Parking Issues**

In response to neighbor complaints about the number of cars parking near Southmoor Park along Oneida and on Ithaca near Oneida, the City parking enforcement department has agreed to make a special effort to ticket violators. These streets are posted with 2 hour parking limits yet cars have been left all day. The City has also been asked to look out for abandoned vehicles that have not been moved for even longer periods of time. So if you park on the street, be sure to move your vehicle from time to time so it is not considered abandoned.

### **Annual Garage Sale**

Mark **June 9th** on your calendar as the day to hold your own garage sale or just to peruse the sales hosted by your neighbors for some great buying opportunities. If you don't want to do it all yourself, feel free to team up with a neighbor or two for a combined sale.

The sale will officially start at 8 a.m. Individual households can choose when they want to shut down for the day. There is no fee to participate in the neighborhood sale this year, thanks to the generosity of Superior Products Home Improvements. Superior is donating the cost of the dumpster that will be delivered to the southwest corner of Peach and Narcissus the weekend of the sale.

Signs advertising the sale will be posted around the neighborhood and there will be an ad in the newspaper. We do need volunteers to put up and take down these posters. While there will not be a map of participating households, we are encouraging participating homeowners to get balloons to let people know that they are open for business. If you want to volunteer or have questions, call Blair Perron at (303)758-3863 or e-mail her at [Bperron@speha.org](mailto:Bperron@speha.org).

#### **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**

Lee Terry (President)  
3840 S. Narcissus Way  
E-mail: [Lterry@speha.org](mailto:Lterry@speha.org)

Fred Jorgensen (Vice President)  
6542 E. Ithaca Place  
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6565 E. Mansfield Avenue  
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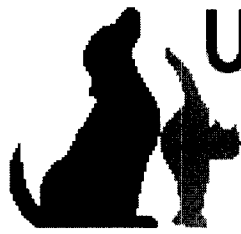
#### **Denver City & County Officials**

**POLICE:** District 3 Denver Police Substation  
(Cmdr. Tracy Keese) *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**  
*6740 E. Hampden Ave., Suite 302  
Denver, CO 80224*  
**Phone:** 303-504-5781; **Fax:** 303-504-5786  
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**Carol Boigon, City Council (at Large)**  
*City & County Building, Room 451  
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**Assistants:** Shelly Watters and Lisa Zoeller

**Doug Linkhart, City Council (at large)**  
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**Assistants:** Penny May and Ed Mickens



# UNIVERSITY HILLS HAMPDEN animal clinic

**Northwest corner of Hampden and Monaco**

We would like to take this opportunity to introduce ourselves.

Our experienced team of client care specialists, certified veterinary technicians, and talented doctors join in welcoming you to our family.

We are very excited to be part of your Southmoor Park community and look forward to meeting you and your pets.

**Services include:**

- Comprehensive physical exams
- Vaccinations
- Laboratory evaluations
- Dentals
- Surgeries
- Radiology
- In house pharmacy
- Day boarding

**Hours of operation:**

**Mon., Tues., Thurs., Fri. 8:00 a.m.-6:00 p.m.**

**Wed. and Sat. 8:00-12:00 p.m.**

(patients seen by appointment)

**Phone number  
303-639-9595**

**Come check  
us out!**

## **SPEHA Summer Picnic**

The date is set for Sunday August 26 and we expect to have food and drinks and fun for the kids like we do every year (the Denver Fire Department hose is usually the big hit) but we need two things to make it a truly great picnic this year. First, we need your ideas for ways to make it better. Second, we need your help to make those ideas become reality. Let us know what you think and then volunteer to spend an hour or two making it happen. We will all be glad you did.

### **Stop Speeding in Southmoor Park**

Slow down! No more speeding drivers. The safety of our children is at stake. While we cannot stop outsiders driving through our neighborhood, when the police set up radar patrols, they usually ticket more Southmoor residents than anyone else. We may not like to admit it but we are all guilty. The SPEHA Board has enlisted volunteers to obtain and post signs reminding drivers to slow down but these signs are only valuable if you obey them. Slow down!

**SPEHA  
3840 S. Narcissus Way  
Denver CO 80237-1240**

## **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.