



**Special Bulletin of the Southmoor Park East
Homeowners Association, Inc.
August 25, 2008**

Dear Neighbors:

The primary purpose of this special bulletin is to remind you of the **SPEHA ANNUAL PICNIC**, which will be held on **SUNDAY, SEPTEMBER 7, 2008 from 11:30 am to 1:30 pm in SOUTHMOOR PARK**. As usual, we will have plenty of food and drinks and fun for everyone. We will have live music from the **Second Bell** rock band to benefit Southmoor Elementary School. We will be raffling off prizes contributed by local merchants. UMB Bank will be providing ice cream for everyone. The kids can play on the giant bouncy slide and the Denver Fire Department has been asked to douse the brave ones with the fire hose. We also have a few surprises planned so come out and enjoy another late summer day with us. Please contact Blair Perron by e-mail at bperron@speha.org or (303) 758-3863 if you have any questions or if you want to volunteer or contribute.

This year we want to thank our many great sponsors of the picnic in advance. **Horn Brothers Roofing** has made a generous cash donation to help defray our food and other costs and great raffle prizes have been contributed by **CityWide Bank, Safeway, India's, Noodles, Autawash/Riverboat Express, Gentlemen's Quarters, Murdoch's Grooming, Ace Hardware, On The Border, Wahoo's Fish Taco** and many other local businesses. And we have a wonderful group of student volunteers from Regis High School who will be helping us put on the event this year.

It has been a very good year for the neighborhood. We successfully blocked the City of Denver's proposed high density planning effort for the area surrounding the Southmoor Light Rail Station and we are currently engaged in discussions with the various landowners to develop our own neighborhood friendly plan. We streamlined the procedures for Board approval of homeowner improvements, and continue to see new projects on almost every block, demonstrating the long-term commitment of our residents to the neighborhood. We witnessed a great example of community spirit when dozens of neighbors gathered to help restore a

neighbor's yard that had been ravaged by fire. And, despite a national malaise of lower home prices, we have continued to see strong and stable home values in Southmoor Park East.

As always, we welcome your suggestions for improving our neighborhood. 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 expect to have one vacancy next year, as long time Board member Charlie Friedman has announced his intention to retire from the Board). One suggestion is a Southmoor Park Garden Tour next year. While the volunteers on the Board do not have the time to take on the management of a new event, the Board is actively soliciting neighborhood volunteers to lead this effort with funding support from the Board. Contact me or any other Board member to volunteer for the Garden Tour or for any other way that you want to help our neighborhood. Remember, Southmoor Park East is the best place to live in Denver and you can help make it even better.

Lee Terry, President

Less Crime in Southmoor

While we do not have any official reports yet, anecdotal evidence suggests that burglaries and other crimes are down sharply this year from prior years. While it is always hard to decide who to credit with good news like this, the Board is certain that some contribution has come from you, the neighbors, in taking some of the steps to reduce crime that have been mentioned in SPEHA newsletters and other sources. So please continue to exchange contact information with your neighbors, lock your doors and ground floor windows, close your garage doors, lock or secure the gate to your back yard and activate your burglar alarm whenever you are not at home. Call the police if your neighbor's burglar alarm goes off. You and your fellow homeowners will continue to be well served.

Homeowners Dues

If you haven't paid your \$25 in annual dues by now, they are overdue and we will be charging you the 10% late fee authorized by the Declaration and

implemented by the Board. If you are more than one year behind, SPEHA may have already filed a lien against your home for the unpaid dues, late fees, and the cost of the lien filing. It makes sense to be a good neighbor and pay your dues on time.

Lawns & Bushes

We continue to receive reports that people walking around our beautiful neighborhood, particularly at night, are being forced off of sidewalks by overgrown bushes and slapped in the face by overhanging tree branches. Take a minute to look at the perimeter of your home to make sure that it is truly pedestrian friendly. As you know, a leisurely walk around the neighborhood is one of the great pleasures of living in Southmoor. Let's make it comfortable for everyone.

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. We truly appreciate CityWide's grant of our use of their outstanding facility for our neighborhood meetings, where there is always something interesting being discussed. We hope to see you at a future meeting.

2008 SPEHA Board of Directors

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Covenants 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 also 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.

www.speha.org

We have added some content to our website this year, including community information like the location of voting centers, police alerts and other useful information. If you would like to see other things on our website, please provide your suggestions to our webmaster, Bob Finkelmeier, by delivery to 3972 S. Olive Street or by e-mail to Rfinkelmeier@speha.org.

Southmoor Signs

We want to strengthen our neighborhood identity with signs identifying Southmoor Park. While the City has frustrated our efforts so far with their \$3200 permitting fee per sign, we are seeking neighbors who would to let us erect neighborhood identifying signs on private property throughout the neighborhood. We are also looking at ways we can put signs on existing lampposts and other structures. Anyone interested in helping to further this important neighborhood project should contact a Board member to volunteer.