

Southmoor Park East Spring Newsletter
April 30, 2011

Dear Neighbors:

Welcome back to another beautiful Colorado springtime! The flowers are blooming, the trees are greening up and even the new Unified Covenants are shining, having already been approved by more than 67% of the homeowners in the neighborhood and more than 50% of the residents in each of the four Filings. I want to thank all the homeowners who heeded the call and submitted their signatures, and we should all thank the many volunteers who walked their blocks, sometimes in inclement weather, to get their neighbors' signatures on this important document. Because of their efforts, we are going to continue to have a strong neighborhood that is protected by balanced covenants which will be flexibly and fairly enforced by a Board of volunteer neighbors for many years to come. Hooray!

So with that now behind us, it is time to start thinking about the wonderful warm weather activities in the neighborhood this year. It should be another great summer in Southmoor Park East. So get out your calendars, here we go!

The annual **SOUTHMOOR PARK GARAGE SALE** is scheduled, as usual, on the second Saturday of June, which is **Saturday June 11** this year. Also as usual, we will have a dumpster available that day for use *by SPEHA residents only* and we will distribute free balloons to neighbors participating in the garage sale. We will do a list of addresses participating in the sale this year and will pass out the list and a map of participating homes. See the story below for all the details.

We have also scheduled another evening with the **DENVER MUNICIPAL BAND** in Southmoor Park on **Saturday July 23, at 7:00 pm**.

Our annual **SPEHA SUMMER PICNIC** is tentatively scheduled for **Sunday, August 28 at 11:00 am** at Southmoor Park. We expect to have fun for the kids, music for the grownups and food and drink for everybody again this year.

The Board would also like to schedule more concerts or other events in Southmoor Park or Eastmoor Park this summer, but we need interested neighbors to volunteer to help us make them happen. For example, it might be fun to have one of our own neighborhood "garage bands" play in the park for us or maybe a completely different kind of event that

gets us all out in the beautiful Colorado evening for a picnic in the park with neighbors, family and friends on a beautiful summer evening. So if you have any interest in helping the Board make such an event happen, contact any Board member in person, by phone or by email.

There are several things happening in the business areas surrounding our neighborhood. First, there is a plan to put a Chic-Fil-A restaurant on Hampden Avenue fronting what is now an almost entirely vacant Tamarac Square. But the bigger news may be the announcement that the developers at Tamarac are planning to put a Target store in place of the two mall building. And in other, presumably unrelated news, there is a tentative proposal by the Colorado Department of Transportation to use some available federal funding to build a center median strip on Hampden Avenue from Oneida to Tamarac. All of these potential future changes to the Hampden area could have a significant effect on our neighborhood. While the SPEHA Board will be monitoring the situation carefully and trying to protect your interests as homeowners, every neighbor is encouraged to attend the informational meetings and otherwise participate in the public processes involved.

This is my last President's letter. While I will be staying on the Board until the Unified Covenants are filed, Casey Funk is the new SPEHA President. Some of you may recall that Casey is not really new to this unpaid job. In his prior stint as SPEHA President, among his other accomplishments, Casey helped steer us through the negotiations with Gart Properties regarding development restrictions on the area that is now adjacent to the Southmoor Light Rail Station,

Remember: while it may be common knowledge that Denver is one of the most livable cities in the country nowadays, only some of us know that Southmoor Park East is the best place to live in Denver. We are very fortunate to be part of such a great community, even if it is our own hidden jewel. Let's enjoy it again this summer, together.

Lee Terry, President

2011 Annual Homeowners Meeting

SPEHA held its annual homeowners meeting on Wednesday January 19, 2011, at the Calvary Baptist Church on the northeast corner of Hampden & Monaco. Representatives of the Denver

Police District 3 and City Councilwoman Peggy Lehmann were among the invited guests who spoke to the meeting, which was well attended despite the cold and snowy weather. Many different topics were covered, including reports on activities at Thomas Jefferson High School and Southmoor Elementary, real estate values, crime statistics, wildlife management, and other important and up to date information about our neighborhood.

The focus of the meeting was the kickoff of the SPEHA Board's campaign to obtain 67% homeowner approval of the Unified Covenants project. In support of that project's effort to renew, extend and unify the land use covenants that created SPEHA and the Board, Board member Bob Finkelmeier produced a fascinating PowerPoint slide show on the history of the Southmoor Park neighborhood and our homeowners association, including SPEHA's history of neighborhood activism. The presentation recounted the Board's defense, more than thirty years ago, of the "mountain view" ordinance from a proposed high rise development, to its successful opposition of a huge radio tower proposed to be erected near Eastmoor Park, and then to our ongoing battle against "Transit Oriented Development," as proposed by the City of Denver's Planning Department, near the Southmoor Park Light Rail Station.

The highlight of the meeting, however, may have been the delicious cupcakes provided by Sweet Inspirations Bakery, a neighbor owned business. These treats put a smile on the faces of attendees of every age and persuasion. Perhaps it was no coincidence that the Unified Covenants Project was off to a strong start and is now a sweet success of its own.

Annual Dues Notices

The notices for homeowners' association dues were sent to all SPEHA homeowners in January. Dues for 2011 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. Remember, if you have not yet paid your dues, your late notice will include a 10% late fee, which will be assessed on June 1 and will continue in effect each year until all outstanding dues are fully paid.

Target at Tamarac

A neighborhood meeting will be held on May 5th at the Tamarac Square Shopping Center at 7777 East Hampden Avenue from **6:00 – 7:30 pm** to provide information on the redevelopment of the

specialty center (the two story enclosed mall) at Tamarac Square into a Target retail store.

The developer's consultant will be available to answer residents' questions about the project. A copy of the notice and proposed site map (the only public disclosure of the Target store proposal we have) is on the back page of this newsletter. The SPEHA Board has not yet taken a position on this proposed new development. Interested SPEHA neighbors should to attend the meeting and, based on the information presented, inform the Board of their views concerning this major redevelopment project.

New Median Strips on Hampden Avenue

Denver City Councilwoman Peggy Lehmann and the Colorado Department of Transportation (CDOT) hosted a public meeting at Calvary Baptist Church on Thursday, April 7, 2011, to discuss a proposed safety improvement project to install a raised median along the center of Hampden Avenue between Oneida Street and Tamarac Street. SPEHA put out an email alert concerning the meeting, so the meeting was attended by a number of SPEHA residents, including several Board members, as well as representatives of businesses on the affected portion of Hampden.

This location was chosen for the project, and the expenditure of available federal highway funds, following a safety analysis. Neighbors may recall that a pedestrian was recently struck and killed, during broad daylight, by a drunk driver while she was trying to cross Hampden near Southmoor Park. The safety analysis also indicated a high rate of accidents occurring due to left turn movements to and from Hampden onto cross streets and into businesses. At the April 7 meeting, CDOT representatives were met by skeptical citizens, particularly business owners who were concerned about access to their stores and offices. While no official word was given, the CDOT representative suggested that the project, which was initially described as imminent and a *fait accompli*, may be delayed for further study, redesigned or even abandoned entirely. Stay tuned.

Being a Good Neighbor

A great neighborhood like Southmoor Park is more than just a collection of comfortable and well constructed houses--it is a real community where neighbors consider the effect of their own actions or inaction on their neighbors. It is easy to stay in your own cocoon, living an isolated "garage to garage" existence without neighbor contact. But good neighbors are people who care about each other and who demonstrate that concern every day. Good neighbors realize that they might have to depend on

each other in times of need, like a power outage or an unexpected spring blizzard, or even in crisis, such as when a home emergency suddenly eliminates our independence. We are all only moments away from a time when neighborly help is sorely needed, so we need to be there for each other every day.

Unfortunately, the Board has seen several instances of inconsiderate behavior by neighbors toward each other. There are careless little things, like overgrown trees hanging low over sidewalks and huge front yard patches of untended dandelions or unraked leaves that despoil neighbors' lawns. There are bigger things too, like foolishly speeding through the neighborhood without regard for the safety of children and other residents, permitting underage drinking, throwing noisy parties into the wee hours or failing to shovel snowy sidewalks so that neighbors can pass by safely. Ironically, the Board often receives fiery complaints about a neighbor's transgressions, only to learn later that the complaining neighbors are involved in equally thoughtless behavior.

We all need to work harder to improve our neighborhood. We can make it an even better place to live, which will make our homes a more valuable asset when we finally decide to depart.

- **Take care of the exterior of your home.** Tree and shrub overgrowth are unsightly to neighbors and a hazard to passersby. Lawn care is not just for the fastidious; your weeds spread to neighbors' yards and unmowed lawns and unkempt yards lower everyone's property values. Peeling and cracked paint is unattractive and can lead to expensive repairs later.

- **Follow the rules on trash pickup & vehicles.** Admittedly, a lot of what we see of some neighbors is when they put out their trash or recycling on Tuesday mornings or the vehicles that they park in front of their house. While the rules are pretty simple, we still seem to have a steady stream of problems in these areas. Take your trash and recycling barrels out only on the specified pickup days (see the article below on special pickup schedules). Bring them back promptly and do not store them in open sight of the street. Do not park or store boats, campers, motor homes, recreational vehicles, ATVs or snowmobiles anywhere on your property where they can be seen from the street. Park trucks only in your garage or, if necessary, your driveway. Never store broken down vehicles on the street or on your property.

- **Drive through the neighborhood like you would drive by your own home.** Don't speed and don't run stop signs. Don't talk on your cell phone or text while you are driving. Make sure that your teenagers follow these rules too. Ask your visitors to be wary of children when driving through your

neighborhood. Yell or honk or wave at speeders to let them know they are not acceptable. When you are driving through the neighborhood, don't be afraid to be a 25 mph "blockade" to a driver behind you wanting to go much faster. They can wait.

- **Don't feed wildlife.** One of our residents was attacked by coyotes when she and her dog were attacked by a pack of several animals. While coyote sightings are down significantly since 2009, they can certainly return if we invite them back. Even if you think that foxes or raccoons or coyote pups are cute, you should leave these wild animals alone to fend for themselves, as they may carry diseases or otherwise pose a danger to other neighbors or their pets. And if you want to feed birds, please be discriminating. For example, crows can be a noisy nuisance and pigeons can generate filthy waste that may carry diseases.

- **Control your pets.** We continue to receive reports of unleashed dogs menacing neighbors in the park and on the street. While we recognize how important pets are to many neighbors, those neighbors must realize that their feelings are not necessarily shared by others who want to use the park or walk down the street. If you want to unleash your dog, take it to a dog park where such behavior is expected.

Keep Crime Out of Southmoor Park

The 3rd District Police Department will assist neighbors in forming Neighborhood Watch groups in the neighborhood, on a block-by-block basis. The SPEHA Board continues to encourage the formation of Neighborhood Watch groups for every block of the neighborhood. But even if you do not form a Neighborhood Watch group on your block, you can still be a good neighbor who watches neighbors' homes for signs of a break in or other crime. Please remember these tips and follow them whenever possible.

Be on a first name basis with your immediate neighbors and keep their phone numbers, including cell phones, and e-mail addresses handy. When you are going out of town, tell your neighbors that you are leaving before you go. Pick up each other's newspapers and mail to avoid signs that invite burglars. Pay attention to unfamiliar vehicles cruising through or parked in the neighborhood to make sure that it is not an unwelcome intruder.

Follow *all* of the basic rules of safety in Southmoor Park: 1. Lock all your doors and ground floor windows. 2. Close your garage doors. 3. Lock or secure the gate to your back yard. 4. Activate your burglar alarm whenever you are not at home. 5. 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. 6. Turn on

porch lights and back door lights. Consider motion-activated lights. Consider making all outdoor lights difficult to incapacitate. 7. Talk to your neighbors. Neighbors who communicate are *the* most effective deterrent to crime.

Police can help 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. Window decals for burglar alarms and large or noisy watchdogs may also deter burglars. If you are interested in forming a Neighborhood Watch group (and getting the street signs that come with it), contact the District Three Community Resources Officers at (720) 913-0200.

Covenant Unification Project Success

You may be aware that the Board has been working on the Covenants Unification Project for several years. Because we had four separate sets of covenants, comprising the rules for building or modifying the exterior of your home, we needed to consolidate all four separate legal “Filings” into one single “Filing.” Historically, our four different Filings had enough minor differences to make the Board’s job more difficult. More importantly, the current separate Filings were almost impossible to update because the homeowners in each Filing had to vote separately to change anything, leading to the possibility of different covenants for neighbors across the street from each other. Finally, some of the Filings were going to expire in 2014. So the SPEHA Board recognized that we needed to make a huge effort to clean up this messy paperwork.

The Board is very pleased to announce that the SPEHA Covenants Unification Project has succeeded. As of today, we have obtained the signatures of 458 of our 634 homeowners, or 72.24% (requirement was 66.7%), as well as between 65% and 77% of the homeowners in each of the four separate Filings (requirement was 60% of each Filing). We should all be pleased that our neighborhood has emphatically decided to keep the covenants and the SPEHA Board going beyond 2014 to protect our neighborhood and our property values. The Board will be filing the signatures and covering some other details over the next thirty days or so, but the project is essentially complete.

So what does this mean to you as a SPEHA resident? Frankly, we have changed very little in the Unified Covenants. Besides harmonizing the minor differences between the four old Filings, we have made only two other changes—we have streamlined the process for approving new roofs to allow for an “approved list” of roofing materials instead of so

many individual approvals and we have expressly authorized the Board to clean up unsightly and poorly maintained yards. We are not raising the \$25 per year homeowners’ dues and we are not authorizing any new fees or charges. As always, the only way to increase dues or impose any other fees or charges is by a vote of the homeowners. So now we can all relax and enjoy the status quo for a while. It doesn’t happen that often nowadays.

Annual Garage Sale

The SPEHA sponsored sale will be held on **Saturday June 11th** this year. Please mark that date on your calendar as the day to hold your garage sale or just to peruse the garage sales hosted by your neighbors for some great buying opportunities. Don’t forget to register your own sale with SPEHA. If you do, your address will be included on the list of participating homes and noted on the map, both of which will be handed out to shoppers at the sales and posted on the SPEHA website, www.speha.org.

Registering your own garage sale on June 11 with SPEHA is free and easy. It only requires a call to Blair Perron, the SPEHA Board’s Special Events Manager, at 303-758-3863, or an email to her at bperron@speha.org. The organizational expenses for the sale, including the newspaper advertising of the sale, are covered by SPEHA. The sale will officially start at 8:00 am but individual homeowners can always choose when they want to open up their own sales or shut down for the day.

A dumpster will be located at Peach and Narcissus (the usual spot). It will be delivered on Saturday morning and picked up that afternoon around 4:00 pm. Because the dumpster is provided by SPEHA with neighborhood funds, it may only be used by SPEHA residents. We will have someone stationed there all day to enforce this rule, so bring your driver’s license or other ID with your address when you come to drop off your stuff or you may be turned away.

This year we also expect to have something new—a donations truck from ARC or another organization that accepts donations of gently used goods. We expect that a donations truck will be stationed near the dumpster on June 11, and we hope that neighbors will take advantage of the opportunity to help others by donating their unwanted but serviceable goods instead of just throwing them away. We can help others who are less fortunate and get ourselves a charitable tax deduction to boot.

Free balloons will also be provided to all registered garage sale participants to ensure that shoppers can spot their sales even without the list of addresses or maps. The sale will be held on June 11, rain or shine, but if we have a steady downpour all

day like last year, the advertising and other publicity for the garage sale will declare that, in such an event, many participants are expected to reopen their sales the following afternoon, Sunday June 12, for their "fair weather" customers. Needless to say, if the weather does not cooperate on Saturday, individual participants can decide whether to resume their own sales on Sunday or just call it quits on Saturday.

As always, we need volunteers to help distribute balloons, address lists and maps, to put up and take down signs announcing the garage sale and for other small jobs. Please volunteer to help out. Whatever you can do to help out, big or small, please call Blair Perron at 303-758-3863 or email her at bperron@speha.org to volunteer.

Participating homeowners can pick up balloons and copies of the address list and map on Friday, June 10th between 5:00 pm and 7:00 pm at 3895 S Poplar St. **Let's have the best sale ever this year!!!!**

Trash Pickup Schedules

As you know, with the budget cuts last year by the City and County of Denver, our regular trash collection services have been reduced. Before last year, if we had more trash than would fit in our barrel, we could just put it out next to the barrel, and it would be picked up by trash collectors separately. Nowadays, that extra service, "Barrel Overflow Collection," is only available every three weeks.

There has always been a limited schedule for pickups of unusually large or heavy items ("Large Item Pickup"), such as furniture and mattresses. Large Item Pickups are now scheduled for every nine weeks. Large Item Pickup is *not* for appliances like refrigerators and washing machines. The City will pick up those "White Goods" only by appointment. Schedule an appointment at (303) 430 7142.

The City will *not* pick up the following items in any kind of pickup: (a) *Large branches (over 4 feet long or more than 4 inches thick)*; (b) *Hazardous waste*; (c) *Motor oil*; (d) *Auto tires*; (e) *Auto parts*; (f) *Tree stumps*; (g) *Fireplace or barbecue ashes*; (h) *Railroad Ties*; (i) *Concrete*; (j) *Rocks*; (k) *Sod or soil*; (l) *Building Materials*; or (m) *Demolition Debris*.

Our **Barrel Overflow Collection schedule** in 2011 is: May 3, May 24, June 14, July 6, July 26, Aug 16, Sept. 7, Sept. 27, Oct 18, Nov. 8, Nov. 29, Dec. 20.

The **Large Item Pickup schedule** is: May 3, July 6, Sept. 7 and Nov. 8.

You can get additional information at <http://www.denvergov.org/Recycle/tabid/440899/Default.aspx?aid=170121>.

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 are sticklers about locked doors for some reason). We hope to see you there.

Plastic Recycling Expands in Denver

The Denver Recycling Program now accepts many more plastics for recycling. The City has expanded its list of acceptable plastics to include rigid plastic bottles, jugs, jars, cups, trays, tubs and containers marked with a number 1 through 7 in the "Recycling Triangle." Some plastics, however, are still NOT accepted:

- NO Plastic bags.
- NO Styrofoam.
- NO Shrink wrap.
- NO Toys.
- NO Tubes.
- NO Plastics marked as "PLA", compostable, or made from plant based materials.
- NO Plastic containers larger than 3 gallons in size

Examples of acceptable items now include:

- Soda, water, shampoo, and soap bottles.
- Milk, detergent and cat litter jugs.
- Yogurt, sour cream, cottage cheese and butter tubs.
- Peanut butter and mayo jars.
- "To-go" or "take out" plastic drinking cups.
- Plastic trays like those used for microwave dinners.
- "Clam-shell" containers like those used to package strawberries, blueberries and bakery cookies.
- Plastic containers like those used to package salad mixes.

Stop Speeding in Southmoor Park

Slow down! No more speeding drivers. The safety of our children is at stake. While we cannot stop outsiders from 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. Signs reminding drivers to slow down are only valuable if we all obey them. The SPEHA Board continues to consider the installation of electronic "calming" signs that flash the speed of offending drivers in bright lights as they approach the sign. In

the meantime, however, the City has started to use the unmarked white panel trucks that give photo radar tickets in our neighborhood. And if you see someone driving by your house going 40 miles per hour or more, don't be shy. Shout and wave your arms. If they stop, tell them what you think.

The SPEHA Board did not elect to participate in the Denver Police Speed Watch Program in 2010 but it remains an option for 2011 if volunteers come forward to help control this problem. The Speed Watch program allows Denver residents to use a police radar detection device to monitor and record motor vehicle speeds in their neighborhood. Data is then forwarded to our local Denver Police District for follow up by sworn officers. Registered owners of vehicles observed speeding will receive a letter informing them of the posted speed and the driver's observed speed. Participants must be a Denver resident approved by SPEHA and abide by the following rules:

- Completion of a brief training program
- Work in teams of three (3)
- Daylight hours only
- May not contact violators
- Radar loaned for a maximum of 14 days.

For further information, contact Technician Robert Montoya of the Denver Police Traffic Operations Bureau at 720-865-6945 and SPEHA.

2011 SPEHA Board of Directors:

Mr. Casey Funk (President)
3806 S. Magnolia—(303) 691-2448
cfunk@speha.org

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

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

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

Mr. Robert Finkelmeier (Website)
3972 S. Olive—(303) 756-5829
rfinkelmeier@speha.org

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

Mr. Brent Bowman
3964 S. Niagara Way—(303) 722-7152
bbowman@speha.org

Ms. Lizzie Rockmore
4064 S. Oneida
lrockmore@speha.org

Mr. Jay Simonson
3904 S. Oneida
jsimonson@speha.org

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

Denver City & County Officials

POLICE: District 3 (Cmdr. Kris Kroncke)
1625 S. University Blvd.; 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 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 Email:
peggy.lehmann@denvergov.org Aides: Diane Young,
Sunni Rodgers)

Carol Boigon, City Council (at Large)
City & County Building, Room 451, Denver, CO
80202 **Phone: 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 **Phone: 720-865-8000; Fax: 720-865-8003**
Email: Linkhartatlarge@denvergov.org
Assistants: Jen Clanahan & Ursla Null

SPEHA Summer Picnic

The date is set for **Sunday August 28** at 11:00 am. We expect to have food and drinks and fun for the kids like we do every year (the Denver Fire Department hose was a huge hit last year) but we need your help to make it a truly great picnic again this year. We need your ideas for ways to make it better. We also need volunteers to make those ideas become reality. Please volunteer to spend an hour or two making it happen. The Board needs your help.

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. If you are not sure, call a Board member to discuss it before you start the project.

Denver’s 3-1-1 System

Do you have a beef? Is it trouble with barking dogs, annoying potholes, unmowed lawns, low branches overhanging the street, overgrown bushes crowding you off the sidewalk or unsightly graffiti? Call 311 or log in to the Denver City Services page (<https://denver.311colorado.com/>). The City’s 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. Try it. It really works.

Free Document Shredding

On **Saturday, May 14th**, the Denver District Attorney’s office, in conjunction with 9News, Denver Metro Crime Stoppers and Shred-It will be hosting a Shred-a-Thon at five separate locations in the Denver Metro area from **7am until noon**: 9 News (Speer Blvd. & Logan), Arapahoe County Sheriff (13101 E. Broncos Pkwy), Aurora Municipal Courthouse (14999 E. Alameda), Jefferson County Sheriff (Jefferson County Parkway) and Westminster Police Dept. (9110 Yates St). Your limit is 5 boxes of documents.

Help the Board Enforce the Covenants

When it comes to home improvements in Southmoor Park East, it is everyone’s interest to make sure that all home improvement projects get SPEHA Board approval *before* the project is started. The Board sometimes does not find out about projects requiring approval until after work has started. If the Board did not approve the project, it can lead to some very expensive problems for the

homeowner. So don’t be afraid to speak up, anonymously if you wish, about the need for Board approval of a neighbor’s home improvements. In the long run, everyone will be glad that you did.

Watering Rules

In 2011 Denver Water will continue to enforce its watering rules. So water only during cooler times of day—lawn watering is NOT allowed between 10 a.m. and 6 p.m. Don’t allow water to pool in gutters and streets. Don’t waste water by letting it spray on your driveway or the sidewalk. Repair leaky sprinkler systems. Do not use spray type sprinklers during rain or strong winds. Check out the rules, including the exceptions for gardening, at www.denverwater.org.

Responsibility for Your Dog

No one likes to step on doggie deposits that have been left behind in Southmoor Park or Eastmoor Park or, worst of all, on your own front lawn. It is very frustrating to encounter dog poop that someone has not picked up. Cleaning up after your dog is the price of walking your dog through our parks and our beautiful neighborhood. Dog waste contaminates the ground and may transfer intestinal parasites and infections to other dogs or even people. By picking up your dog’s waste, you can also ensure that people who see you do so will know it wasn’t you when they step in someone else’s mess later.

We also continue to get reports of unleashed dogs being aggressive to people and other, leashed, dogs in our parks and around the neighborhood. There is a natural tendency to think that your own dog is never going to be a problem because it “never” jumps up or bites or scratches people or fights with other dogs. Unfortunately, that is seldom the case—your dog’s “playfulness” can disturb others trying to enjoy the park. Don’t make your dog a menace in the eyes of your neighbors. Do not assume that others like your dog as much as you do. Know where your dog is and keep it under control at all times. Your neighbors will appreciate it.

Getting Quick Board Approval for Home Improvements

We have been asked to repeat the “seven easy steps” to getting prompt SPEHA Board approval of your home improvement or other change to your home requiring Board approval. **1. Plan ahead by asking for Board approval early**—do not expect the Board members to drop everything to consider your improvement. **2. Do not assume your project will be approved because someone else did it.** The

Board approves 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 project. Drawings, pictures, and even physical samples (such as roofing materials) are always helpful. Larger projects require architectural drawings that will be reviewed by the SPEHA Architectural Committee before the Board even considers it. **4. Get neighbor approvals.** Inform all of your immediately adjacent neighbors (as well as neighbors with a direct sight line to the proposed improvement) about the project, supplying them with the same details required by the Board. Get their written consents and submit those consents to the Board with your project proposal. **5. Don't just show up--call or e-mail a Board member in advance.** Your project will be considered at the next Board meeting or, in rare circumstances, even before that. **6. Attend the Board meeting in person in case there are questions.** You should show up even if other neighbors have done very similar improvements. **7. Be flexible.** The Board's experience may lead it to restrict or limit its approval to the satisfaction of special conditions of which you may be unaware.

If you follow these suggestions, your approval should be smooth and timely. If you don't, you may not get your approval on time or, worse yet, face an order from the Board to modify or remove your home improvement.

www.speha.org & Email Addresses

Please go to the SPEHA website and sign up to get email alerts from the SPEHA Board. If you had signed up last month, you would have received an email notice about CDOT meeting to discuss the proposed center median strips on Hampden Avenue that was attended by many of your "logged on" neighbors. SPEHA also sent out an email alert on the May 5 meeting to discuss future development of Tamarac Square as a Target store. Next time it could be an important alert about crime issues or the rescheduling of a neighborhood event. Don't be the last to know. Get on the SPEHA email list ASAP. We want our neighbors to get email alerts and check the website regularly for neighborhood news.

In many cases, your email address may already be in the SPEHA system. To check, go to the website at www.speha.org and type your email address in the "Sign-up for E-Newsletters" box. If your email address is already in the system, you will see a message that you are a member. You can then update your profile (basically your name and street address). If you are not yet an email SPEHA member,

you will be taken to a page to create your profile and subscribe. Be assured that your email address and the rest of your profile will only be used for SPEHA matters.

If you would like to see some content on our website or you are interested in working on the website development, please contact Bob Finkelmeier, 3972 S. Olive Street, 303-756-5829 Rfinkelmeier@speha.org. Again, **PLEASE** log on to the website and sign up for email alerts. It will take less than a minute and could be of significant value to you down the road.

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