

**Southmoor Park East Newsletter
October 2013**

President's Message, Casey Funk



There was a nice turn out of residents to hear the Denver Municipal Jazz Band in July. No rain. Thanks to Councilwoman Peggy Lehmann for providing popcorn and water during the concert. I missed the summer picnic as I was helping my daughter move back home from Seattle, but I heard the picnic was well attended and everyone had a good time. The neighborhood seemed to have dodged the September rains without flooding, but what an event! I work for Denver Water and the rainfall totals in the Ralston and South Boulder Creek watersheds broke all recorded records. School has started and the Board met Southmoor's new principal, Sarina Compoz. She is excited to be part of our neighborhood.

Summer Picnic, Paul Bottone

The picnic was well attended considering that Sunday was the last leg of the Colorado Classic Bike Race. The weather was fabulous, the food went fast, and the Thomas Jefferson HS and Southmoor Elementary school staffs networked with the neighborhood families. There were more young family there and the kids sure enjoyed the fire



Photo Liz Buffington, TJHS National Honor Society Advisor

departments cooling them off as well as myself since I help the TJ students run the very hot grills. The two-story blow up slide, the face painting and the snow cones, were also a hit with them. The Ice cream, pizza and Subway treats were also a great hit as in the past as well as our steak burgers and all beef dog. We had a lot of gifts to give away from our local merchants. Finally The Denver Concert Band was a great conclusion to the day's events.

See you Next Year, Your picnic committee, Paul Bottone, Tatiana Willis, and Blair Perron

Special Thanks to:

- Horn Brothers, 2325 S. Jason Street
- UMB Bank, 6900 E. Hampden Avenue
- Fiocchi's Pizzeria and Bar, 8101 E. Belleview Ave.
- Subway, Microcenter shopping center, 8000 E. Quincy Ave.
- Southmoor Wine & Spirits, 3533 S. Monaco Pkwy.
- Distillery Liquors, 7195 E. Hampden Ave.
- HighPointe Assisted Living and Memory Care, 6383 E. Girard Place

- Ace Hardware, Tamarac Square, 3333 S. Tamarac
- Riverboat Car Wash, 3480 S. Poplar St.
- India's Restaurant, 7400 E. Hampden Ave.
- Smash Burger, Veranda HighPointe, 6305 E. Hampden Ave.
- Piccolo Italian & Mexican Restaurant, Southmoor Shopping Center, 3563 S. Monaco Pkwy.
- Gentle Touch Animal Hospital, 8941 E. Hampden
- La Fogata Mexican Restaurant, 8090 E. Quincy Ave.
- FelFel Mediterranean, 4401 S. Tamarac Drive
- Dependable Cleaners @ Southmoor Shopping Center, 3525 South Monaco Pkwy.
- CityWide Bank, 6500 E Hampden Ave.
- Murdock's Dog Grooming Salon, 3333 S. Tamarac
- The Denver Concert Band
- Southmoor Elementary
- Thomas Jefferson High School

Unpaid Dues and Debt Collection, Casey Funk

Under the covenants, each lot is subject to an annual assessment that must be paid to the Association to enable the Association to perform the duties allowed in the covenants. Those duties include expenses associated with the annual picnic, concert bands, betterment of the community, management fees, and legal services. Currently, the assessment is fixed at \$25.00/year/lot. This amount can only be increased by a vote of 60% of owners of the lots in the Association.

After the first of the year, the Association notifies all owners of the lots by regular mail of the amount due on each lot owned by the owner. The notice is mailed to the owner's property address in the neighborhood unless the owner notifies the Association of a different contact address. After a second mailed notice, and an owner fails to pay the assessment when due, then the Association may file a lien on the property for the delinquent assessments plus costs and interest.

The current practice of the Association is not to file a lien until an owner is delinquent for three annual periods (\$75.00). Upon a sale of the property, the seller will be required to pay the delinquent amounts, interest, and costs of removing the lien as part of the closing. Currently, there are eleven owners that exceed the \$75.00 threshold and have liens placed on their property, nine owners who are in arrears by two years, and thirty two owners that are in arrears by one year. If you don't recall getting the assessment or you are curious if you are on the delinquent list please contact me at cfunk@speha.org.

Under House Bill 13-1276, which becomes effective January 1, 2014, the Association may not take legal action to collect any unpaid assessments unless the Association has adopted a written policy governing the collection of unpaid assessments. It is likely the written

policy will mimic the current policy of the Board. However, under H.B. 13-1276, the Association must permit the owner to pay off the delinquency in equal installments over a period of at least six months. The Association plans to adopt a written policy to meet the requirements of H.B. 13-1276 at its December 11th meeting.

Annual Meeting

Looks like the annual meeting will be set for Wednesday, January 22, 2014, so get it on your calendar. Again this year the meeting will be held in Southmoor Elementary's cafeteria, starting at 6:45 p.m.

Covenant Reminders

Over the summer, the Board was busy taking action on roof requests, fences, driveways, campers, and trailers, all which involve our covenants.

The only roofing products that do not need Board approval are cedar shingles, wood shake, clay or concrete tiles. Even though you have picked out a roofing product that has been previously approved by the Board, i.e. stone coated steel panels; you still need specific approval by the Board of your selection. The current Board has not and is unlikely to approve any asphalt or fiberglass composite roofing materials.

Boats and campers emerge in the summer and usually disappear in the fall. But as a reminder, boats, campers, and trailers cannot be stored on your driveway or on the street. We follow the same definition as the City that storage is a period longer than 72 hours.

Normally, you do not need Board approval if you are replacing fences, driveways or landscaping. However, if you are enlarging an existing driveway, installing a new or different style of fence this may raise issues that may require Board approval. So if in doubt please ask for permission rather than forgiveness. If your landscaping involves putting in a structure, i.e. shed, then you need Board approval. Please run your plans by your neighbors.

City Council District 4 Town Meeting, Jack Green Councilwoman Peggy Lehmann

About 150 people attended the Oct. 10th meeting where Peggy introduced a series of speakers who addressed a number of issues of neighborhood and citywide interest.

Councilwoman at Large Debbie Ortega and Evan Dreyer, the Mayor's Chief of Staff spoke about ballot issues 2A, 2B, 2C, & 2D. Most interesting were 2A aimed to place a City sales tax on "retail marijuana" to cover the cost of regulation and 2C that would remove the current limitation on hiring a new fire department chief only from people within the Denver Fire Department and allow candidates from around the country. Debbie also reviewed her initiative to enact a "bag fee" on bags provided by stores in Denver to help reduce some of the millions of bags that are going into the trash each year.

Debra Johnson, Denver Clerk and Recorder and Amber McReynolds, Director of Elections discussed the upcoming "all mail ballot" election coming up in November. Ballots are to be mailed to all eligible voters

October 16 and can be mailed back, dropped at any Election Center (Christ Community Church, 8085 E Hampden) or put in any 24 Hour Ballot Box (there will be one at the Southmoor RTD Transit Station).

John Jennings of the Dept. of Excise & Licenses reviewed the effort to write and implement Recreational Marijuana Rules and Regulations. The intent is to parallel the rules in place for liquor stores with limitations on location and citizen review of license applications. Peggy made the point that this is an unprecedented issue and will take some time and adjustment to meet all the requirements of the law and satisfy citizens concerns.

District 3 Police Commander Joe Montoya introduced a few of the officers working in the District, commented on the reshaping of the districts across the City with Dist. 3 now having a larger geography to cover and the implementation of shift assignments to now have the same officers handling the same shifts to enhance continuity and coverage. He also discussed the efforts being taken to work with the operator of the "club" on East Hampden where the shooting occurred recently and is encouraged that it was an unusual circumstance that is unlikely to reoccur. Our Community Resource Officer continues to be Technician Tony Burkhardt at 720-913-1231.

Denver LeafDrop 2013 - Compost Your Leaves

Compost your leaves at one of Denver Recycles'

LeafDrop sites. Weekday drop sites open in October and will stay open through the first week of December. Weekend drop sites will open starting November 9th for three consecutive weekends. By participating in the LeafDrop program you can make less trash, keep our streets clean and help to make compost for Denver Recycles' Annual Mulch Giveaway and Compost Sale in May.

The closest LeafDrop area is Cherry Creek Transfer Station, 7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South) - Use the entrance on the Jewell Avenue side.

- WEEKDAYS: Drop sites are open October 7 through December 4 from 8 a.m. to 2 p.m.
- SATURDAYS: Drop sites will be open November 9, 16, & 23 from 11 a.m. to 3 p.m.
- SUNDAYS: Drop sites will be open November 10, 17, & 24 from 11 a.m. to 3 p.m.

All leaves brought to the weekday sites must be in secured bags. Paper bags are preferred.

Break the Plastic Bag Habit - Choose Paper Bags

Unlike plastic bags, paper bags can be composted along with the leaves, saving time and energy. Starting October 14, 2013, Denver residents can pick up a FREE 5-pack of leaf and yard paper bags at participating Denver Ace Hardware Stores with coupon from <http://www.myhelpfulness.com/leafdrop>.

Snow Season

Although global warming is reducing our need to shovel snow, just in case: The city requires that once snow has



stopped falling, residents have twenty-four hours to remove snow and ice from public sidewalks adjacent to their property. The City relies upon citizen complaints and 311 calls to identify the addresses of unshoveled sidewalks.

Southmoor Elementary School, Karen Long-Usborne

The Moose is Loose: On September 28, students and neighbors of the school walked and played at the annual Moose is Loose Walk and Carnival. Over \$17,000 was raised to help fund the teacher grant program, which pays for school field trips and more. Students walked about a mile and then played fun carnival games.



Thanks to all the community and business members who supported our school that day.

Hike/Bike to School Day: Southmoor Elementary participated in International Hike or Bike to School Day on Oct. 9. Students were encouraged to hike or bike to school that day, where they got cool prizes and signed a big banner that was hung at the school. Students learned about reducing traffic and air pollution while building a sense of community.

We love our Teachers: Southmoor Elementary would like to twice congratulate its music teacher Leslie Roy. She is Central City Opera's Teacher of the Year! Last year, Mrs. Roy worked with Central City Opera singer/songwriter/composer Emily Murdock to create an original opera performed by Southmoor 5th graders. In addition to this honor, Mrs. Roy also worked with art teacher Lisa Freedburg to secure a grant from the Janus Fund, which allowed students to buy a piece of artwork from the Cherry Creek Arts Festival and display it at Southmoor School. The artwork was unveiled at the annual appreciation breakfast for moms, *Yogurt for Your Momma*.

Southmoor Community Garden: The school's community garden is well on its way to a bountiful harvest next summer. All of the plants growing in the old site were replanted in another spot at the school, and the site is ready for infrastructure construction in mid-October. Each of the seven new planting beds will be divvied up by grade level so the students can try their hands at planting, nurturing, and cultivating. Stay tuned for future community volunteer days.

Upcoming events: *Butter Braid Brigade*, Oct. 17: The school is selling those wonderful, sweet and delicious Butter Braid pastries. Listen for a knock at your door to order these tasty treats. Perfect for holiday entertaining, Broncos games, or just a leisurely breakfast, Butter Braids are \$12 apiece and \$5 per item comes back to our school. Thanks for your support!

Restaurant Nights are a wonderful way to support Southmoor School and take a break from cooking dinner. The following restaurants are donating a portion of their profits to the school and its student programs. Please visit these generous restaurants:

- Zanitas, Monday, October 28 (HighPointe Shopping Center, NE corner of Hampden and I-25).

- Slices Pizza, Tuesday, November 26 (N side of Hampden at S. Poplar)
- Chik-fil-A, Monday, December 9 (NW corner, Hampden and Tamarac).

ARC Thrift, early 2014: Cleaning out the spare room for holiday guests? Thinning the toy population for the latest and greatest. Coming in early 2014, Southmoor will host an ARC truck for a week to collect all of your unwanted things. The best part is, depending on how much the weight of items collected are, ARC will donate a percentage to Southmoor. So hang on to those bowling balls and pianos! More coming soon.

Thomas Jefferson High School, JoAnne Moreno



Principal Suzanne Morris-Sherer, left, with Optimist Club of Monaco South president, Paul Simon at the principal's recognition breakfast, August 9, 2013.

Ms. Suzanne Morris-Sherer, the new Principal, is off to a running start this year. She has made her presence known around our community at different events and Open Houses and her message is "We want to return TJ to being a neighborhood school." We have received a great deal of interest from the entire southeast quadrant about

enrolling in Thomas Jefferson for the 2014-2015 school year.

The fall play is a farce/who-done-it murder mystery called, *While The Lights Were Out*, and it's appropriate for all ages. The play features 15 actors ranging from freshmen to seniors and a great tech crew (who run the show.) Michael Palmieri is the Drama Director. We would love to have you attend our play.

- Dates/Times: November 6, 7, 8, 9, 2013 @ 7:00 P.M. at TJ.
- Tickets: \$5 Students / \$10 adults / \$5 senior citizens and are available online @ <http://www.tjjournal.com/>. Click the icon with the play title and it will lead you to our on-line provider. There is a \$.50 service charge per ticket to buy online. Hard copy tickets are available at TJ.

TJ and the Center for Communication Technology Magnet (CCTM) are hosting an Open House Night for 8th graders and parents on December 3rd from 6 - 8. The CCTM Open House is an excellent opportunity for prospective students to preview the course subjects: Web Design, Communications, 3D Modeling, Software Engineering, and Robotics. Their robotics program is the largest in the state and they win top awards in these skill areas. The outstanding TJ Journal, tjjournal.com has won national first place awards for 20 straight years from the American Scholastic Press Association, please take a look.

Tours of TJ and shadowing are available by appointment. Call Mrs. Moreno with any questions 720-423-7149 or email JoAnne_Moreno@dpsk12.org.

Meet Some of the SPEHA Board

Reese Jameson: Reese has lived in the neighborhood with his wife Diane and two children, ages

23 and 21, since July 1990. Reese has been in education all his life, always on the periphery of “real” education in various alternative educational settings: swim coach, outdoor education, and at-promise settings. Reese recently retired from DPS and is loving life. He was recruited several years ago to serve as the SPEHA Board’s Secretary.

Patrick Morgan: Originally from Albuquerque NM, Patrick moved to Denver in 1991. He has been a Realtor since 1995 selling residential homes and is currently with Madison and Properties. He moved to Southmoor Park East in February 1999 with Kay and 3 kids (who have moved out and back in at least once) and loves the neighborhood. Patrick joined the SPEHA board in 2011 as a way to give back to the community. Patrick enjoys the outdoors, watching Denver Sports and reading.

Denver Property City Regulations

As a reminder Denver requires that property maintenance is important to our residents and non-compliance is subject to a fine. The following are regulated and not allowed by the city:

- Unattended vegetation over 6” in height (grass or weeds)
- Accumulations of rubbish in yards or along alleys
- Appliances or furniture, intended for inside use, in yards or on porches
- Accumulations of cut branches in yard
- Accumulations of dog manure in yard

- Defective or illegal fences, proper height (4’ in front, 6’ on sides and back for residential zones)
- Fences must be in good repair with approved materials (no barbed wire, corrugated metal or salvage materials)
- Trashcans and recycling containers must not be stored in the front of the house or on the street or driveway
- For the safety of pedestrians/motorists, the following regulations apply to your trees/tree limbs:
 - Tree limbs extending over the street must be at least 13’6” above the street surface
 - Plant growth cannot extend over the sidewalk
 - Low shrub or tree limbs obstructing the sidewalk must be trimmed back and a minimum of 8’ above the sidewalk surface
 - Trees with dead or broken limbs over 2” in diameter must be pruned or removed
 - Dead, diseased or dangerous trees must be removed

Please visit www.denvergov.org or call 3-1-1 to report violations.

Southmoor Park East Real Estate Summary

Southmoor Park East real estate for sold homes over the last 6-month and currently active listings. Data from Metrolist and Patrick Morgan, Realtor and Board Member, from 10/23/13 statistics sheet.

Tabular Stats Reports: Active listing = List price

(33)	Beds	Baths	Total Sqft	List Price	PSF Total	Sold Price	Sale/List Price	Sale/Original List Price	CDOM
Min	2	2	1,303	\$139,900	87.89	\$165,900	94.64%	94.64	
Max	7	6	7,111	\$630,000	184.15	\$559,900	103.80%	103.80%	283
Ave	4	3	3,420	\$440,714	130.88	\$441,473	98.95%	98.95%	62

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