



Bringing the neighborhood together.

Southmoor Park East Fall Newsletter October 20, 2011

President's Message

Summer has just ended and we begin fall. School is back in session, the Broncos take the field, and the Rockies leave the field (they actually left the field in May). We held another successful annual picnic (over 400 neighbors attended). Home values are scattered. We have had some foreclosures in our neighborhood; yet, other homes have sold for substantially the asking price. Our quiet neighborhood was hit by a crime spree (14 homes were burglarized) in one night. The covenant unification project is nearing completion.

Annual Picnic

By Blair Perron

Our annual picnic was held on Sunday August 28th around 500 attendees this year! We had a giant Bouncy Slide, which was a big hit again this



See more picnic pictures on the last page.

year with the children. Additionally there was a lot of volleyball played this year. Once again, we had Ice Cream provided by **UMB Bank**, bite size pieces of **Subway** sandwiches and cookies, provided by the Subway located at

the Microcenter, and pizza, provided by **Pizza By The Slice**, located next door to Qdoba on Hampden. **Second Bell** provided a great selection of good music. The police of District 3 attended with their cruiser, and the kids had a blast playing with the siren. Always the big hit, the local Denver Fire Department sprayed the kids with their fire hose, which was a good thing, as it was hot!

We extend our thanks to all of the neighborhood merchants and contributors to this year's picnic, and again to the Thomas Jefferson High Students who volunteered to help with the set up, cooking, serving, and cleaning. This year's group of students was exceptional! Most of them were juniors, so we hope to see them back next year. Please turn to the back of the last page to see all the contributors and sponsors. We hope to see you all again next year. If anyone has suggestions

for next years festivities please email us @ SPEHA.org. *Happy Holidays!*

Crime Spree

By Casey Funk

On the night of September 20th, approximately 14 homes were burglarized or had attempted break-ins. Suspiciously, salespersons selling ADT alarm systems had been in the neighborhood that same evening. Then on the evening of September 21st, I received a call from a neighbor who was contacted by ADT salespersons around 8:00 that night. Suspicious, the neighbor called the police who promptly responded. The police office verified that the ADT salespersons were working for a legitimate independent company selling ADT products. I confirmed this by calling the District 3 sub-station. I was told that it was just by coincidence that ADT salespersons were in our neighborhood shortly before all the break-ins occurred the evening of September 20th.

I also called ADT. I was told that while ADT does not directly sell or solicit their products, it does allow independent companies to sell its products. These independent companies do go home-to-home soliciting ADT products. These independent companies are allowed to wear "uniforms" that show ADT on their shirts. ADT does not have any control or knowledge over the activities of these ADT independent companies. I was advised that before you allow anyone in your home that represent to be ADT sales representatives that you verify who they work for and then check with ADT to make sure they are a legitimate company that provide ADT products. Better yet, if you are interested in a security system call ADT directly and they will make arrangements to have a salesperson meet with you.


Security Tips

1. Get a burglar alarm;
2. Lock your back gate;
3. Leave lights, radios, televisions sets and other devices on when you are not home;
4. Lock your doors, your garage and your cars;
5. Know your neighbors;
6. Be a snoopy neighbor;

7. Call the police if you are suspicious. Don't worry if it is a false alarm.
 8. Burglars do not like dogs.
- No word yet if the police have caught the bad guys.

Under Grounding of Power Lines from Locust to Monaco

According to Peggy Lehmann's office, Xcel is installing underground power lines for the area at Hampden & Monaco. This project will remove the existing overhead power lines on the south side of Hampden from Locust to Monaco and relocate an existing streetlight on Hampden so that the

 planned sidewalk along Hampden will fit. This Xcel work also requires relocating overhead lines on both Locust & Monaco (to maintain system connections). It is anticipated that the construction of the sidewalk between Locust & Monaco will start next spring.

Development in the Neighborhood

PetCo plans to open November 7, 2011. Goodwill will open on October 29, 2011. Plans have not yet been submitted on the Marriott/Four Seasons property.

Tamarac Redevelopment Community Planning & Development Reschedules Public Hearing

The public hearing for the proposed re-zoning of the property at 7995, 7785 and portion of 7777 E. Hampden (Chick-Fil-A) has been rescheduled. Originally scheduled for October 24th, the public hearing will now take place on Monday, November 7, 2011, to allow for the 21-day minimum notice requirement to the Registered Neighborhood Organizations (RNO).

The City Council will hear the re-zoning proposal at their meeting which starts at 5:30 at the City and County building, 1437 Bannock St., room 451.

Anyone who wishes to address the council must register prior to the opening of the Public hearing and be prepared to make their presentation during the Public Hearing Portion of the Meeting. If you need more information, please contact Deirdre Oss, Senior City Planner at 720-865-2950 or Deirdre.Oss@denvergov.org.

Covenant Unification Project

Lee Terry reports that we have obtained all the necessary signatures and our attorney is reviewing to make sure all is in order. We anticipate the documents will be filed in the next couple weeks.

Hampden Speed Limit

Noticed the speed limit has changed on Hampden to 40 mph. It was 45 mph. Hopefully this will make Hampden Avenue a bit safer.



Southmoor Park East Real Estate Update

By Fred Jorgensen

Our neighborhood has been the hit by the housing decline much like the rest of Denver. We have not fully recovered, and seem to be slightly down from the last two years, but we are holding at about \$147 per square foot. The numbers:

Year	# Sales	Avg Sale	Avg Sq Ft	Price per Sq Ft
2008	9	\$438,833	2589	\$170
2009	19	\$390,758	2651	\$152
2010	10	\$445,458	2635	\$160
2011	8	\$366,313	2529	\$147

This is specific to Southmoor Park East and shows averages only. When I do comparables, I look at a house and try to find recent sales for that type of house. Also, these numbers are highly sensitive due to a few distressed sales, like foreclosures and short sales; so don't be too alarmed at our declining averages. However, it is safe to say we certainly haven't recovered and we have a long uphill road to get back to our 2007 average of \$191 per square foot. Feel free to call me anytime if you want me to run comparables on your house.

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.

SPEHA Board Meetings

The Board meets on the 2nd Wednesday of every month at 7 p.m. at Citywide Bank Building, Hampden & Monaco—next to the Fire Station. All neighbors are welcome.

Meet Some of the Board Members

- Brent Bowman: Brent Bowman has lived in the neighborhood with his wife Jill and two children ages 5 and 16 months since June 2010. The son of an architect and structural engineer, he lived in San Diego, CA and the Bonnie Brae neighborhood of Denver prior to moving to Southmoor Park East. He is a Senior Director with Kaiser

Permanente, focused on the care delivery system and its impact on capital planning and facilities. He joined the SPEHA Board of Directors in February of 2011 in order to serve the community that he and his family have quickly grown fond of. Outside of work Brent enjoys recreational time with his family, home improvement activities, and racing triathlons.

- **Robert Finkelmeier:** Robert, or Bob, and his wife Bette built their home in Southmoor Park East. Bob is a former Human Resource executive and university professor. He currently is facilitating online graduate management, leadership, and negotiation/conflict resolution courses for three different universities—Davenport located in Grand Rapids, Walden, based in Minneapolis (part of the Laureate International Universities), and Argosy University, which has a campus in the Tamarac office building complex. Bette is a retired DPS Special Education teacher. Bob joined the SPEHA Board of Directors in 2007 and serves as webmaster and electronic mailing overseer. He is also an active member with the Optimist Club of Monaco South and works with their Super Citizen Program, now in ten south-east schools.

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 set-back 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 Leash Law

The Board has had reports that tickets recently been given for violators of the Denver Leash Law in both Eastmoor and Southmoor Park’s. Please

be reminded that dogs are required to be on a leash and under control of their owner, at all times.

Do You Want to be on SPEHA Email List?

You can register to get on the SPEHA email list by going to our website at <http://speha.org/>, and adding your email address in the lower left corner and pressing GO. Once there you’ll need to complete the required information. You can also update your email address by following the same instructions.



2011 SPEHA Board of Directors:

- Casey Funk (President)**
3806 S. Magnolia, 303-691-2448, cfunk@speha.org
- Fred Jorgensen (Vice President)**
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- Jay Simonson**
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- Lee Terry**
3840 S. Narcissus, 303-759-4602, lterry@speha.org

Slow Down on Southmoor Park East Streets

We have too many drivers, including some of us, who are going too fast through the neighborhood. The speed limit is 25 MPH. This is particularly important how that school has started and that it is dark earlier



Southmoor Park East's Annual Picnic
A Big Thank You to Our Sponsors and Contributors

Sponsors

Citywide Bank

6500 East Hampden Ave. (303) 365-3770
Five- \$100.00 Savings Bonds.

Horn Brothers Roofing

2325 S Jason St. (303) 274-1111
Cash Donation towards the Picnic Expenses.

Pizza by the Slice

7155 E Hampden Ave. (303) 758-0940
Free slices of pizza.

Safeway

6460 E. Yale Ave. (303) 691-8870
\$50.00 Towards Pop.

Southmoor Wine and Spirit

3533 S. Monaco Pkwy. (303) 758-3266
200 Pounds of Ice.

Subway

8000 E. Quincy Ave. (Microcenter) (303) 220-1177
Free bites size sandwiches and cookies.

Raffle Items

Ace Hardware

3333 S Tamarac Drive (Tamarac Square) (303) 751-7225
1 Garden tool Set.

Autawash

(Riverboat Car Wash) 3480 S. Poplar St. (303) 756-1560
Free cars washes from Basic to Full washes.

Contempo Nails

7400 E. Hampden Ave. (Tiffany Plaza) (303) 694-8787
One Free Manicure.

Gentle Touch Animal Hospital

8941 E. Hampden Ave. (303) 691-3720
Two Complete Pet Physical's.

India's Restaurant

7400 E. Hampden Ave. (Tiffany Plaza) (303) 755-4284
\$50.00 Gift Certificate.

Murdock's Dog Grooming Salon

3333 S Tamarac Dr. (Tamarac Plaza) (303) 755-6922
Two \$30.00 Gift Certificates, plus 20% off.

Piccolo's Restaurant

3563 S Monaco Pkwy. (303) 757-5166
Two \$25.00 Gift Certificates.

Neptune 7 Salon and Spa

7225 East Hampden Ave. (720) 320-4310
One Manicure/Pedicure and One Highlight and Cut.
They also had a table with lots of giveaways!

Southmoor Park East Annual Picnic



Greeters, Jay Simonson & Casey Funk



Some of the T.J. servers.



Coordinator of the T.J. Crew Paul Bottone.



The hamburger and hot dog cooking crew.



Jack Green with Commander Kroncke.



Picnic coordinator, Blair Perron.



Second Bell provided the music.

