



Bringing the neighborhood together.

Southmoor Park East Spring Newsletter May 2, 2012

President's Message

Well I'm glad it's finally Spring. My back is still sore from all the shoveling in January and February. We survived the "February blizzard" without too many complaints. I'm seeing more activity in the neighborhood, so people are slowly coming out of hibernation. Door pamphlets have increased so that means home projects, cleanup, and landscaping projects will be gearing up. I lost again in my office March Madness pool and I finally took down my holiday lights. I have nothing new to report except we will again sponsor the garage sale, summer concerts, and the annual picnic. If you have any ideas for community activities that you would want the Board to consider drop me a line at Cfunk@speha.org.

Annual Meeting

The Board held its Annual Meeting on January 17th. A quiet turnout for 2012, which means the new regime, is really boring or nothing has riled up the neighborhood. Lee Terry informed the members that the Unified Covenant Project was successfully completed last summer. He provided a background of **how** the neighborhood was formed and the reasons for undertaking the project. He explained that one document would now equally apply to all four filings (2-5). The Restated Covenants also include provisions that are not in the old covenants: Board has the authority to keep up unkempt yards; \$25.00/ year was made a permanent assessment; and the ability of the Board to assess dues was taken away so that the only way an assessment can change is by a vote of the membership. Otherwise the covenants remain the same, which means roofing materials other than cedar/wood shake or clay/concrete tile still need Board approval.

Diane Young and Lori Grohkopf on behalf of District 4 Councilwoman Peggy Lehmann, Commander Kroncke and Community Relations Officer Cari Jimenez with DPD district 3, and Juan Marsh, Parks and Recreation, spoke to the membership present at the meeting. Diane Young spoke about the Tamarac redevelopment, the proposed Highpointe development and neighborhood issues; Juan Marsh, Park and Recreation, answered questions regarding neighborhood parks, and Commander Kroncke reported that burglaries in the neighborhood are still a problem but not as bad as in other parts of the city.

Casey Funk (President), Fred Jorgensen (Vice President), Jack Green (Treasurer), Blair Perron (Special Projects), Robert Finkelmeier (Newsletter and Website), Reese Jameson (Secretary), Jay Simonson (Community Relations), Brent Bowman (Special Projects), Paul Botton (Community Relations), Patrick Morgan (Communi-

ty Relations) were nominated. The 2012 Board of Directors slate of nominees was unanimously elected by proxy vote and those present.

Financial Report for 2011

SPEHA finished the year with \$89,800 in cash up \$1,000 from the previous year-end. Revenue of \$17,000 was substantially all from collection of annual dues plus \$1,800 from interest and sponsors. Total expenses of \$15,900 were higher than usual because of the costs of renewing the covenants. The large expenses were: Covenant Unification \$4,300, Picnic \$2,800, Business Manager \$2,400, Office Expense from mailing bills and newsletters \$2,900, Insurance \$1,000, Garage Sale with dumpster \$900, Southmoor Elementary donation \$600, Annual Meeting \$600 and Band Concert Donation \$500. Other than the Covenant expenses all these and the other miscellaneous expenses were about what they have been in past years. The Board anticipates that that in 2012 we will be able to add cash to the reserves to support future neighborhood initiatives. A financial report is presented at each monthly Board meeting and all neighbors are welcome to review and discuss as time allows.

Dues Reminder

If you haven't paid your dues please mail them in. Checks should be made payable to SPEHA, and mailed to:

First American State Bank
Attention: SPEHA
8390 East Crescent Parkway
Greenwood Village, Colorado 80111- 2811

Garage Sale

Mark Saturday, June 9, 2012 on your calendar as the day to hold your garage sale and/or to peruse the garage sales hosted by your neighbors for some great buying opportunities. There is no fee to participate in the sale, as the organizational and advertising expenses are covered by SPEHA. The sale will be advertised to run from 8:00 a.m. to Noon, but it's up to individual homeowners to decide on their hours of operation. Look for more information via email as the date approaches. Until then, feel free to contact Brent Bowman at bbowman@speha.org with specific questions or to put your address on the official list of participating homes.



Tamarac Update

According to Peggy Lehman: A community meeting was held on February 23rd regarding the Tamarac Square Redevelopment, referred to as the Tamarac Square South Urban Redevelopment Plan, and the request from Target for Tax Increment Financing (TIF) from the Denver Urban Renewal Authority (DURA). Target's proposed redevelopment includes the construction of an approximately 135,000 square foot regular Target Store (not a Super-Target), upgraded associated parking, new site infrastructure, and improvements to the public right of way. The location for this redevelopment is the former Tamarac Square Mall site. An analysis of the project by DURA, that included a blight study, has determined that this project would qualify for up to \$5 million of sales tax increment financing to assist with some of the challenges unique to the redevelopment of the site. Some of those challenges include the relocation of storm sewers, infrastructure deficiencies, inadequate street layout, unusual topography of the property (it is un-even), and underutilization of the site. Currently, it is estimated that it will cost Target \$20 million to redevelop the site. The obligation for reimbursement will terminate on the earlier of (i) repayment of the \$5 million + interest or (ii) September 30, 2023. This results in a maximum ten-year repayment term. DURA has determined that the proposed redevelopment of this site, as outlined above, will support and catalyze existing and new retail establishments and businesses in the area. Further, it would be only the 2nd Target to be built within the City of Denver. DURA is not a city agency but must get the approval of the city for use of TIF funds.

The request has gone through and the City Council vote was 12-1 in favor of this plan which is for Target to construct a 135,000 square foot Target Store at Tamarac Square.

The anticipated construction schedule for the store:

- Mid-April of 2012- Site work begins and should be complete by mid-October
- October, 2012- Building Construction Begins
- July 2013- Store Opens

Highpointe Update

Again according to Peggy Lehman: The Shoppes at Highpointe (former Four Points Hotel property at I-25 and Hampden) announced the official signing of their first two tenants: Smashburger and Sprint. The demolition of the existing parking garage is completed. For more information, visit www.shoppesathighpointe.com.

Southmoor Park Flowers

The Southmoor Park flower garden will be planted towards the end of May or early June. Volunteers are needed. If interested in helping, please contact Paul Bottone, Fred or Carole Jorgenson, or Jack Green.



Samuels Community Garden

Samuels Elementary School and the surrounding community are pleased to announce the start of the Samuels Community Garden. The garden will be beneficial to the school as well as the surrounding community on several

Other Important Dates

Summer Band Concert with the Denver Municipal Band in Southmoor Park: Scheduled for Saturday, August 11 at 7 p.m.

Summer Picnic: Cancel your vacations and put Sunday, August 26 at 11 a.m. on your calendar. Fun for the kids, music for the grownups, with food and drink for everybody! More news to come!

different levels. Some of the benefits to the school and students include: hands on learning opportunities in all subjects, problem solving, cooperation, teamwork and increased knowledge of food and nutrition. Perhaps the biggest benefit that the school will receive is a sizable percentage of the food grown at the school will end up on the student's lunch plates. Growing our own produce will help defray the costs associated with the changes to the school lunch program.

These are only a few examples of how a garden will benefit. The community will also receive a multitude of benefits from the garden. Some of the benefits include: beautifying the neighborhood, increasing green spaces and increasing the potential for higher property values and lower crime rates. School gardens can also help act as a catalyst for further community involvement and development.

If you are interested in getting involved in this very important project you can: join the Samuels Garden Committee, donate time/money, donate equipment, or share garden knowledge. The garden will also have plots available to rent. They are currently looking for people that have knowledge and expertise with irrigation and fencing. While the garden is just getting started, there are plenty of great opportunities to get involved and help. For more information or to get involved please email, samuelsgarden2011@gmail.com.

Select Covenant Reminders

The roof of the main portion of each single-family residence shall have a pitch not less than three and one-half (3-1/2) feet to each twelve (12) feet. The covering of each such roof shall be either cedar shingles, wood shake shingles, clay or cement tile shingles, or other material satisfactory to the Association. The Board of Directors of the Association may, in its discretion, elect to establish a list of additional materials for roof coverings, upon which Owners may rely; provided, however, that the Association may amend or revise such list at any time, in its discretion.

No building, fence, wall or other structure shall be constructed, erected or maintained, nor shall any addition thereto or change or alterations therein be made until plans and specifications, plot plan, grading plan, including finished grade elevations therefor, and other information reasonably requested by the Association shall have been submitted to and approved in writing by the Association and copies thereof as finally approved lodged with the Association. In so passing upon such

plans, specifications and other requirements, the Association may take into consideration the suitability of the proposed building, fence, wall or other structure and the materials of which it is to be built to the site upon which it is to be built to the site upon which it is proposed to erect the same, and the harmony thereof with the surroundings.

It is best to contact the SPEHA Board for any outdoor project that will change your homes footprint or be visible to your neighbors. If in doubt ask!

Denver Street Cleaning Schedule

City Sweeper trucks are again scheduled to be in the Southmoor Park East area on the follow months and days. The dates are generally the fourth week of the following months:

May 23, 24, & 25
July 25, 26, & 27
Sept 26, 27, & 28
Oct 24, 25, & 26
Nov 28, 29, & 30

To help keep our streets clean, please park in your driveways on these days.

Summer Watering Rules begin May 1st

Denver Water is asking its customers to reduce outdoor watering by:

- Watering only two days a week, and using a day of rain to skip watering.
- Only watering the areas of your yard that are dry. For example, if shady areas look fine, only water the dry areas that get the most sun exposure.
- Watering early in the morning or in the evening to avoid evaporation.
- Adjusting sprinkler systems throughout the summer, starting with using less water this spring. Don't just set your sprinkler system once and forget about it.
- Watering two minutes less.

Denver Water's mandatory watering rules, which are always in effect during the summer, will begin May 1:

- No lawn watering between 10 a.m. and 6 p.m.
- Do not water more than three days per week (there are no assigned days for watering).
- Do not waste water by allowing it to pool in gutters, streets and alleys.
- Do not waste water by letting it spray on concrete and asphalt.
- Repair leaking sprinkler systems within 10 days.
- Do not water while it is raining or during high winds.

For more information, visit www.denverwater.org.

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 limbs over the sidewalk must be a minimum of 8' above the sidewalk
 - Trees with dead or broken limbs over 2" in diameter must be pruned or removed
 - Dead, diseased or dangerous trees must be removed
 - Licensed tree companies must perform tree work in the right-of-way

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

Slow Down

With summer upon us and kids out playing slow down.

We have too many drivers, including some of us, who are going too fast through the neighborhood. The speed limit is 25 MPH on ALL streets.



New American Cancer Society Optimist Club

A new Optimist club is forming whose primary focus will be working to support research and reduction of childhood cancer and promote that message to the community and Optimist clubs in the district. It will meet a couple of times a month and it is envisioned to have a widespread membership that also may meet virtually. Come and join and be a charter member. The membership will consist of staff / volunteers from the American Cancer Society, and the community at large. The Optimist Club of Monaco South has volunteered to be the sponsor, and we are looking for new members who are not currently in an Optimist club, although Optimists are also welcome and encouraged to get involved. The next organizational meeting is May 15th, at the American Cancer Society office, which is located just south of Kmart, at 2255 S. Oneida.



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.

2012 SPEHA Board of Directors

Casey Funk (President)
3806 S. Magnolia Way
303-691-2448
Cfunk@speha.org

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

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

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

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

Robert Finkelmeier (Website/Newsletter)
3972 S. Olive
303-756-5829
Rfinkelmeier@speha.org

Paul Bottone
7104 E. Jarvis
303-758-9106
Pbottone@speha.org

Brent Bowman
3964 S. Niagara Way
303-722-7152
303-524-2108
bbowman@speha.org

Jay Simonson
3904 S. Oneida Street
303-832-2558
jsimonson@speha.org

Patrick Morgan
3635 S. Newport Way
303-523-6207
pmorgan@speha.org



MADISON & COMPANY
PROPERTIES

Patrick Morgan, CRS
Realtor with over 17 years experience
Southmoor Park Home Owner since 1999
I can help you, your friends or family members just call me.
Or for a free evaluation of your home, Call.
303-523-6207
***** FREE Notary Service to Southmoor Park residents*****

AMERICAN SPRINKLER AND LANDSCAPE

720-312-3616

Sprinkler start and adjustments	Full yard landscapes
Sprinkler repairs	Trees and shrubbery
New sprinkler installations	Flagstone patios and pathways
Garden sprayers and drips	Custom wood and gas fire pits

See us at www.asprinkler.com

Handyman Plus



For all your
home or
business
repair needs

Tom Murray
303-475-0440
Littleton, CO
tmurr3@msn.com

American Tree

Spring is Almost Here....

With spring just around the corner, it's time to schedule your **Spring Deep Root Fertilization**. Provide your trees and shrubs with the proper nutrients to help build your tree's defenses and assure a healthy growing season for your trees and shrubs. **Spring** is also the time to make sure your trees are protected against the deadly **Ips Beetle** and **Boring Insects**. Schedule your spring services **today**.

- Tree & Shrub Spraying
- Tree & Shrub Fertilization
- Microinjection
- Tree & Shrub Pruning/Trimming
- Tree & Shrub Removal
- Planting & Watering Services Available
- Ips/Mountain Pine Beetle Prevention
- Residential & Commercial
- Emergency Tree Services Available



American Tree
17355 W. 57th Ave.
Golden, CO 80403
303-456-6898

American Tree
17355 W. 57th Ave.
Golden, CO 80403

PHONE (303) 456-6898
MANAGER: (303) 961-4268
FAX: (303) 456-8338

E-mail us:
info@americantreecolorado.com

Paid Advertisements