



**Newsletter of the Southmoor Park East  
Homeowners' Association, Inc.  
December 15, 2010**

***Dear Neighbors:***

Happy Holidays to everyone in our wonderful neighborhood. Whether you celebrate Christmas, Chanukah, Kwanzaa or something else, I think that we are all looking forward to this "season of lights" with family and friends. Despite all the hoopla about presents and spending money, we all know that the winter holidays are really the time to enjoy the people who are important, rather than the things that are not, but it seems so easy to forget. So celebrate the season with your loved ones, friends and neighbors this year and remember how lucky you are to have them around you, even if there aren't loads of presents under your tree.

This newsletter is to announce the 2011 **ANNUAL MEETING OF HOMEOWNERS on WEDNESDAY, JANUARY 19, 2011 at 6:30 pm.** This year's meeting is being held in the **Calvary Baptist Church**, on the northeast corner of Monaco & Hampden, right next to our neighborhood. And the principal purpose of this year's annual meeting is to kick off the approval process for the unification, simplification and extension of the land use covenants that make our neighborhood what it is today--the ***SPEHA COVENANTS UNIFICATION PROJECT***

We have been working on the ***SPEHA COVENANTS UNIFICATION PROJECT*** for several years. It is one of the most difficult tasks that the SPEHA Board has ever undertaken. Bottom line, today we have four separate sets of covenants, comprising the rules for building or modifying the exterior of your home, and we need to consolidate all four separate legal "Filings" into one single "Filing." As it is now, our four different "Filings" are very similar but there are enough minor differences to make the Board's job more difficult (partially because it is difficult to readily ascertain which "Filing" (Two, Three Four or Five) a given house is in). More importantly, unless we do something, the current separate Filings are almost impossible to update because the homeowners in each Filing have to vote separately to change anything, leading to the possibility of different covenants for neighbors across the street

from each other. In addition, some of the Filings will begin to expire in 2014. So we are trying to clean up this messy paperwork once and for all.

The SPEHA Board strongly believes that the strength and vitality of our neighborhood is, in large part, attributable to our consistent enforcement of the covenants for the past 39 years or so. We believe that the stability of our neighborhood during the drastic economic upheaval of the past two years is largely attributable to the strength of our neighborhood covenants and their consistent enforcement over the years. To be blunt, by the covenants, we have done a pretty good job of keeping up the place, which has helped our property values and our quality of life. We need to keep them in place and the SPEHA Board going beyond 2014 to protect our neighborhood and our property values.

So what does this Unification Project mean to you and what can you do to support the Board's hard work on it? 1. *We need you to fill out and sign one of the signature sheets* to the new Unified Covenants attached to this newsletter to indicate your approval of the Unified Covenants. We need you to get your neighbor to sign one too (if multiple neighbors sign the same signature page, we save money on filing fees). A very high level of neighbor participation is going to be required to get this project done. 2. *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.*** 3. *Multiple copies of the new covenants are available to you* and, if you want to compare them, the old Filings too. While we did not attach them to this newsletter because of their length, they will be very accessible to you. First, a copy of the new Unified Covenants will be mailed to your home.

Second, the new Unified Covenants and the existing filings are posted on the SPEHA website, [www.speha.org](http://www.speha.org). A second copy of the new Unified Covenants will be hand delivered to your home. And Members of the SPEHA Board will be walking door to door with copies of the Unified Covenants and signature pages like the one attached to this newsletter to answer any questions you may have. Finally, copies of the new Unified Covenants and the old Filings will be available for review at the 2011 **ANNUAL MEETING OF HOMEOWNERS on WEDNESDAY, JANUARY 19, 2011 at 6:30 pm at Calvary Baptist Church.**

Speaking of the Annual Meeting of Homeowners, we have, as usual, invited representatives of Denver city government and Colorado state government so it will be a good time to get updated on the issues affecting our neighborhood, such as our local parks and schools, neighborhood traffic issues, home maintenance, real estate values, and the new development at King Soopers and the area adjoining the Southmoor Light Rail Station. What is not usual, however, is that we are going to have some extra special desserts and other treats for you at the meeting this year. We are pulling out all the stops to induce you to come to the meeting and sign your consent to the Unified Covenants. If you cannot find something delicious to eat at 6:30 pm on Wednesday, January 19, 2011, it will only be because you are missing some great stuff at the annual meeting—we are going to have some really great treats and lots of them. Be there and bring your sweet tooth.

The first half hour of the meeting, from 6:30 to 7:00 pm, will be the best part of the meeting because it is the time reserved for enjoying the treats and refreshments and snacks and chatting with Board members, guests and your fellow neighbors. We will also be trying to get as many signatures on the Unified Covenants as we can before starting the actual business of the meeting at 7 pm. If you have kids who would be bored by the meeting but would like a treat, feel free to bring them at 6:30 pm to munch away while you are signing the Unified Covenants, even if you cannot stay for the rest of the meeting. While we are going to be serving professionally made desserts and other treats, if there are neighbors who want to share their own homemade specialties with their neighbors at the meeting, that would be a great addition to our neighborhood gathering. Just let a Board member know of your interest and we will get you set up.

If you are not sure that you will attend the meeting, **PLEASE DO TWO THINGS: (1) FILL OUT AND SIGN A SIGNATURE PAGE TO THE**

**UNIFIED COVENANTS AND (2) FILL OUT A PROXY FOR THE ELECTION OF DIRECTORS** (also attached to this newsletter and posted on our website, [www.speha.org](http://www.speha.org)). **THESE ARE TWO DIFFERENT THINGS THAT WE NEED FROM YOU.** While we really need your written consent to the new Unified Covenants, we also really need your votes to be cast at the homeowners meeting. Homeowner voting helps ensure that we continue to qualify as a Denver Registered Neighborhood Organization, which gives us the right to notice of proposals and events that affect our neighborhood. **SO PLEASE FILL OUT A PROXY, either at the meeting or by proxy, IN ADDITION TO SIGNING THE UNIFIED COVENANTS.**

This is also to announce that I will be stepping down as President of the SPEHA Board sometime in the next few months. While I have agreed to be nominated for another one year term, I do not intend to serve the full year. I have informed my fellow Board members that, shortly after we complete the Covenants Unification Project, we will need to get someone else to take over for me. While I have really enjoyed the last five years, particularly the interaction with the really great people who serve on the SPEHA Board, it is time to let someone else with fresh ideas and new energy take our neighborhood to the next level. As you will see from the proxy ballot attached to this newsletter, we have already brought in one new Board member this year. If you or someone else you know who lives in the neighborhood might be interested in joining the Board or even serving as President, please contact me or another Board member to let us know of your interest.

As always, we welcome your suggestions for improving our neighborhood. Bring your ideas to the Board and we will try to help you implement them. There are all kinds of things that can be done to make our neighborhood better, but we do need volunteers to make them happen. Remember, Southmoor Park East really is the very best place to live in Denver, and Denver is one of the best places to live in the world. Now let's get those Unified Covenants signed and filed to ensure that it stays that way.

*Lee Terry, President*

[www.speha.org](http://www.speha.org)

As noted above, we have posted a copy of the new Unified Covenants on our website, [www.speha.org](http://www.speha.org). We have also added lots of new content about the neighborhood and the City, especially the southeast region, to [www.speha.org](http://www.speha.org), including local events of

interest. We still need good pictures of our neighbors and our neighborhood for posting on the website. If you have some good pictures or other non-commercial content for the website, please contact the SPEHA “Web Wizard”, Bob Finkelmeier, 3972 S. Olive Street, [Rfinkelmeier@speha.org](mailto:Rfinkelmeier@speha.org). And if you or someone you know are interested in purchasing ad space on the website, Bob would love to hear about that too.

### Homeowners Dues Notices

The notices for homeowners’ association dues will be mailed to all SPEHA homeowners in January. Dues for 2011 are still \$25 per household and that amount will **not** be changed by the new Unified Covenants. Thank you in advance for paying your dues on time and keeping our neighborhood strong and vital. Remember too that there is a 10% late fee on delinquent dues, so pay on time.

### 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. The meetings always include lively and informative discussions of neighborhood issues. Please arrive early so you are not accidentally locked out in the parking lot. If you are locked out, call Lee Terry’s cell phone at (303) 246-6124 and someone will come downstairs and let you in. See you there.

### NOTICE OF ANNUAL MEETING OF ALL SPEHA HOMEOWNERS

**Wednesday  
January 19, 2011  
6:30 p.m.**

**Calvary Baptist Church  
6500 E. Girard Avenue.  
Northeast corner of Hampden & Monaco**

### Nominees for the 2011 SPEHA Board of Directors:

Lee Terry (President)  
3840 S. Narcissus –(303) 759-4602  
[Lterry@speha.org](mailto:Lterry@speha.org)

Fred Jorgensen (Vice President)

3818 S. Newport—(303) 758-4604  
[fjorgensen@speha.org](mailto:fjorgensen@speha.org)

Jack Green (Treasurer)  
7064 E. Jarvis—(303) 782-0140  
[Jgreen@speha.org](mailto:Jgreen@speha.org)

Ms. Blair Perron (Special Events)  
3895 S. Poplar—(303) 758-3863  
[BPerron@speha.org](mailto:BPerron@speha.org)

Robert Finkelmeier (Website)  
3972 S. Olive—(303) 756-5829  
[Rfinkelmeier@speha.org](mailto:Rfinkelmeier@speha.org)

Paul Bottone  
7104 E. Jarvis—(303) 758-9106  
[Pbottone@speha.org](mailto:Pbottone@speha.org)

Reese Jameson (Secretary)  
4015 S. Oneida—(303) 753-1295  
[Rjameson@speha.org](mailto:Rjameson@speha.org)

Jay Simonson (nominee)  
3904 S. Oneida

### Covenant Reminders

The SPEHA covenants require **all** homes in the neighborhood to have a roof made of *cedar or wood shake shingles, clay or cement tile shingles*. To use any other material, you **must** ask the SPEHA Board for approval. If the Board has previously approved a particular roof material (e.g., stone coated steel) for one house, the same material is **not** necessarily approved for all homeowners. As it is now, Board approval is required every time any material not listed in the covenants is to be used. As a result, the Board has approved more than a hundred replacement roof requests in the past few years. If the Unified Covenants are approved, however, the SPEHA Board will publish a list of those roofing materials not listed in the covenants that are also approved for use. While that list can be modified by the Board from time to time, most roof replacements will be able to be done without the homeowner having to seek specific Board approval.

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* any applicable 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 the appearance or shape of your house or any other structure on your property, you need Board approval before beginning the work.

The covenants also give the Board broad general powers, including the power to enforce the covenants, help maintain and beautify parks, open spaces and roadways in the neighborhood if and to the extent the City falls short on its obligations to do so, and to generally seek to protect property values. If the Unified Covenants are approved, the Board will also be authorized to undertake, in its discretion, “[t]he mowing and removal of weeds and grass and the removal of loose material, trash and rubbish of all kinds from Lots that, in the judgment of the Board are not being maintained to the minimum standards expected of Owners.” The Board thinks that this expansion of its authority is necessary for the Board to meet its general obligation to protect neighborhood property values in the neighborhood generally.

### **SPEHA’s 2010 Picnic in the Park**

The annual neighborhood picnic was held on Sunday, August 29th. A record number came to Southmoor Park, (well over 400 people) to enjoy a big picnic in the park on a truly beautiful day. There was a giant bouncy slide, ice cream, and a real fire truck brought by the Denver Fire Department for the annual spray down of the kids. As usual, the firemen seemed to have as much fun as the kids, and the Denver Police Department also seemed to be having fun with the kids, who got to sit in a DPD police car with a real siren.

Thanks go out to local businesses and our friends: **Piccolo’s Restaurant, Citywide Bank** (for donating several U.S. Savings Bonds), **Rodney’s Bar & Grille, Boathouse Car Wash, Subway at Goldsmith, Noodles & Co. (at The District), Ace Hardware (Tamarac Square), Gentle Touch Animal Hospital, India’s Restaurant (now in Tiffany Plaza), Contempo Nails, Safeway (Yale & Monaco), Southmoor Wine & Spirits, Murdock’s Grooming Center, UMB Bank** (for bringing and serving the delicious ice cream) and **Horn Brothers Roofing** (for their cash donation to the picnic). And a really big thanks to Second Bell for their outstanding music and their dedication to our local school, Southmoor Elementary.

But the real driving forces behind the picnic this year were the volunteers: from the Board (Cheryl Read, Bob Finkelmeier, Jack Green, Reese Jameson, Lee Terry and especially Blair Perron and Paul Bottone, who led the charge) and other neighbors who donated their time; and from the Thomas Jefferson High School students for grilling and serving the food. Thanks to all who attended too for making this year’s picnic the best of the best! We look forward to another great picnic next year. It will be hard to top the 2010 version but we will give it our best.

### **Neighborhood Crime Prevention**

With the winter holidays, many of our neighbors travel to visit loved ones and leave their homes unoccupied. Even though we are outside walking around the neighborhood less than usual in winter, please pay attention to what is going on at your neighbors’ homes. Regrettably, burglars do not take a holiday, so report any suspicious persons or cars to the police. Your neighbors will thank you for it.

### **Denver City & County Officials**

*Generally speaking, you can reach any Denver official through the Denver website, [www.denvergov.org](http://www.denvergov.org), or by calling 311, though it may take you a while to navigate to the person or agency that you are trying to reach. Here are a few shortcuts.*

**POLICE:** District 3 Denver Police Substation (Cmdr. Kris Kroncke), 1625 S. University, 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 without a City building permit) 720-865-2505

**Traffic Unit:** 720-865-6905

**Mayor’s Office:** 720-865-9000

**Peggy Lehmann, District 4 Councilperson,**  
3540 S. Poplar St., Suite 102, Denver, CO 80237  
303-504-5781; Fax: 303-504-5786

Email: [peggy.lehmann@denvergov.org](mailto:peggy.lehmann@denvergov.org) Aides: Diane Young, Sunni Rodgers)

**Carol Boigon, City Council (at Large), City & County Building, Room 451, Denver, CO 80202**  
720-865-8100; Fax: 720-865-8103

Email: [Carol.boigon@denvergov.org](mailto:Carol.boigon@denvergov.org)  
Aides: Rachel Kurtz-Phelan & Lisa Zoeller

**Doug Linkhart, City Council (at large), City & County Building, Room 451, Denver, CO 80202**  
720-865-8000; Fax: 720-865-8003

Email: [Linkhartatlarge@denvergov.org](mailto:Linkhartatlarge@denvergov.org)  
Assistants: Jen Clanahan & Ursula Null

## Snow Season Help

You probably have a neighbor who could use some help during the snowy months ahead. Many of our residents are not capable of shoveling their own driveways or walks during major storms. Be a good neighbor and spend a few extra minutes shoveling their sidewalks with your big snow blower or just call on them during the storm to see if you can run an errand or attend to a household need. And if you are the one who could use a little help during one of our blizzards, do not be afraid to ask your able bodied neighbor to lend a hand. You will be pleasantly surprised how willing they are to help. They are often just waiting for you to ask.

Remember, the City of Denver requires residential property owners to clear their public walkways no later than twenty-four (24) hours after the snow stops falling.

For those who cannot shovel their own sidewalks and cannot find neighbors to help, you can contact any of the following agencies who will try to line up a volunteer to help out, generally on a one time basis:

- *Catholic Charities*—call Karen Blacker at 303-742-0823 ext 2046.
- *DRCOG Area Agency on Aging*—call Kelly at 303-480-6787.
- *VOA (HandyMan Program)*—call Amanda at 720-264-3331
- *Senior Resource Center*—call Ann at 303-235-6973.

## Southmoor Housing Market

Fred Jorgensen, SPEHA Vice President and Realtor®, will be making a presentation on neighborhood real estate values and selling tips at the SPEHA annual homeowners meeting. If you cannot attend the meeting but are interested in Fred's presentation, it will be available on our website, [www.speha.org](http://www.speha.org), or you can contact Fred at [fjorgensen@speha.org](mailto:fjorgensen@speha.org) or (303) 949-2151 and he will send you a copy.

---

Advertisements

## **Sweet Inspiration Bakery**

**is providing the treats for this  
year's SPEHA Annual Meeting  
on January 19, 2011 at 6:30 pm**

A SPEHA neighbor-owned business

[sweetbakery@gmail.com](mailto:sweetbakery@gmail.com)

or call Alisa at 720 261 5486



We Make Your K9 Shine!

**MURDOCK'S  
Grooming Salon**

New clients, use card for  
or, existing clients get a **20% OFF YOUR FIRST GROOM**  
**FREE TOOTH BRUSHING!** \*not for anesthesia-free cleaning

Monday thru Saturday  
7:30am-4pm  
Extended hours available  
upon request

3333 S. Tamarac Drive  
Denver, CO 80231  
(located in Tamarac Square)  
**303-755-6922**



**SOUTHMOOR PARK EAST HOMEOWNERS ASSOCIATION, INC.  
PROXY FOR THE 2011 ANNUAL MEETING OF MEMBERS**

The undersigned, as the owner(s) or resident(s) of a home situated within Southmoor Park, Filings Two, Three, Four or Five in Denver, Colorado 80237 (“Southmoor Park East”), hereby appoints Lee Terry, Fred Jorgensen, Jack Green, Reese Jameson, Bob Finkelmeier, Blair Perron and Paul Bottone, or any one of them present at the annual meeting, as the undersigned’s proxies and attorneys at the Annual Meeting of Homeowners of Southmoor Park East Homeowners Association, Inc. (the “Association”) to be held on January 19, 2011 at 6:30 pm at Calvary Baptist Church, 6500 E. Girard Avenue, Denver, Colorado, and at any adjournment thereof, and hereby authorizes them to represent and to vote on my behalf as follows:

\_\_\_\_\_ The election of the following members of the Association to serve as  
For directors of the Association, each for a term of one year, or until their successors  
are duly qualified and elected:  
Lee Terry, Fred Jorgensen, Jack Green, Reese Jameson, Bob Finkelmeier,  
Blair Perron, Paul Bottone and Jay Simonson

\_\_\_\_\_ Against

THE PROXIES WILL VOTE IN THE MANNER DIRECTED ABOVE. IF NO DIRECTION IS MADE, THIS PROXY WILL BE VOTED IN FAVOR OF ALL NOMINEES FOR THE BOARD OF DIRECTORS. To vote for less than all of the nominees for director, vote “For” but then strike the name of any director(s) opposed. Write in candidates will be accepted so long as the candidate is an owner or resident of Southmoor Park East.

***THIS PROXY ALSO CONFERS DISCRETIONARY AUTHORITY ON THE PROXIES NAMED ABOVE TO VOTE ON ANY OTHER MATTERS NOT KNOWN OR DETERMINED AT THE TIME THE NOTICE OF THE MEETING WAS DELIVERED.***

\_\_\_\_\_  
Print Name(s) and Address Clearly

\_\_\_\_\_  
Signature(s) (ONLY ONE RESIDENT OR OWNER NEEDS TO SIGN)

\_\_\_\_\_  
Date signed

***PLEASE SIGN AND DELIVER THIS PROXY TO LEE TERRY (3840 S. NARCISSUS), FRED JORGENSEN (3818 S. NEWPORT), BLAIR PERRON (3895 S. POPLAR) OR TO ANY OTHER BOARD MEMBER NO LATER THAN JANUARY 18, 2011.***

**EVEN IF YOU GIVE A PROXY, YOU CAN STILL COME TO THE MEETING. IF YOU DO ATTEND, YOU CAN CHANGE YOUR VOTE AT THE MEETING.**