



Southmoor Park East Summer Newsletter July 6, 2011

President's message:

Howdy: As Jack Nicolson said in the Shining, "I'm back...." After taking a 10-year hiatus, I rejoined the Board in April and I'm raring to go. After years of service with the Board, Lee Terry stepped down as President in April. Lee is still on the Board in charge of the Covenant Unification Project. Thank you, Lee! Enough about Lee, let's talk about me. I grew up in Happy Canyon, went to Thomas Jefferson High School (Class of 1972), and after getting married to my "high school sweetheart," decided to explore the world by moving across I-25 to Southmoor Park East in 1992. It was scary at first, being so far from home, but we settled in and have truly treasured this neighborhood. I joined the SPEHA Board in the nineties where we helped the neighborhood open up Southmoor elementary, and fought (sometimes successfully and sometimes not) strip clubs and group homes. We said goodbye to Alpine Ice arena and hello to the Gart development. It is my pleasure to return to the service of the neighborhood.

Neighborhood Garage Sale: What a wonderful event. It brings the community together, we meet our neighbors, and we recirculate stuffed animals, aquariums, used baseballs, lawn mowers and other stuff we can't let go of. As one customer summed it up, "Your neighborhood puts on a great event." Thanks to Blair Perron and Brent Bowman for their efforts!



Metro League Swim Meet at Eastmoor: On July 22nd and July 23rd Eastmoor Swim & Tennis will be hosting the Metro League swim meet. This event comes around every sixth year and it is Eastmoor's turn to host the event. So tons of cars and kids will be on our streets. Go Eastmoor Swim League!



Chickens, Ducks and Goats: Even though the City says it's okay, SPEHA's Board has not! So before you turn your home into a petting zoo you better check with the Board first. The Board has not taken an official position yet but I suspect petting zoos will not be encouraged.

Hampden Avenue Median Project: CDOT abandoned its plans to construct a median in Hampden due to strong opposition by businesses along Hampden.

What Happened to Staples: Yes, Peggy Lehmann confirmed that Goodwill will be moving into the Staples store.

Tamarac Square: According to Peggy Lehmann, Tamarac will be demolished this summer. Target will build a regular sized Target store approximately 135,000 sq. ft. No zoning change is required so no public hearing. The Ace Hardware store will move back to the strip along Tamarac. The Bank of the West, Benihana, and the Jewish Family Services will remain unchanged. A Chick-fil-A will be built west of the Bank of the West and will require a zoning change. A public hearing is scheduled for July 11th. The Board has no plans to oppose.

Important Dates

Summer Band Concert: Don't forget. It's scheduled for Saturday, July 23 at 7 p.m.

Summer Picnic: Cancel your vacations and put Sunday, August 28, 11 a.m. on your calendar.

Annual SPEHA Summer Picnic: The picnic is scheduled for Sunday, August 28th at 11 a.m. at Southmoor Park. We expect to have fun for the kids, music for the grownups, and food and drink for everybody this year. As well as the other fun activities! UMB is going to supply the Ice Cream! And there won't be a football conflict—so no excuses.

Friendly City Reminders: The City would like to remind residents that property maintenance is important to the City. So much so that it will fine residents if inspectors observe unattended vegetation that is more than 6" in height (grass or weeds); rubbish in yards; household appliances or furniture in yards or on porches; accumulations of branches or debris; fences in disrepair; or trash cans or containers in front of the house or on the street or driveways. In other words, be a considerate, tidy neighbor and you won't be visited by an inspector and I won't hear from your neighbors.

*It's good to be back,
Casey Funk, President.*

City Regulations

The following are regulated and not allowed by the city:

- Unattended vegetation over 6" in height (grass or weeds)
- Accumulations of rubbish in yards
- Appliances or furniture intended for inside use in yards or on porches
- Accumulations of cut branches
- Accumulations of dog manure
- Defective or illegal fences, proper height (4' in front, 6' in sides and back for residential zones). Fences must be in good repair with approved materials (no barbed wire, corrugated metal, or salvage materials)
- Trash cans and Recycling containers must not be stored in the front of the house or on the street or driveway

For the safety of pedestrians and motorists on your streets and sidewalks, the following regulations apply to your trees and tree limbs:

- Tree limbs extending over the streets must be at least 13'6" above the street surface
- Plant growth cannot extend over the sidewalk. It must be cut back to the property line
- Low limbs over the sidewalk must be a minimum height of 8' above the sidewalk surface

- Trees or shrubs blocking the line of sight at an intersection or blocking signs must be trimmed so they don't obstruct views
- Trees with dead or broken limbs over 2" in diameter must be pruned or removed
- Dead, diseased or dangerous trees (trees with extensive deadwood) must be removed. Licensed tree companies must perform tree work in the right-of-way

Please call 3-1-1 to report violations

Thank You: Neighbors are doing a great job picking up after their dogs in Southmoor & Eastmoor parks. Thank you.

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, please.

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.

SPEHA Board Meetings

The Board meets on the 2nd Wednesday of every month at 7 p.m. on the 3rd Floor Board Room, of Citywide Bank Building, Hampden & Monaco next to the Fire Station. You are welcome to join us!

Friedman to develop on storied ground at I-25 and East Hampden, By Penny Parker

Denver Post Columnist Posted: 06/26/2011

A storied piece of ground at the northeast corner of Interstate 25 and East Hampden Avenue has been bought by Greenwood Village-based developer David Friedman.

D.H. Friedman Properties will build a retail project featuring a restaurant with a rooftop patio, a bank and 20,000 square feet of shopping space divided into three free-standing buildings.

The developer will break ground on the property this fall, with an anticipated completion date of next spring.

The high-profile site was formerly owned by the Geiser family, which had the first full-service Marriott Hotel west of the Mississippi River in 1974. That building was converted to a Four Points by Sheraton in 2004 and razed last year by the Geisers.

Friedman has sold the north side of the property to an apartment developer, who will put 350 units on the site.

"I think it's rare that you can find an infill site like that that's available," Friedman said. "With the traffic, visibility and the proximity to Cherry Creek and the Tech Center, it's a great site."

Friedman said the restaurant with the rooftop patio will be leased by an operator who is not yet in the metro area. "The views are unbelievable, he said. "The rooftop patio will be spectacular."

The rest of the 4.15 acres will be occupied by other restaurants, florists, stockbrokers, travel agents or insurance offices. "We will submit plans to the city next week, and we should be in development in the fall," Friedman said.

Denver businesses and state Department of Transportation reach pact on street improvements,

By Penny Parker Denver Post Columnist Posted: 06/24/2011

After meeting several times with various neighborhood and business groups, the Colorado Department of Transportation has come to several compromises for increasing safety along Hampden Avenue and Havana Street in Denver and Aurora.

At first, the proposal, funded by federal safety dollars, was to put a concrete median all along Hampden and Havana to prevent left turns other than at streetlights. But that plan has been shelved in favor of a less drastic solution.

"I think we have a solution we can move forward with that balances both the needs of businesses as well as the safety of the traveling public," said Mindy Crane, spokeswoman for CDOT.

The solution has been to nix the median proposal for Hampden in Denver and to rethink the one proposed for Havana in Aurora.

Tory Belsky, co-owner of the New York Deli News on Hampden, gave four weeks of her time to fighting the median proposal, which would have blocked delivery trucks and customers trying to turn left (north) into her driveway off Hampden.

"It's not happening," Belsky said Thursday. "We got the speed limit lowered from 45 to 40. I would like it to be 35, but I'll take 40."

Belsky said the new proposal calls for putting small medians around the proposed Target building at Tamarac Square.

After the speed limit drops, Belsky and her neighbors plan to walk along Hampden, cross the street at crosswalks and make sure the lights are long enough for pedestrians to cross safely.

For Aurora's part, discussions are still underway to reconfigure the originally proposed median to include inlets and outlets that access businesses.

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