



Bringing the neighborhood together.

## Southmoor Park East Newsletter

Fall, December 2014

### PRESIDENT'S MESSAGE, by Casey Funk

Summer Picnic. I had a lot of fun. Hope you did as well. First, I want to thank all our sponsors that are listed at the end of the newsletter. Second, I want to thank the turnout from Thomas Jefferson High School who helped to cook and to clean up. Third, I want to thank Second Bells for performing and supporting Southmoor Elementary. Finally, thank you for attending. We had an estimated turnout of 350 residents. The weather held, the fire department sprayed, and the sprayees frolicked in the water. Picnic Sponsors included:

- Denver Fire Department, Station 22
- Highpoint Assisted Living
- Horn Brothers Roofing
- Just Shutter Up: The Photo Booth
- Safeway Deli
- Southmoor Wine and Spirits
- Thomas Jefferson High School
- Parents, students and administration
- UMB Bank
- Universal Lending Corporation
- Denver Preschool Program
- Bagel Deli & Restaurant
- Chick-fil-A Tamarac Square
- Citywide Bank
- Cold Stone Creamery
- New York Deli News
- Piccolo Restaurant
- Taziki's Mediterranean Cafe
- The Fresh Fish Co.

SPEHA Annual Meeting. The Board set a date of Wednesday, January 21, 2015 for our annual meeting, which once again will be held at Southmoor Elementary from 6:30 – 8:30 p.m. As you may be aware, a group of homeowners are frustrated with this Board's steadfast refusal to approve asphalt composite roofing materials in the neighborhood. So please attend the meeting. To vote, you must be in good standing. If you are delinquent in your dues payments, you are not in good standing. So, if you wish to vote, please pay off any delinquent accounts.

Unpaid Dues and Debt Collection. 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, and 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 percent 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.

Under our current policy, the Association may not 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 **six** owners that exceed the \$75.00 threshold and have liens placed on their property, **ten** owners who are in arrears by two years, and **twenty one** 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](mailto:cfunk@speha.org).

Under House Bill 13-1276, which became 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. The Board adopted such a policy on January 8, 2014.

House Bill 14-1254. Effective January 1, 2015, Property Managers must disclose all fees charged for services provided to the HOA. Our property manager discloses his fees on a schedule attached to his service agreement with us.

### COVENANT REMINDERS

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

The only roofing products that do not need Board approval are cedar shingles, wood shake, and 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 (BCT's) cannot be stored on your driveway or on the street. We have debated with homeowners the difference between a "parked" BCT and a "stored" BCT. Generally, the argument is a BCT is parked in the summer but stored in the winter. We, however, follow the same definition as the City—parking becomes storage when it is parked longer than

72 hours. However, if you have a good cause why your BCT has not moved and is there for longer than 3-days please let us know.

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. In any circumstance, please run your plans by your neighbors.

### SNOW UPDATE from Denver Public Works

The [Denver Residential Snow Plow Program](#) is meant to shave off the very top few inches of snowpack to prevent the deep rutting that occurs when snow freezes, rendering the street undrivable. The residential plows do not bring the street to bare pavement; they only make the street more drivable and ultimately safer. This program is considered to be an emergency measure to only be used under specific criteria because it employs such expensive and extensive resources. Residential plows will be called in if 12 inches or more of snow is predicted between November 15 and March 15 and prolonged freezing temperatures are expected. When these conditions are expected, the Manager of Public Works will recommend activating the Residential Plow Program to the Mayor.

Denver requires PROPERTY OWNERS to clear their walkways so that everyone has safe access throughout the City. Homeowners must shovel sidewalks adjacent to their property within 24 hours after the snow stops falling; businesses have four (4) hours after the end of snowfall to remove snow. Residents can sign up to be a "Snow Buddy" and volunteer to help an elderly neighbor shovel their walks. More information on the Snow Buddy program is available here:

<http://www.voacolorado.org/Volunteer/Snow-Buddies>.

Report a problem: Please contact [Denver 3-1-1](#) to provide the address of an unshoveled sidewalk.

Enforcement: Denver performs proactive inspections in business districts, and we rely on citizen complaints to help us identify property owners that need to be educated about sidewalk safety requirements.

Tips: For how to properly shovel snow, please visit [Denver Health's Snow Removal Injury Prevention](#).

### DENVER CHRISTMAS TREECYCLE PROGRAM

Your Christmas tree gave you so much joy during the holidays. Now give it a second life and recycle it with Denver's Treecycle program. All trees collected through the program will be chipped into mulch and given away for free to Denver residents in the spring. The 2014 Treecycle collection period runs from January 5 - January 16. To learn more go to [Treecycle 2015](#).



### DISTRICT ATTORNEY CONSUMER ALERTS

Are you aware that the Denver District Attorney's Office provides the public with a list of known scams and consumer alerts? However, the sheer volume of scams that come to light every day makes it difficult to ensure that the information on this site is timely, relevant, and as up-to-date as possible. Fortunately, there are many other sites online that provide consumers with such information. Please visit the sites listed to educate yourself about the current popular scams and to learn how to avoid being taken advantage of.

- Denver DA Office @ <http://www.denverda.org/index.htm>
- [Denver DA Office Fraud Alerts](#)
- Denver Better Business Bureau @ <https://www.bbb.org/denver/>
- Scambusters @ <http://www.scambusters.org/>

### WAYS TO COMBAT HOLIDAY PACKAGE THEFT

- Choose a shipping option that requires a signature upon delivery.
- Track your package so you know what day it will arrive.
- Choose to pick up your package at the facility.
- Get to know your neighbors and ask them to watch for it and pick it up.
- If you make contact with a delivery driver, advise them of the problem.
- If you are home, be aware of and calling the Police on people casing the neighborhood and checking front porches.
- Also, if you see a vehicle following a mail delivery vehicle, please obtain vehicle information, including a license plate if you can, and call Denver Police non-emergency at 720-913-2000.

### 2015 CITIZENS ACADEMY

Want to learn more about a Police Officer's job? Attend a Citizen's Police Academy. A new program will start on January 14, thru February 18, 2015. Classes are 3-hours on Wednesday evenings, for 6 weeks, beginning at 6:00 p.m. Co-Hosted by Districts 3 & 4, open to all Metro Area Residents. Space is limited, so please apply early. For information please contact District 3's Community Resource Officer Sharon Avendaño, [Sharon.Avendano@denvergov.org](mailto:Sharon.Avendano@denvergov.org), 720-913-1248, or visit [www.denvergov.org/citizensacademy](http://www.denvergov.org/citizensacademy).

### SLOW DOWN

We have too many drivers, including some of us, who are going way too fast through Southmoor Park East. All speed limits in our area are 25 MPH. Watching your speed is extremely important as the early evenings are dark and it is difficult to see walkers. Please make our community safe.



**SOUTHMOOR PARK EAST HOMEOWNERS ASSOCIATION, INC.  
PROXY OF THE 2015 ANNUAL MEETING OF HOMEOWNERS**

The undersigned, as the owner(s) of a home situated within Southmoor Park, Filings Two, Three, Four or Five in Denver, Colorado 80237 ("Southmoor Park East"), hereby appoints Casey Funk, Fred Jorgensen, Jack Green, Reese Jameson, Robert Finkelmeier, Jay Simonson, Patrick Morgan, Bob Engel and Don Werner 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. ("SPEHA") to be held on January 21, 2015 at 6:45 pm at Southmoor Elementary, 3755 S Magnolia Way, Denver CO 80237 and at any adjournment thereof, and hereby authorizes them to represent and to vote on my behalf as follows:

**Election of Directors**

The election of the following members of SPEHA to serve as directors of SPEHA, each for a term of one year, or until their successors are duly qualified and elected *Robert Finkelmeier (3972 S. Olive Street), Jack Green (7064 E. Jarvis Place), Reese Jameson (4015 S. Oneida Street), Fred Jorgensen (3818 S. Newport Way), Bob Feldman (3601 S. Poplar St), Patrick Morgan (3635 S. Newport Way), Jay Simonson, Bob Engel (6700 E. Mansfield Ave), Don Werner (3622 South Peach Way), Jim Burkeholder (4022 S. Newport Way), and Casey Funk (3806 S. Magnolia Way).*

For: \_\_\_\_\_ 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 of a Lot in 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)

\_\_\_\_\_  
Print Address

\_\_\_\_\_  
Signature(s) (Only one owner needs to sign)

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

***PLEASE SIGN AND DELIVER THIS PROXY TO CASEY FUNK (3806 S. MAGNOLIA WAY), FRED JORGENSEN (3818 S. NEWPORT), ROBERT FINKELMEIER (3972 S. OLIVE) OR TO ANY OTHER BOARD MEMBER NO LATER THAN JANUARY 21, 2015.***

***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.***



**Patrick Morgan, CRS**

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