



Bringing the neighborhood together.

Southmoor Park East Fall Newsletter December 2018

President Report

Summer Picnic

As always, the picnic was a lot of fun again this year. The feedback was very positive. I also want to thank all of our sponsors. Finally, thank you for attending. We had an estimated turnout of 250 residents. Our sponsors and participants included:



- Denver Fire Department, Station 22
- Highpoint Assisted Living
- Citywide Bank
- District 3 police
- Jarvis street neighbors

We are considering moving the date of the picnic earlier in the summer to join up with Denver Days or team up with Councilwoman Black's South by Southeast festival. Let us know your thoughts.

Annual Meeting

The Board set a date of Tuesday, January 22, 2019 for our annual meeting, which once again will be held at Southmoor Elementary from 6:45 p.m. – 8:30 p.m. Councilwoman Black will update the homeowners on district and city matters. Denver District 3 Police will provide a crime status report for the neighborhood. Principal Sarina Compoz will update the homeowners on the state of Southmoor Elementary. Of course, cookies and coffee will also be provided. A copy of the proxy is attached if you cannot attend the meeting.

Board Vacancies

All current Board members are returning, but if you are interested in joining for the Board please contact Casey Funk.

Property Upkeep

As I warned you in our summer newsletter, the Board sent out around 100 letters of "encouragement" to homeowners to "spruce up" their lots. As expected, I received some negative responses including a six page diatribe from one homeowner on what an incompetent idiot I am. But what surprised me was that I got more positive responses from these homeowners than negative responses. Please remember, one of our charges under the covenants is to protect our property values. As part

of that charge, the Board passes judgment on lots that are not being maintained to the minimum standards expected of Owners and to keep Lots in clean and in good order. The Board believes that the neighborhood could, as a whole, step up their game.

Area Development

UMB Bank. UMB Bank completed its new bank at the corner of Oneida and Hampden at the end of October. The old bank will be torn down as well as the building to the east of the bank. Centura Health plans to build an emergency care facility. In response to our concern that an illuminated sign facing the neighborhood was detrimental to our residents, UMB management agreed to remove the sign. Kudos to UMB management for addressing our concern.

Centura. In August, we met with the Chief Ambulatory Officer of Centura Health. He provided drawings of the facilities and described the facility. It will be two stories. The first story will have the emergency/urgent care use. The second story will be used by two primary care doctors that were associated with Front Range internal Medicine near Swedish Hospital. There will be 94 parking spaces. An ambulance bay will be located on the east end of the building. He told us that while they incorporated an ambulance bay into the facility he did not anticipate much use. Most ambulance providers go to trauma centers rather than primary care facilities. There will be no signage on the back of the building facing the neighborhood. The project's estimated completion date is March 2020.

The Big Ugly Blue Building. Despite our plea to re-paint the Big Ugly, the owner has not responded.

Day Care Facility. It is our understanding that a day care facility is in the works at the remaining pad of the Gart property. This use is acceptable under our development agreement.

Green Cross. A few Board members inspected the marijuana facility at Oneida and Girard and met with the owner. We anticipate that they will be filing for a retail recreational license this spring. When we are notified of the application, we will act on the application at a regularly scheduled meeting.

Bike Lanes

In September, much to our surprise, Denver Public Works (DPW) removed one lane in each direction of traffic on Monaco from S. Magnolia Way to Quincy and replaced them with bike lanes. Apparently, this was part of the City's 2016 update to its 2011 Denver Moves initiative. DPW just "forgot" to tell us. They also forgot to tell Councilwoman



Black. Needless to say, this caused quite a commotion with many residents of the neighborhood. The Board sent out a survey specific to our neighborhood and 66% of the 200 responses believed the city was out of its mind, 21% could live with this change, and 13% thought this was a great idea. The survey and all comments were provided to DPW. DPW then held a community meeting on October 24th. Approximately 100 people attended. DPW conceded they forgot to inform us. The reaction to the bike lanes was mixed. DPW made it clear they had no intention of restoring the traffic lanes along Monaco, but they promised they would monitor the use and meet with the community again in January to discuss what "tweaks" are recommended. Next up is Mansfield.

How to Travel on these Bike Lanes

With the addition of the new bike lane along S. Monaco Parkway, E. Princeton, and S. Ulster, we have heard from many residents that the markings are unclear and confusing. Here are some FAQs and answers to eliminate confusion and increase safety:

What is a buffered bike lane?: A buffered bike lane has an additional painted buffer area next to the cycling lane to create more space between cyclists and motorized vehicles. The buffer area is designated by white hash marks between 2 white parallel lines.

What do the green lines in DTC mean?: Green horizontal markings in the bike lane indicate where a cyclist should ride while crossing through an intersection, driveway, or other curb cut. They are used in high traffic areas to advise drivers to use extra caution and slow down if necessary to allow the cyclists in the lane to ride through before driving across the bike lane to exit or turn off the roadway.

How does a driver cross a bike lane to make a turn?: "Mixing Zones" are areas where the bike lane lines turn to dashed lines to show drivers where they can cross over the bike lane to prepare for a right turn from the right turn lane. If there's a bicyclist using the lane, please wait to allow them to roll through before you make your turn.

How do drivers merge when the lanes reduce from two to one?: Where the two vehicle lanes turn to one, people driving should employ the "Zipper Merge" just like they would when approaching a lane closure for construction. Vehicle traffic moves best when drivers use both lanes until reaching the merge area and then alternate in a "zipper" fashion into the open lane. Watch this video explaining proper Zipper Merge etiquette @ <https://www.youtube.com/watch?v=lvme-PE1d8>.

How do drivers turn into driveways or parking spots?: A driver of a vehicle cannot occupy a bike lane for moving or parking, except that a driver may cross such lane to make a lawful turning movement or to enter or leave a parking space yielding the right of way to bicyclists occupying the bike lane.

Where do northbound cyclists go once the bike lane ends near the Southmoor Station?: One good option is to turn right at Southmoor Elementary and head to Oneida where there is a safe way to cross Hampden. Public Works engineers are working to improve this connection.

For additional information visit:

- <https://bikedenver.org/>
- <https://www.denvergov.org/content/dam/denvergov/Portals/708/documents/2017-Denver-Bike-Map.pdf>

Other Neighborhood Concerns

Trash Containers

More and more containers are creeping onto driveways and in yards in front of the fence line, which are visible to your neighbors, other residents, and potential buyers of Southmoor Park East. We strive to maintain the upscale character of our neighborhood.



One of the great pleasures of our neighborhood is strolling the streets and enjoying the beautiful landscaping and appearance of our neighbors' well-kept yards and homes. Please store your garbage and recycle containers in your backyard or garage.

Unpaid Dues & 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 authorized by the covenants. Those duties include expenses associated with the annual picnic, concert bands, and betterment of the community, management fees, covenant enforcement, and legal services. Currently, the assessment is fixed at \$25.00/year/lot. This amount can only be increased by a vote of 60% of owners of the lots in the Association. Last year, the Board attempted to increase

the fees but fell short of the required 60% of the owners needed to approve the increase.

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, late fees and costs of removing the lien as part of the closing. Currently, there are eight owners that exceed the \$75.00 threshold and have liens placed on their property, six owners who are in arrears by two years, and eighteen owners that are in arrears by one year. If you do not recall getting the assessment or you are curious if you are on the delinquent list please contact me at cfunk@speha.org.

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. However, it is helpful to give the Board a heads up so we know what product you are putting on your roof. 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. Since the July, 2016 hail-storm, the Board has approved over 240 roof replacements. 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 just 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 fence of a different style or in a different location 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.

PocketGov Denver

PocketGov Denver is making city living a whole lot easier. Get information about your property, neighborhood, government and upcoming events, see <https://www.denvergov.org/pocketgov/#!/>.

Through DPD Virtual Neighborhood you can receive Denver Police, District 3 notifications and



crime alerts. By signing up you can also receive government and scheduled events in Denver by entering

your address, plus Denver's waste services and street cleaning notifications.

City Requirements Reminders

Leash Your Dog: We hear about this quite frequently, so remember under Denver's Leash Law, dogs are required to be secured at all times unless they are in a designated city dog park. That is required even when you are taking that daily walk. Additionally, here are just a few things that can happen to your roving un-leashed Rover, your dog could:

- be hit by a car.
- jump on someone and knock them over.
- get in the face of every other dog, some of who will respond with aggression.
- get in a dogfight that will frighten both dogs and will likely result in an expensive vet bill.

A Denver Park Ranger shared that the fine for letting a dog run off leash is not cheap. The first offense will set you back \$100. People will pay \$250 for a second violation and \$500 for a third. For us the closest off leash Dog Park is the Kennedy Dog Park, located next to the Kennedy Soccer fields and Kennedy Golf course at 9700 E. Hampden Ave.

Snow Update: 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:

<https://www.voacolorado.org/volunteer-opportunities/snow-buddies>.

To report a problem, contact Denver 3-1-1 and provide the address of an unshoveled sidewalk.

For 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.

Puffers, Denver Police Department: A reminder from Community Resource Officer Mike Borquez, District 3, please do not, leave your car running as it becomes an easy target for somebody to steal it. Even if a vehicle has remote start or kill switch etc., the puffer rule still applies. As of right now, there is no revision to the puffer law for remote starting. The latest revisions were in 2013 and the puffer law was not one of them. The Colorado “Puffer” Law, states, “No person driving or in charge of a motor vehicle shall permit it to stand unattended without first stopping the engine, locking the ignition, removing the key from the ignition, and effectively setting the brake thereon, and, when standing upon any grade, said person shall turn the front wheels to the curb or side of the highway in such a manner as to prevent the vehicle from rolling onto the traveled way. Any person who violates any provision of this section commits a class B traffic infraction.”

The fine schedule for a Class B Traffic Infraction is: A minimum amount of \$15.00 up to a maximum amount of \$100.00 plus additional court surcharges and costs.

Fire Pits, Chimineas, & Open Fires: Even though portable fire pits and chimineas are fashionable and widely offered for sale in garden centers, open burning of wood, fire-logs, and coal, is outlawed in Denver without permits from the Denver Department of Environmental Health and the Fire Prevention and Investigation Division.

This regulation stems from the years of Denver’s “brown cloud” and the area’s subsequent efforts to maintain clean air standards. (Please note that home barbeques using propane, natural gas or charcoal briquettes, are exempt.)

If you would like to pursue open burning, you must obtain permits from two different agencies (special requirements for each agency will be listed on the permit itself):

- Fire Prevention and Investigation Division - please see Fire Safety Permits.
- Denver Department of Environmental Health - 720-865-5452

However, open burning permits are rarely issued to individuals, and permits are never issued for chimineas.

Ways to Combat Holiday Package Theft

- When purchasing items 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.

Last, 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.

Slow Down

No matter how many times we say it, we have way too many drivers, including some of us, who are going 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 by slowing down.



SPEHA Webpage & NextDoor

The official website for Southmoor Park East Homeowners Association is at SPEHA.ORG. This website allow us to communicate with you regarding announcements via Constant Contact, share upcoming events and other important information including our covenants and (our governing documents) as well as agendas and minutes for board and annual meetings. It is the responsibility of residents to keep their email address current to avoid interruption in communication between SPEHA and its residences.

NextDoor is a national social networking service for neighborhoods. SPEHA has been a 2012 founding member in the Denver area for this network. We have a designated area, which currently has 743 individual members from 465 households. This site is used for social media. Members can post news, classifieds, safety alerts, get service recommendations, etc. The NextDoor site has numerous safeguards and security provisions. Your email address will remain secure and the site does not have advertising. To get on NextDoor go to

<https://nextdoor.com/city/denver--co/>. If you have any questions, please contact Robert Finkelmeier at rfinkelmeier@speha.org.

Common Questions about NextDoor

Q: How can I limit the neighborhoods that are visible to me so that SPEHA is all that see in my activity feed?

Click on your name on the upper right hand of the green header. From the drop down menu click on Settings, Immediately under settings click on "Nearby Neighborhoods" on the left side of the page. Click on "Personalize your list of nearby neighborhoods" under the "Nearby Neighborhoods"

list. A map will appear on the right hand side of all nearby neighborhoods to turn OFF. This will ensure that you are only getting SPEHA news

Q: How can I limit the amount of emails that I receive?

If you would like to limit the amount of emails that you receive you can change the settings on the Settings Tab, under "Notifications."

Q: What does Nextdoor do to ensure my privacy is respected?

Please visit the following link for the answer:

<https://nextdoor.com/privacy/#privacy>

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**SOUTHMOOR PARK EAST HOMEOWNERS ASSOCIATION, INC.
PROXY OF THE 2019 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, Patrick Morgan, Bob Engel, Cecile Cohan, Stephen Rohs, Rebecca Stuart, Ethan Lew, Troy Hendelman 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 22, 2018 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), Rebecca Stuart (3785 S Poplar Street), Troy Hendelman (3740 S Narcissus Way), Ethan Lew (4050 S Narcissus Way), Jack Green (7064 E. Jarvis Place), Reese Jameson (4015 S. Oneida Street), Fred Jorgensen (3818 S. Newport Way), Patrick Morgan (3635 S. Newport Way), Bob Engel (6700 E. Mansfield Ave), Stephen Rohs (4059 S Niagara Way), Cecile Cohan (3905 S Oneida St) 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 22, 2019.

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.