



Bringing the neighborhood together.

Southmoor Park East Fall Newsletter December 2019

President Report

Summer Picnic

We tried a new date this year. Seemed to work a little better. I also want to thank all of our sponsors. Finally, thank you for attending. We had an estimated turnout of 275 residents. Our sponsors and participants included:

- UMB Bank
- Cecile Cohan
- District 3 police
- Jarvis street neighbors

Annual Meeting

The Board set a date of Wednesday, January 22, 2020 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 Pamela Kirk 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 the Board please contact a Board member.

Property Upkeep

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. Examples would be to store trash and recycle receptacles out of sight; do not leave them on the street days after City pick up; clean up construction materials; and shovel your walks.

Area Development

The Big Ugly Blue Building.: The Big Ugly Building at 7150 E. Hampton Avenue is still ugly.

Gart Property, south of Piccolos Restaurant, is our understanding that a day care facility and a medical office will be constructed on the remaining pad of the Gart property. This use is acceptable under our development agreement.

Green Cross. A hearing is scheduled for December 18 on the application for a retail marijuana license by Green Cross LLC. The Board voted to oppose the license at its December 11th meeting. A survey was sent out to residents on our Constant Contact email list. Ninety percent of those responding (156) said that they had no need for such an establishment and eighty percent responded that they had no desire for such an establishment. On Monday, December 23rd we were notified that the Hearing Officer recommended that the license be granted.

Subscribe to SPEHA Email

We are asking that all homeowners subscribe to our SPEHA Constant Contact list. Please go to <https://speha.org/> and add your email address in the "Sign-up for E-newsletter" area. You will also be asked to add your home address. By signing up, you help SPEHA reduce mailing costs and provide an easy way to receive Southmoor Park East notifications. Additionally, this will assist you in paying your annual dues since there is a "Pay Link" on the HOA INFO page https://speha.org/?page_id=13

2020 Dues Statements

The SPEHA Dues Statement for 2020 will be sent out in early January. Email statements will be sent out about January 5th, while postage paid statements will be mailed about January 15th. Once again we encourage you to subscribe for email.

Southmoor Elementary Contribution

Your SPEHA Board knows that the value of our neighborhood is tied closely with the success of our neighborhood elementary school. With your SPEHA Dues, please also consider writing a separate check contributing to one of our most prized community assets, Southmoor Elementary School when paying your dues.

Bike Lanes

Not much to report, except I am still waiting to see anyone use the lanes. Having said this, the residents along S. Monaco seem to appreciate that traffic has slowed since the bike lane was added.

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>

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.

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. The Board will notify the owner before a lien is placed on the property.

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 four owners that exceed the \$75.00 threshold and have liens placed on their property, and six owners who are in arrears by two years, who will have liens placed on their property if they fail to pay the delinquent amounts. 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 or Dan Beck at djb.business.services@gmail.com or djb.business.services@gmail.com.

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.voa-colorado.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 with a remote, a Denver ordinance limits letting vehicles idle for more than 5 minutes in any one-hour period unless the temperature has been less than 20 degrees every hour for the previous 24-hour period or the temperature is less than 10 degrees.

Good habits for preventing car theft:

- Always lock your car, roll up the windows and take your keys.
- Never leave belongings in your car. Anything is valuable to a criminal.
- Never leave the car running unattended, even for a short period. Criminals are looking for unattended cars to use in committing other crimes. Park in well-lit and busy areas.
- Use an alarm system and/or steering wheel lock device, so your vehicle is less tempting to steal.
- Besides increasing the risk of thieves stealing a car, "puffing" can also result in a citation, even if the vehicle is equipped with a remote start system.

- The Denver Municipal Ordinance relevant to “puffing” was enacted to address air quality issues

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

As consumer buying habits shift to online shopping, porch pirates in Denver are lurking, ready to pounce on holiday and other packages left at the door by delivery services. To minimize the risk here are some tips:

- 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. SPEHA has been a 2012 founding member in the Denver area. We have a designated area, which currently has 851 individual members from 522 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. 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 2020 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, 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, 2020 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), 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, 2020.

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.