

February 2019

Vol. 38 No. 02 • Circulation: 425

Calendar of Events

Men's Night Out - TBD. RSVP to Ed Spencer at spenex@yahoo.com or 720-982-7247.

Ladies Night Out - Feb. 11 @ 6:00 p.m. Ted's Montana Grill. RSVP to Joyce McGough or Roberta Wheeler at digger3000@hotmail.com or 303-756-3410.

New Owners

Tony Hanneman Jr
7908 South Bemis Street

Desiree Pollack
2773 West Long Drive A

Benjamin Wismer
7911 South Bemis Street

Herbert Brayton
2773 West Long Drive F

Jared Smyth
7792 South Hill Drive

American Heart Month

Because heart disease is a leading cause of death in the United States, make sure you are doing all you can to keep your heart healthy: Limit your intake of sodium and tobacco products, avoid fried and fatty foods, increase your intake of fruits and vegetables, and get at least 30 minutes of exercise five days or more each week.

Next Board & ACC Meeting

February 18, 2019
7:00 p.m. in clubhouse.
All residents welcome!

SouthPark Dolphins Looking for Coaches

Hello SouthPark Dolphins! We are in the process of planning and preparing for the 2019 Dolphins swim season and hope to make it very fun and memorable! We are now recruiting coaches and the application can be found on the SouthPark Dolphins website at: spdolphins.swimtopia.com. Please visit the link for the application, complete the requested information, and email on or before March 1, 2019, to southparkdolphinsparentrep@gmail.com.

If you know of someone with experience swimming and coaching, please share the Dolphins website with them and ask them to apply!

We will be providing information about important dates for the 2019 season as soon as they become available from the Rocky Mountain Swim League.

New SouthPark Monthly Editor

Please join me in welcoming the new editor for the SouthPark Monthly, Michelle Buckalew. Michelle has 20 years of marketing experience and is excited to offer her services to SouthPark.

I've enjoyed being the editor for 13+ years, and will continue to manage the HOA website. Thank you, Michelle, for volunteering your time and talents.

—Dave Rosenthal



News From The Board

Happy February! Being in the middle of winter two things come to mind, enjoying the snow and day dreaming about warm summer days at the pool!

As reported in newsletters since the summer as well as discussed at previous Board of Director meetings, the Recreation / Pool Committee presented the three quotes they had been researching for replacement pool furniture. The Committee described the three options, their price points and benefits and offered up their recommended selection. After discussion and follow up questions by those present a vote was held and the Board approved the purchase for this upcoming season. The new furniture is manufactured by Texacraft, a recognized name in multi-family and commercial outdoor furniture and we are all excited to enjoy the sun on our new chairs come Memorial Day!

The pool contract has lapsed at the end of the year and the Recreation / Pool Committee is actively reviewing options for management moving into the new year. Last season there were many concerns submitted by the neighborhood which are at the forefront of these conversations. The Board and the Pool Committee are looking to get these items addressed as well as keep the pool in good operational order for years to come.

Returning to the season at hand, neighbors have raised alarm with the quality of snow removal that has taken place over these last few wet January snow storms. From conversations at the meeting there are mixed reviews on how the snow removal has been handled and it appears that there are certain areas that require better attention to detail, such as mailbox areas, green space sidewalks, and bus stops. Arrowhead, the community's contractor for snow removal, was on hand to listen to the neighbors and will be proactive in reviewing with their account management team to address these concerns. The Board is looking

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Grounds Report

With the winter weather here I thought it would be a good idea to go over the snow contract and hopefully give everyone a better understanding of what we are paying for.

The contract calls for Arrowhead to shovel snow off the walkways if a two inch threshold is reached. What that means is that Arrowhead will deploy after the snow stops and will shovel off the sidewalks and walkways without the board or AMI having to say anything. They determine the snowfall amount by the weather report and by actually coming out and looking at the property. Sometimes its obvious and sometimes if they are close to the threshold they will call us and ask if we want snow service.

At four inches of snow Arrowhead will send out a plow truck and plow the driveways and parking lot. Again they won't deploy until after the snow stops, and if it's close to the threshold they will call and ask if we want plow services. In rare cases where we have a heavy snowstorm with a large amount of snow they will deploy during the storm to keep up with snowfall.

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2019 Ladies Night Out Schedule

Roberta Wheeler and Joyce McGough have spent hundreds of hours pouring over thousands of area restaurants to come up with the coveted list for the 2019 Ladies Night Out. All events begin at 6:00 pm. Each event with the restaurant address is posted on the Calendar page of the SouthPark website at southparkhoa.com. Please contact Roberta or Joyce at frkrakr@yahoo.com or digger3000@hotmail.com to join in.



- Monday, February 11 - **Ted's Montana Grill**
- Tuesday, March 12 - **Adelitas**
- Wednesday, April 10 - **Olive Garden**
- Monday, May 13 - **Seasons 52**
- Tuesday, June 11 - **NoNo's Cafe**
- Wednesday, July 10 - **Old Chicago**
- Monday, August 12 - **Brewery Bar III**
- Tuesday, Sept. 10 - **Red Lobster**
- Wednesday, Oct. 9 - **Grand Station**
- Monday, Nov. 11 - **Romano's Pizzeria**

Trash & Recycling

Trash pickup is on Monday. Recycling pickup is every other Monday. All recycling dates are posted on the SouthPark website. Recycling is included in your trash pickup at no additional cost. Use your own recycling bins; please do not put recyclables in plastic bags. Separating recyclables is optional. For questions regarding your trash or recycling service, please contact **Pro Disposal at 303-791-3827**.



Recycling Dates: February 11, 25

SouthPark Online Resources

Please visit www.southparkhoa.com for community news, contacts, recreation and clubhouse information, neighborhood events, vendor directory, and more. To pay HOA dues, view financials and board minutes, and manage ACC requests, please visit www.amihoa.com.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, the publisher nor the authors intend to provide any professional service or opinion through this publication.

SouthPark Homeowners Association

2801 W. Long Drive • Littleton, CO 80120
303-738-0534 • info@southparkhoa.com
www.southparkhoa.com

Board of Directorsboard@southparkhoa.com

Ken Dold.....President
John Obourn..... Vice President
Kevin Gzym..... Secretary
Chris Wootten Treasurer
Dawn Zilch, Jerry Connell,
Dave Gomes..... Members-at-large

Accountant.. AMI, 720-633-9722, clientcare@amihoa.com

Architectural/Covenant
AMI, 720-633-9722, clientcare@amihoa.com
Dawn ZilchChair

Clubhouse, 303-738-0534 mailbox 1
Yoshi Wootten, Karen Smith, Pamela Cook

Recreation, (email: poolcommittee@southparkhoa.com)

Linnea Brakemeier.....Chair
Andrew Pitts
Dalena Hogan, 303-795-1939..... Pool Parties

Social: Tracy Cass, Susan Dold, Stacy Haskell,
Julie Ley, Julie Roos..... Co-chairs

Grounds Maintenance
grounds@southparkhoa.com
Mike LawrenceChair
Andrew Schissler,
Jerae Steggall Electric

Newsletter:
Michelle Buckaleweditor@southparkhoa.com

Website:
Dave Rosenthal.....editor@southparkhoa.com

Kids Playgroup
KD Kaiser.....kd@crossfitkada.com

Ladies Night Out
Joyce McGough, 303-756-3410, digger3000@hotmail.com
Roberta Wheeler 303-862-6197, frkrakr@yahoo.com

Men's Night OutEd Spencer, 720-982-7247
..... spenex@yahoo.com

Dolphins Swim Team: Nicki Lawrence,
Michelle Muglia, and Rachael Lessmann
southparkdolphinsparentrep@gmail.com
The SouthPark Monthly Newsletter is a publication
of the SouthPark Homeowner's Association.

News Articles

The deadline for news articles is the 20th of the month before the next month's issue. Please email news articles to the editor at editor@southparkhoa.com. All articles must be approved by the editor for publication, or as space permits.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th. To place an ad, call **Colorado Lasertype, 303-979-7499**.
Email: getinfo@coloradolaser.com
To find ad rates and discounts, go to
www.ColoradoLasertype.com

News From The Board,

continued from front page

forward to a better level of snow removal moving forward and the Grounds Committee will continue to try to get the safest removal while working within the annual budget. Moving forward it is clear the snow removal budget may need to be increased to keep safety of the neighborhood a top priority, but the Board would like to remind all neighbors that we live in a very sporadic climate and to please take precaution when the storms hit. If possible, give the snow removal teams time to plow and shovel our sidewalks before packing down the snow into ice and enjoy winter walks knowing that snow and ice will be present.

Additionally, the Board will be reaching out to the City of Littleton to discuss the snow being pushed back on to sidewalks by plows and the lack of removal near the key areas of concern. If there are specific worrisome areas, please bring these to the attention of the Board so that action can be taken.

Lastly, as we start 2019, we would like to send best wishes to everyone and a reminder that this neighborhood is great because of those who live here. Take the time to know your neighbors, help one another and do your part in keeping the community an enjoyable place to live!

Grounds Report, *continued from page 2*

The current contract does not have any ice mitigation service written into it, which means Arrowhead does not do any ice melt or ice slicer on any walkway or driveway unless we ask for it. So far, every time they have deployed I've asked that ice melt be used on the walkways after they shovel.

Everything Arrowhead does is based on time and material used. We pay every time they come out, and they must ask before they come out in case the services aren't covered by the contract. When there is melting and freezing after a snowstorm, or the plow happens to come by after Arrowhead shoveled, or ice has built up on a sidewalk or driveway then we must pay an additional charge for Arrowhead to return. The melting and refreezing of snow, the melting of street snow flowing onto the driveways and walkways on the corners, and the fact that we have shady areas throughout the neighborhood that never seem to get clear are the biggest headaches we deal with. Ice melt and ice slicer along with the labor to put it down can get to be the largest part of the snow removal budget. I along with the board try to make the best use of the services without going over the budget. Sometimes in that effort I make a bad call and some work that should have been done does not get done. Sometimes Arrowhead does not do the best job it can and sometimes we are at three inches of snow and then the board has to decide if we spend the money to clear driveways or run the risk of spending more money to clear ice later.

I and the board are more than willing to listen to any input any resident has about snow removal or landscaping in general. I encourage everyone to attend the monthly board meetings and find out what decisions are being made on your behalf and to offer any ideas you may have to improve or change what we are doing. The snow budget and landscape budget is the same for all of SouthPark. We do not have one budget for the townhomes and one for single family. Landscape and snow removal are a significant part of the budget so any ideas where we can save money, what we can do better and quite frankly if anyone would like to volunteer and help out would be greatly appreciated.

– Mike Lawrence, grounds chairperson

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 Your neighborhood newsletter publisher

PLEASE NOTE: In order to keep our color pricing low, we cannot accept reverse black ads and color ads need to include 25% white space.

FRONT RANGE CHRISTIAN SCHOOL

NOW ENROLLING
 FOR 2019/2020

Experience the difference at Front Range Christian School, where students come first. You'll enjoy appetizers, a brief introduction to our school, and time to sit in classrooms with teachers, students, and staff. Thursday, February 21, starting at 6pm. RSVP at frcs.org/experience.

Thursday, February 21; 6-7:30pm
frcs.org/experience



FRONT RANGE CHRISTIAN SCHOOL

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South Suburban Parks & Rec Events

For more information on all events, programs and classes, please visit ssprd.org.

South Suburban Chorale Program and Open House

This is a non-auditioned choir that emphasizes the social, physical and mental health benefits of singing. And all levels welcomed.

Who: Ages 55 and above

When: Mon, Feb 4, 1 p.m., free open house

Mon, Feb 11 – Apr 28, 1-2:45 p.m., program

Where: Buck Recreation Center

Price: Free open house; \$120 Resident, \$125 Nonresident, program

John Weeks Band Concert

The John Weeks Band is a high-energy blues band based in Denver. John formed the band in 2013 and they have since garnered recognition and awards as one of the top bands in Colorado.

Who: Ages 12 and up

When: Fri, Feb 8, 5 – 7 p.m.

Where: Buck Recreation Center

Price: \$10 Resident, \$12 Nonresident

Father Daughter Sweetheart Dance

Dads bring their daughters for an evening of dancing with refreshments, pictures, music and prizes.

Who: All ages

When: Fri, Feb 1, 6:30 – 8:30 p.m.

Where: Goodson Recreation Center

Price: \$25 Resident, \$32 Nonresident

Denver Golf Expo

Come by South Suburban Park and Recreation's golf booths #447-448 for prizes and information and meet with PGA professionals.

Who: All ages

When: Fri – Sun, Feb 8 – 10, times vary by day

Where: Visit the South Suburban Golf booth

at the Denver Merchandise Mart

Price: \$3 - \$13

Art in a Day

Learn about art and create crazy fun art works using various materials. Then, take these unique pieces home.

Who and When: Ages 5 – 8, Mon, Feb 18, 9 a.m. – 12 p.m.

Ages 8 – 12, Feb 18, 1 – 4 p.m.

Where: Goodson Recreation Center

Price: \$26 Resident, \$29 Nonresident



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Advice to Sellers: The Metro Denver 2018 Seller's home market is done and Sellers should know what will be happening in the market in 2019. The last several months of 2018 have shown both Seller's and Buyer's what will be a different year for the Denver Metro Home Market. Comments from several national data base companies state that price appreciation will continue to increase slowly, mortgage interest rate increases will impact Buyers, the inventory of active listings will remain low, and the overall 2019 Metro Denver Home Market will change from what has taken place in the prior years. Buyer demand will continue. Homes are now taking longer to sell. Buyers always will determine what your home is worth. As a Seller, focus on 2019 and the changes in the home market. Manage your expectations, be flexible, and accept the offer that works best for you the Seller. Seller preparation includes a good pricing comparison analysis, instructions on staging, what are the top improvements, introduction to a net sheet to understand the bottom line, and a conversation on how the market functions. As such, the homeowner looking to sell a home needs a professional who is a local expert, is hyper local market knowledgeable, and can assist in the Professional plan to sell one's home. Now is the time to reach out to a Professional.

END OF Year Market Recap:

Single Family:

Sold Homes is 36,706
 Average Sold Price is \$512,638
 Median Sold Price is \$437,000
 Average Days on Market is 32

Condo:

Sold Homes is 15,247
 Average Sold Price is \$347,036
 Median Sold Price is \$295,000
 Average Days on Market is 58

South Suburban Parks & Rec Events

For more information on all events, programs and classes, please visit ssprd.org.

Pre-Competitive Swimming

Concentrate on stroke technique for butterfly, breast-stroke, & flip turns, build endurance and learn about competitive swimming. Minimum of Level 4 swimming.

Who: Ages 6 – 15, co-ed

When: Sat, Feb 9 – Mar 2, 12 – 1 p.m.

Where: Buck Recreation Center

Price: \$37 Resident, \$49 Nonresident

In-Service and President’s Day Adventure Camp

Enroll by the day in our state-licensed program that keeps kids busy with activities such as the Eurobungy, ice skating, sports, climbing wall, laser tag and more. Morning and afternoon snacks and lunch included in fee.

Who: Ages 6 - 13

When: Fri, Feb 15, 7 a.m. – 6 p.m.

Mon, Feb 18, 7 a.m. – 6 p.m.

Where: Family Sports Center

Price: \$50 daily Resident, \$54 daily Nonresident

Nature Camp President’s Day

Enjoy a crisp winter’s day exploring nature like wild animals do! Children seek animal clues and then warm up indoors with games and crafts

Who: Ages 6 - 10

When: Mon, Feb 18, 8:30 a.m. – 4:30 p.m.

Where: South Platte Park

Price: \$29 Resident, \$39 Nonresident

Fencing

Integrate mind and body, gain balance, better reflexes, confidence, and self-esteem

Who: Ages 8- 14

When and Where:

Tue, Feb 19-Mar 26, 4:30-6 p.m., Goodson Rec Center

Wed, Feb 20-Mar 27, 5-6:30 p.m., Lone Tree Rec Center

Price: \$72 Resident, \$82 Nonresident

Essential Oils Workshop: Immunity

Each workshop provides education about the essential oils that are best suited for the topic at hand, followed by an opportunity to “make-and-take” a blend of oils to use at home.

Who: Ages 18 and up

When: Sat, Feb 23, 10 – 11 a.m.

Where: Lone Tree Hub

Price: \$8 Resident, \$10 Nonresident

Community First Aid, CPR, AED Training

Learn the techniques used with adults, infants and children and how to respond to injuries and sudden illnesses in a systematic manner, preparing you to help in an emergency situation.

Who: Ages 12 and up

When: Sat, Feb 23, 12 – 6 p.m.

Where: Goodson Recreation Center

Price: \$75 Resident, \$85 Nonresident

Need to Update Your Will?

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South Suburban Parks & Rec Events

For more information on all events, programs and classes, please visit ssprd.org.

Friday Nite Xtreme

The first Friday of every month kids have fun with activities including ice skating, laser tag, climbing wall, bumper cars, Eurobungy, and more! A slice of pizza and a drink are included!

Who: Ages 6 - 13

When: Fri, Mar 1, 7 – 10 p.m.

Where: Family Sports Center

Price: \$19 Resident, \$22 Nonresident

AARP Smart Driving Course

A driver improvement course designed for motorists age 50+.

Who: Ages 50 and up

When: Wed, Feb 27, 8 a.m. – 12 p.m.

Where: Lone Tree Recreation Center

Price: \$15 AARP member, \$20 Non-AARP member

Free Job Fair

Save these dates to apply for a variety of part-time and seasonal positions at South Suburban. See more information on ssprd.org closer to the events.

Who: Ages 15 and up

When and where:

Tue, Mar 5, 2 – 6 p.m., Buck Recreation Center

Tue, Mar 12, 2 – 5 p.m., Lone Tree Hub

Price: Free

Matching Funds Program

South Suburban helps fund additional amenities to residents. Examples of eligible projects include development or improvements to playgrounds; general park improvements, etc.

Who: Ages 18 and up

When: Now through Mar 1 at 5 p.m.

Where: In South Suburban Recreation boundaries

Price: Applications requests matching less than \$2,000 are highly recommended.

Me, Myself and My Health

This program is dedicated to helping young girls develop a healthy body and mind through teaching and modeling fitness and nutritional health, emotional and mental resilience and encouraging a sense of community.

Who: Ages 9 – 14, girls

When: Sun, Mar 3 – May 19, 4 – 5:30 p.m.

Where: Goodson Recreation Center

Price: \$125 Resident, \$135 Nonresident

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SOUTHPARK HOMES COMING TO MARKET IN 2019

We have several SouthPark single family houses and town homes coming to market in 2019. Please call me if you have friends or family looking to live in SouthPark, or if you wish to upsize or rightsize within our neighborhood.

Jan and David Baer, SOUTHPARK RESIDENTS and TRUSTED REALTORS, FAMILY OWNED and OPERATED, Providing FULL SERVICE REAL ESTATE EXPERTISE at a FAIR PRICE, please contact us for a COMPLIMENTARY CONSULTATION. We are happy to help you meet your Real Estate needs!

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Broker Owner/Broker Associate,
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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

This Space Intentionally Left Blank for Teen Services

Try These Tips for Healthy Eating habits

If you've already slipped off your New Year's diet, it's not too late to get back on track. Just follow these tips for healthy weight loss from the Harvard Health Publishing website:

- **Make a list.** Keep track of what you eat and drink for at least three days. Include what you consume, where, how much, and so forth.
- **Set a goal.** Be specific—do you want to lose a certain number of pounds, lower your blood pressure, or something else? Identify strategies for reaching your goal in a reasonable amount of time.
- **Anticipate obstacles.** What might prevent you from hitting your goal? If a busy schedule might keep you from working out, plan to get up a little earlier. If an empty pantry tempts you to order take-out, spend some time looking up healthy recipes, then go to the grocery store for ingredients and make enough for a few nights of leftovers.
- **Control your portion size.** A standard single serving of meat or poultry is about the size of a deck of cards, and a serving of pasta is about half a cup. Check on portion sizes so you don't overeat.
- **Listen to your body.** Try not to eat just because you're worried or angry. Train yourself to stop eating before you feel full—it takes about 20 minutes for your brain to recognize that you've had enough.
- **Eat slowly and mindfully.** Don't rush your meals. Take the time to enjoy every bite. You'll eat less and still feel full when you're finished.

South Suburban Parks & Rec Events

For more information on all events, programs and classes, please visit ssprd.org.

Ballroom Dance Nights

Dance the night away with us! Swing, waltz, rumba, cha cha, tango and foxtrot to the live rhythms of The Mile High Big Band. Singles always welcome!

Who: Ages 18 and up

When: Fri, Mar 1, 7 – 10 p.m.

Where: Lone Tree Recreation Center

Price: \$8 Resident, \$10 Nonresident

Youth Outdoor Activities: Sign-up

Now is the perfect time to get the kids signed up for outdoor activities with several options to keep everyone active and happy (for more information, call 303-798-7515):

Spring Youth Flag Football

Who: Grades K – 8th, girls and boys

When: Mar 16 – May 18

Where: David A. Lorenz Regional Park or Altair Park

Price: \$75 - \$85 by age, register now through Mar 12

Summer Youth T-ball, Baseball, and Softball

Who: Ages 3 and 4 and Grades K – 8th, girls and boys

When: Jun 3 – Aug 1

Where: deKoevend Park, Cherry Knolls Park,

Willow Creek Park, Newton Middle School,

Homestead Elementary

Price: \$39 - \$87 by age, register now through May 19

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- Vast knowledge of the SouthPark community, has enjoyed living in SouthPark since 1989.
- Understands and knows how to market the strong selling points of the different SouthPark floor plans.
- Provides you with a **FREE** home value analysis of your home showing a listing price range and costs associated with the sale of your home.
- Gives you suggestions on how to prepare your home to sell.
- Provides you with some staging ideas to maximize the value of your home.

SouthPark Real Estate Update for February 2019.

SouthPark Single Family Homes

	Up to \$449,000	\$450,000–\$499,000	\$500,000–Plus
For Sale	0	0	0
Under Contract	0	0	1
Total Sold 2019	0	0	0
Total Sold 2018	1	0	10

SouthPark Townhomes

	Up to \$299,000	\$299,000–\$349,000	\$350,000–Plus
For Sale	0	1	2
Under Contract	0	0	1
Total Sold 2019	0	0	0
Total Sold 2018	2	7	28

*The information is based on MLS January 15, 2019
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.*



Terry Jenni

Broker-Owner

303-794-6932

www.terryjenni.com

