



S O U T H P A R K 2 T I M E S

Vol. 20 No. 01

January 2012

A Publication of the SouthPark Homeowners Association Number 2, Inc.

Circulation: 575

Assessment Rate Change: \$111.00 Effective January 1, 2012

As reported in the article from Linda Lancaster, President of the Board of Directors in the November 2011 newsletter and the mailing you recently received, the monthly assessment (dues) will change will change from \$108.00 per month to \$111.00 per month, effective January 1, 2012.

All assessment payments are DUE on the first day of each month. If payments are not RECEIVED by the fifteenth (15th) day of the month, late fees and processing fees will be assessed. **Therefore, when paying with a check and coupon, provide plenty of time for the U.S. mail service.**

If payment is by check, a payment coupon must be included. Other payment options are: Colorado Management's "Auto Withdrawal" Program, Online Payment Processing (www.southpark2-hoa.org for link) or through your own bank (Bill Pay Service).

If you currently use your bank (Bill Pay Service) to pay your maintenance fees, make sure you notify them of the following **prior to the January 1, 2012, assessment being due:**

Address to send payments: Southpark HOA #2, c/o Colorado Management, P.O. Box 105007, Atlanta, GA 30348.

Change the amount of the monthly payment to: \$111.00

Account number: Please see enclosed coupons for account number.

Processing: Make sure it will be RECEIVED prior to the 15th day of the month. We strongly RECOMMEND setting up the 1st day of each month for processing.

The Board of Directors will not at anytime, under any conditions waive any assessments, late fees, processing fees, attorney fees, interest, etc. as a result of late payments and/or short payments (anything less than \$111.00).



Assessment Payment Options

You can pay your assessments on-line at the Association's web page. Simply log-on to www.southpark2-hoa.org and click on the link "Pay Assessments On-Line" to be redirected to Smartstreet's web page. This is a division of the bank, RBC, that the Association uses for banking. You can either pay by credit card, e-check (electronically from your checking account) or set up a monthly recurring payment.

In Remembrance of Bruce Johnson

Bruce, an 18 year homeowner and long-term member of the Board of Directors, passed away suddenly on Wednesday, November 23, 2011. Bruce had always been active in serving the SouthPark II community. He volunteered and served on committees and helped with many, if not most of the social community activities. He also had just been re-elected to the Board of Directors after serving the previous 6 years. Bruce's eagerness to give his time and efforts to serve our community will be missed by all whom have had the privilege to know him.

If You Mail Your Payments

Please make payable to and mail ONLY to:

SouthPark HOA #2
C/O Colorado Management
P.O. Box 105007 • Atlanta, GA 30348

If you have automatic bank drafts, please check the address to which they are being mailed. Do **NOT** mail them to Dale or to the Assoc. mailbox (2850 W. Long Ave.).

Alleyway Safety Precautions

The alleyways behind the garages can be a dangerous. Parents are advised to discourage their children from playing in the alleys behind the garages. There are many other open areas within the community that are safe and available for children's activities. All residents are encouraged to drive slowly and cautiously through the alleyways and neighborhood. Before backing out of the garage, check the surrounding area for pedestrians and obstacles. Furthermore, the alleyways are posted fire lanes and vehicle parking is prohibited.

Next Board Meeting

Tues., January 17th, 2012

7:00 p.m. in the Clubhouse

Please attend!

Parking Reminders

GUEST PARKING: Residents are reminded that parking in the guest parking areas is prohibited. These areas are only to be used by non-resident guests. Furthermore, please be advised that guests cannot park pick-up trucks or vehicles that display a truck license plate in guest parking when visiting. These vehicles **MUST** be parked on the city street (see street parking below). Resident vehicles and guests that park their pick-up truck or vehicle (with truck license plates) in the guest parking areas will be ticketed and if necessary towed at the owners expense.

FIRE LANES: Residents are reminded that the driveways to and behind all garages are posted fire lanes. These areas must be kept clear of vehicles at all times, by order of the Littleton Fire Department. Loading and unloading of vehicles is permitted, but the owner must be present during this period. As a safety concern for emergency access, residents are urged to call the Littleton Police Department at 303-794-1551 (non-emergency number) when vehicles are parked in the driveways for long periods of time or overnight.

STREET PARKING: Residents with more than two vehicles or oversized vehicles that will not fit in the garage are permitted to park on the city streets within the community. However, vehicles parked on the city streets; Monday – Friday, between 8 a.m. and 5 p.m., **MUST** display a resident permit parking decal. Failure to display such permit decal can result in a parking ticket from the City of Littleton Police Department.

Residents of the community are entitled to a resident permit parking decal. Decals can be obtained at the Littleton Public Services Department at 2255 W. Berry Ave., between the hours of 8 a.m. and 5 p.m. You will need the following information to obtain the decal.

Proof of residency within SouthPark II: This can be in the form of a Colorado Driver's Licenses or a prior-year's property-tax statement for the residence.

Vehicle Registration: For each vehicle that you may be requesting a permit, you are required to provide a current Colorado vehicle registration which **MUST** have included the same address as your place of residency within SouthPark II.

VISITOR & GUEST PERMITS: Residents can also obtain a maximum of two (2) visitor permits per calendar year. The permits will expire at the end of the calendar year the permit is issued, except that permits shall immediately expire once the owner or lessor of the vehicle no longer resides within the district. **New visitor permits will be available for pick-up on the 1st Monday after January 1st.**

In addition, guest permits for large social events being held at their place of residence during the hours the parking restriction are also available. Application must be made a minimum of 48 hours in advance of the social event and shall include the date, time and number of permits required. Issuance of guest permits shall be at the discretion of the Public Services Director and abuse of this program will not be allowed. Guest permits shall expire at midnight of the day of the social event.

Any permit lawfully issued under this policy shall constitute permission for a visitor or guest to the residence within the permit-parking district to park a vehicle on the street in the permit-parking district during the hours of restricted parking. Such permission shall not be construed as authority to violate, cancel or set aside any other provisions of the City Code, including any other provisions relating to parking within the city.

Visitor and guest permits will be hanger-type design and shall be temporarily attached to the rearview mirror of the vehicle. Visitor and guest permits shall be returned to the City of Littleton upon expiration for recycling. Application for visitor and guest permits shall be made to the Public Services Department located at 2255 W. Berry Ave., between the hours of 8:00 a.m. and 5:00 p.m. The applicant shall be required to show proof of residency within the district by providing one of the following; valid Colorado Driver's License, valid landlord lease agreement, prior-year's property-tax statement or current utility bill for the residence. The name of the applicant must be listed on one of these forms of residency.

Any exterior changes, replacements and/or additions **MUST** be approved by the ACC Committee.
Please address your request in writing to:

Dale Lavene,
Centennial Management Group, LLC
P.O. Box 3459, Littleton CO 80161

Who To Call:

Maintenance
Painting
Grounds
Dale Lavene
720-528-8557

**SouthPark 2
Board of Directors**

Linda Lancaster	President
Jim Ramsay	Vice President
S. Dorenkamp	Secretary
Pat Cowdin	Treasurer
Nancy Jack	Member at Large
Chris Moulder	Member at Large

Committees

Maintenance

Dale Lavene, Centennial Management Group, LLC P.O. Box 3459, Littleton CO 80161 cmglittleton@aol.com	720-528-8557
James Ramsay	Bruce Johnson

Finance

Linda Lancaster	S. Dorenkamp
Jim Ramsay	Pat Cowdin
Evelyn Bowman	Nancy Jack

Recreation

Jim Ramsay
Josephine Slanovich

**Architectural & Covenant
Control, & Area Patrol**

Dale Lavene,	720-528-8557
Centennial Management Group, LLC P.O. Box 3459, Littleton, CO 80161	

Clubhouse 303-380-0024

Betty Vielhauer	Sandy Frye
Nancy Jack	

Councilman

Debbie Brinkman	303-734-8315
dbrinkman@littletongov.org	

**Littleton Police Department
"Non-Emergency"**

303-794-1551

Bookkeeper/Accounting

Laura Dillon, 303-468-3745, prompt #6
Colorado Management & Associates

The SouthPark2 newsletter is a monthly publication of the SouthPark2 Homeowners Association. Deadline for articles is the 20th of the month. Contact Dale Lavene at 720-528-8557 to submit an article. Check out our website at www.southpark2-hoa.org.

All articles may be edited for clarity and space requirements. Deadline for ads is the 15th of the month for the next month's issue except for the Jan. issue which is Dec. 6th. Contact Colorado Lasertype at 303-979-7499, getinfo@ColoradoLasertype.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, publisher nor the authors intend to provide any professional service or opinion through this publication.

LNO Schedule



The Ladies' Night Out schedule is posted on the community website at www.southparkhoa.com. There is no outing scheduled for December due to the holidays. Future dates include:

Tuesday, January 17 — Ted's in Aspen Grove

Wednesday, February 22 — Cafe de France in Aspen Grove

Thursday, March 22 — Marie Callender's, Broadway & Dry Creek

LNO meets at 6:30 p.m. each month and we usually carpool from SouthPark. Please contact **Judy Cowell** or **Roberta Wheeler** at cwll4@netscape.net or frkrakr@yahoo.com to join in. Monthly emails with restaurant websites, address, phone and menu details, and carpool coordination from SouthPark shall be sent out a week prior to LNO. Hope to see you for dinner!

Clothes Dryer Fire Safety

Did you know that clothes dryer's cause over 12,700 fires per year? According to FEMA (Federal Emergency Management Agency) the leading factor contributing to clothes dryer fires in residential buildings is "failure to clean" which accounts for 70% of dryer fires. Lint is created from the clothes as the water is removed and the clothes dry. While much of the lint is trapped by the dryer's filter, lint also is carried through the venting system, together with moist air. The accumulation of lint, both in the dryer and in the dryer vent, reduces the airflow and creates a highly flammable fuel source. In addition to the accumulation of lint, blockage in dryer exhaust vents also can occur from the nests of small birds and animals or from bends in the venting system itself. In order to prevent fires from occurring, one should remove the lint from the lint filter before every load of laundry. Also, the dryer vent themselves should be inspected and cleaned every 2 to 3 years. If you do not feel comfortable cleaning or inspecting the dryer vent yourself, you can call a duct cleaning service. The Chimney Safety Institute of America (CSIA), a nonprofit educational organization, also provides information on clothes dryer fires and can provide a list of CSIA-certified dryer exhaust duct technicians. Always remember to clean your dryer's filter before every load and to inspect your dryer's venting on a regular basis, not only for the safety of you and your family, but also for the safety of the families that live next to and around you.

Monthly SouthPark Game Night: Scrabble, Trivial Pursuit, Rumikub, UNO (and some brand new games too!)

Join us for Game Night at the SouthPark II Clubhouse, 2850 W Long Drive. NO RSVP is necessary. Please call **Mary Krueger** at 303-730-6036 if you have any questions. Otherwise, we look forward to seeing you on Game Night! Our Game Nite will be held on the 3rd Saturday of each month. We plan to have Game Nite on Saturday, January 21, 2012, at SouthPark II Clubhouse from 6:30 p.m. until 9:00 p.m. You are invited to bring your favorite game – or BYOG (Bring Your Own Game!). Join us for an evening of fun. It's FREE!

I'll sell your SouthPark home for Top Dollar in 90 days or less, or I'll give you \$2,500 back at closing ... guaranteed!!

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2125 S. Jason Street • Denver, CO 80223

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DELMARK



Receive a 15% discount with this advertisement.



Playgroup Takes it Indoors for the Winter

SouthPark's playgroup has begun their winter schedule. They'll be meeting two times a month at different members' homes through the winter. Playgroup is available to young children ages 0-5 and their caregivers looking to forge some friendships. New members are always welcome! It's a fun way to socialize with other parents in the neighborhood. If you have questions about playgroup, please contact **Tami Gomes** at rockymtngomes@gmail.com or 303-506-1911.

Need to Update Your Will?

We specialize in wills and trusts, estate planning and probate.

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Patrick M. Plank, Attorney at Law
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Teen Services

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting; **(*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Savionne D.	13	B	720-283-4282
Audrey M.	16	B*/P	303-960-8300
Emily M.	14	B*/P	303-960-8300

Indoor Water-Saving Tips

By: Denver Water

BATHROOM

- Shower Quickly: Five (5) minutes max.
- Flush Less: Two fewer flushes a day cuts your indoor use the most.
- Fix all leaky toilets, faucets and pipes.
- Install a low-flow showerhead and take only a 4-minute shower or 3-inch bath. (Showers use less water than baths.)
- Replace your high-water use toilet with a new low flow one. (Denver Water has a rebate program.)
- Insulate your water heater and water pipes so you waste less while waiting for hot water to flow.
- Catch water in a bucket or watering can while waiting for hot or cold water and add to house plants., or use to flush a toilet.
- Turn off water while shaving, brushing teeth, and lathering in the shower.
- Shave with a small amount of water in the sink rather than running water.
- Put a water displacement bag or plastic bottle in each toilet tank.

KITCHEN AND LAUNDRY

- Wash only full loads (laundry and dishwasher): Try to wash two fewer loads per week.
- Wash vegetables and fruits in a bowl or basin using a vegetable brush; don't let the water run. Use water on house plants.
- If you have to pre-rinse dishes, soak them instead of running water.
- Chill drinking water in the refrigerator instead of running the faucet until the water is cold.
- Defrost food in the refrigerator, not in a pan of water on the counter or in the sink. Besides saving water, it's less likely to breed bacteria.
- Run garbage disposals only when necessary. Compost your food waste instead.
- Replace your inefficient clothes washer with a highly-efficient horizontal-axis clothes washer. (Denver Water may have a rebate program.)

National Mentoring Month

Focusing national attention on the need for mentors to young people, as well as on how individuals, businesses, government agencies, schools, faith communities, and nonprofits can work together to increase the number of mentors, National Mentoring Month works to assure brighter futures for the next generation.

CLASSIFIEDS

Classified ads are \$2.95/line for 2011. 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.

BUYING 90% SILVER U.S. COINS (pre-1965) and **WHEAT CENTS**. Fair prices paid. SP resident. **303-798-7377**.

******TINA'S HOUSECLEANING******
20 year resident of SouthPark & SouthPark
References available. Call 720-276-1277.

OB PAINTING. Interior/Exterior. Get it done now! Free Est. Rob: **303-986-8198**

Courtesy Garage Door Service. 303-791-8619. Springs replaced 7 days a week between 8-5 same price. References avail.

Small Paint Jobs Only 720-331-7032
Drywall and Basement Finishing Services. 26 years experience. Gary 303-829-6363

Companion care. Cooking, light house-keeping, errands, & doctor appmnts. CPR & first aid certified. Salina, 303-437-2936.

Educational Tutoring, grades 1st-8th, all subjects, come to your home. Special needs children welcomed! Robin 303-359-4030.

HANDYMAN in your area, Bill 303-740-8035 or 303-908-9695

House cleaning. 303-797-7865 or 720-984-4047.

Andersen replacement windows. Why do vinyl when you can do a fibrex window for the same price. Jonathan 303-332-9812. DenverWindow.com

GUITAR LESSONS - Southpark location. Great with kids - 25 years experience, ref. **Smitty 303-738-8442.**

Housecleaning. Exper. dependable w/ great refs. Call Gigi to sched. an est. 303-523-0792

Angels With Paws Pet Grooming Grand Opening. Bring your angels in for some 1 on 1 pampering. Mention this ad, recieve \$5.00 off first groom/bath. Broadway & County Line. Call Sherri 303-798-2279.

Aminals Pet Sitting Service: Pet sitting (in your home). Bonded & ins. Refs. avail. Call **Nancy at 303-335-6237**

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, **NEW KING SIZE** pillowtop set. Retail \$699, asking \$385. **303-742-4860.**

Crystal Window & Blind Cleaning! Chandeliers & mirrors. Refs, 20 yrs exp. Feel good with **clean windows.** Call **NOW**-avoid the rush! Bill & Jerry **303-922-4655**

Happy Tailz Pet Sitting- 15 yr. SouthPark resident will take care of your pets while you're away. Bonded & ins. SouthPark refs. Jeri, **303-437-5526**

Carpet, hardwood, slate, tile- Installation, restretch & repairs. Bill at 303-794-1001

Highlands Pride Painting- 303-738-9203

Computer problems? Need wireless? Just a question? No minimum charge. **Free consultation.** 10+ yrs IT exper. SP resident since '98. **Brock Talbert 303-217-0832.**

Tom's Top Notch Painting - int./ext., dry-wall repairs. Tom Martino approved, 5% disc. for Littleton residents 303-523-2941.

Winter **air duct cleaning** and **chimney cleaning** for your home. **720-299-7782.**

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

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This Year, Resolve To Do Something Different

It's January again. Have you made your New Year's resolutions yet? Maybe this is the year to forget the boring, routine promises you won't keep, like going to the gym every day and calling your parents once a week. Try resolving to be more creative in 2012 with these resolutions:

- **Keep a journal.** Spend a few minutes every day or so writing down your thoughts, feelings, dreams, and ambitions – not your daily schedule or your upcoming appointments. Let your mind wander; free-associate a little. You may be surprised at the ideas you generate.

- **Read more.** Vary your reading habits and explore different topics. If you usually read novels, try a biography. If you read only history, try a book on modern-day science. You'll exercise your mind, and maybe find new connections between ideas.
- **Learn something new.** Take a class in something unrelated to your job or your usual hobbies – art, auto mechanics, philosophy, etc. Mastering new skills can refresh your outlook on life.
- **Meet new people.** Make a positive effort to make new friends this year (or professional contacts). Look for gatherings of people whose interests match yours, and network. The more people you know, the better equipped you are to learn and grow.
- **Create something for the heck of it.** Paint a picture, write a poem, or start a garden – not because you'll get paid for it, but because you want to. You'll find satisfaction in achieving personal goals and motivation to keep trying new things.
- **Volunteer.** Find a cause you support, and offer your time and service. You'll meet new people and enjoy the feeling of helping out with an important cause.



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Want To Get Promoted?

Most people don't want to spend their entire career in the same job, for the same pay, with the same level of responsibility. But getting promoted isn't automatic. You've got to show that you want it, and that you deserve it. Here's how to prepare and position yourself for advancement:

- **Decide on what you want.** "A promotion" is nebulous. You've got to target the specific job you want so you can start working toward it. Be realistic; if you work in the mailroom, you're not likely to immediately win a VP's job.
- **Do a stellar job.** The bare minimum isn't enough. You'll get noticed if you make a practice of going above and beyond your job description. Work harder than anyone else, take some initiative, and get results.
- **Be a team player.** Support your co-workers, your manager, and your organization. You've got to show that you're ready for the responsibility of leading other people, and you can't do that if you get a reputation as a lone wolf.

- **Invest in your own development.** Don't wait around for your boss to send you to a training seminar. Find out what skills you need in order to do the job your eye is on. Then go ahead and learn them. You'll show your commitment to improvement, and you'll get the benefit of increasing your knowledge no matter what happens.
- **Talk to your manager.** Let your boss know that you're interested in advancement. Don't be pushy or demanding, but send the message that you're ready for more responsibility, and ask what you can do to be considered for promotion.
- **Solve problems.** The best way to get noticed is to solve problems for your organization quickly and creatively. Be on the lookout for situations where you can help your colleagues and the organization with ideas and knowhow. The ability to provide useful solutions will help you stand out.

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SouthPark Real Estate Update for January 2012
SouthPark Single Family Homes

	Up to \$400,000	\$400,000-\$475,000	\$475,000-Plus
For Sale	0	0	0
Under Contract	0	0	0
Total Sold 2011	4	0	0
Total Sold 2008/09/10	16/7/5	2/0/1	1/0/0

SouthPark Townhomes

	Up to \$200,000	\$200,000-\$250,000	\$250,000-Plus
For Sale	2	2	0
Under Contract	0	1	0
Total Sold 2011	9	13	2
Total Sold 2008/09/10	9/9/10	19/14/18	8/8/5

The information is based on MLS December 9, 2011.
 Not all of the properties were listed and/or sold by Terry Jenni, Metro Brokers.

Save **Thousands of Dollars** in preparing your home to sell for **Top Dollar**. I have enjoyed living in SouthPark since 1989, so I understand how to stage and promote the strong selling points of your home. If your home needs some TLC, I have quality resources that can help with any project.

GO TO TERRYJENNI.COM FOR ALL YOUR REAL ESTATE INFORMATION!

NEW YEAR SPECIAL:

*If you list with me on or before March 31, 2012, I will provide a **FREE Home Inspection** prior to your home going on the market and a **FREE Home Warranty** at closing!*