



# THE HONKER

## Columbine Lakes Community News

August 2025

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### Townhouse Association Board Meeting

**August 20, 2025 @ 6:30pm**

*at the Clubhouse. Everyone is welcome.*

The Board of Directors will be meeting in person at the clubhouse with a hybrid option. Google Meet joining info:

<https://meet.google.com/tof-nuqy-wpb>

**Or dial: +1 337-541-1913**

**PIN: 336 341 695#**

### Maintenance Association Board Meeting

**Monday, September 8, 2025, 6pm**

*held virtually.*

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 245 326 944 995

**Passcode: BN9ZL3LE**

**Dial-in: 469-844-7991, 928693133#**

### Architectural Change Application Fee

The recording fee for filing Townhouse ACC applications with Arapahoe County increases to \$43 per filing as of July 1st. Per Rules and Regulations, VI. B - An Owner desiring to make any exterior changes to the Unit or the property surrounding the Unit, including but not limited to plantings, fencing, windows, exterior doors, shade structures, balconies, sheds, and radon systems must receive approval of the project by the Board prior to commencing any exterior alteration(s).

### Water Conservation

Denver Water has tips for water conservation including rebates and a self-audit. Consider exploring the resources and doing your part to make a difference.

<https://www.denverwater.org/residential/rebates-and-conservation-tips/efficiency/self-audit>

### Message From The Townhouse Board

• **CELEBRATION:** Congratulations to Donna for passing her CMCA (Certified Manager of Community Associations) exam. The CMCA designation represents a significant milestone in professional development. It demonstrates a comprehensive understanding of community association management and a commitment to upholding the highest standards of service and ethics in the industry. This achievement is not only a testament to Donna's dedication and hard work but also reflects her commitment to providing exceptional service to Columbine Lakes Townhouse. We appreciate Donna's partnership and support her professional growth.

• **ELECTIONS:** While election results are announced at the Annual meeting in November, the candidate and ballot process will begin next month.

#### Here are important dates based on review of our bylaws.

**August** - Candidate applications available online and at the clubhouse

**Sept 12** - Candidate applications due to the board

**Sept 17 @ 6:30pm** - Candidates announced at the board meeting

**Sept 22** - Ballots mailed out

**October** (exact evening TBA) - Meet the candidates - informal community meeting

**Nov 7** - Ballots due

**Nov 14** - Nominating Committee ballot counting

**Nov 19 @ 6:30pm** - Annual Meeting



• **CARPORTS:** During inspections, we've seen an increase in carports being used to store items such as chemicals, household goods, and other personal belongings. This not only violates community guidelines—but more importantly, it poses a safety hazard to residents. Carports are intended strictly for parking vehicles, bicycles, and motorcycles. Storing flammable or hazardous materials in these shared areas creates unnecessary risk and detracts from the overall appearance and function of the community. Any items found stored in carports or rafters will be considered non-compliant and are subject to violation notices. We appreciate your attention to this matter and your continued efforts in keeping Columbine Lakes a safe and well-maintained community.

• We love to see people of all ages enjoying our common areas. It adds so much to our community. Unfortunately we are seeing many items left in common areas when they aren't being actively enjoyed. This detracts from the enjoyment of the common areas by others and impacts services.

Please refrain from attaching swings to trees in the common areas or leaving toys, slides, playhouses, or other items on the grass when not in use.

These items:

- Block sprinkler coverage - leading to dry patches and increased irrigation repairs
- Interfere with mowing and landscaping services - delaying regular maintenance
- Create potential safety hazards for others in the community

*continued on page 2*

## From The Board, *continued from front page*

To help keep our shared spaces safe, beautiful, and well-maintained, we kindly ask that all personal items be brought inside or stored appropriately after use.

- **Update on 5 - Year Plan:** Committees and Board members have been hard at work researching costs and options for Amenities, our infrastructure and some dreams that just might be obtainable. This is a huge task and we've changed our timeline accordingly. Currently we plan to present our findings and options to the community in early 2026. This will be followed by a survey and additional communication with the community. Our goal is to have the plan finalized next summer. Stay tuned and stay involved!

- **Covenants Rewrite:** The board will be reviewing the second draft of our Covenants Rewrite and will hopefully be able to schedule a meeting in August to go over the changes and additions with the community. We will take and answer questions and concerns you may have then. After incorporating your input, we'll mail out the final document. We'll give you adequate time to review the document before a special meeting where you can vote in person or by proxy. It takes 67% (144 units) of the community voting yes to approve the document. So please make sure to participate in the voting.

Let's work together to keep Columbine Lakes a safe and fun place for everyone!

—Your Townhouse Board of Directors

## Maintenance Association Updates

The Maintenance Board will be asking for volunteers for the Nominating Committee to start in September. There is a townhouse position available for a 2-year term, January 2026-December 2027. If you are interested in helping on the nominating committee, please reach out to Michelle Rudolf, [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com). The Maintenance Association is responsible for shared infrastructure between the Townhouses and Single Family Homes (e.g. private roads and private water system). Ideally, candidates have a knowledge of public infrastructure and are comfortable interfacing with public entities such as Denver Water, Arapahoe County, Littleton Public Schools, and the Colorado Department of Public Health and Environment. The Maintenance Board is composed of 2 townhouse owners and 1 single family homeowner.

Water usage increased substantially in June. Single Family Homes, please check sprinkler systems for leaks. Townhouse Owners please advise the Townhouse Board if you see broken sprinklers or pooling water. Reminder that 2025 water usage is reimbursed in 2026. Single Family Homes pay for water based on their individual home usage. Townhouse Owners pay for 1/215th of the water delivered to the Townhouses.

MSI is enforcing the Collection Policy. If you need assistance setting up payments, please reach out to Alicia Sherer or Michelle Rudolf.

## In Case You're interested...

**RESCHEDULED** - The Arapahoe County Commissioners final decision meeting regarding turning Christensen Lane into a 2-lane street is scheduled for Tuesday, August 12, 9:30 AM at the county building located at 5334 S. Prince Street in Littleton.

### TOWNHOUSE ASSOCIATION BOARD

**President: Aura Leigh Ferguson**

303-995-6844, [auraleighhoa@gmail.com](mailto:auraleighhoa@gmail.com)

Projects, Legal, Misc.

**Vice President/Secretary: Michelle Rudolf**

303-929-3426, [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com)

ACR, Social activities, Clubhouse, Honker

**Treasurer: Bree Amsberry**

303-589-7975, [breehoa@gmail.com](mailto:breehoa@gmail.com)

Financials/budget, Landscaping

**Member at Large: Bill Hardison**

Work orders, Vendor bids

### MAINTENANCE ASSOCIATION BOARD

**President:** Brianna Atherton, [athertonhoa@gmail.com](mailto:athertonhoa@gmail.com)

**Vice President:** Troy Widener, [troywidener@gmail.com](mailto:troywidener@gmail.com)

**Secretary:** Michelle Rudolf, [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com)

### CLUBHOUSE

Columbine Lakes Clubhouse

4192 W Pondview Dr., Littleton CO 80123

Clubhouse Hours: Office hours by appointment.

Please email [columbinelakesclubhouse@gmail.com](mailto:columbinelakesclubhouse@gmail.com)

### MSI, LLC

Donna LaWall, Townhouse Association Community Manager

720-974-4257, [DLaWall@msiho.com](mailto:DLaWall@msiho.com)

Alicia Sherer, Maintenance Association Community Manager

720-974-4247, [asherer@msiho.com](mailto:asherer@msiho.com)

6892 S. Yosemite Ct., Suite 2-101, Centennial, CO 80112

website: [https://engage.goenumerate.com/connect\\_login.php](https://engage.goenumerate.com/connect_login.php)

Visits by appointment.

After Hours Maintenance Emergency: 303-420-4433

**The *Honker* is published monthly through a joint effort between the Columbine Lakes Townhouse Association and Maintenance Association, non-profit homeowner's associations.**

## News Articles

The deadline for news articles is the 23rd of the month. To submit an article please e-mail it to [columbinelakesclubhouse@gmail.com](mailto:columbinelakesclubhouse@gmail.com). Articles are printed on a space-available basis. No endorsement of any product or service is implied/stated by its inclusion in the newsletter.

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## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue.

**Newsletter Connections:**

**303-979-7499 or**

**[info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

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**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

**New customers A/C inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**TH Consulting. Providing handy man services, landscaping & concrete work.** Please call Trent 720-226-5586.

**Highlands Pride Ptg, Inter/Exterior- 303-738-9203**

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.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.

**METRO DENVER**  
**CRIME**  
**STOPPERS**

**19th Annual**  
**Shred-A-Thon**

August 23, 2025  
Arapahoe County Sheriff's Office (9a-Noon)  
13101 E Broncos Pkwy, Dove Valley, CO 80112

September 13, 2025  
Jefferson County Sheriff's Office (9a-Noon)

## Upcoming Events

- August 5th - National Night Out National campaign to enhance the relationship between neighbors and law enforcement, fostering a sense of community and promoting safety. Food truck available 5-7pm.
- August 6th - Amenities Committee meeting - All are welcome but comments are allowed at the discretion of the committee.
- August 7th @ 10am - Community Coffee Hour - All are welcome to join for conversation and socializing. If you'd like to bring a light treat to share (optional), please let us know. For more info, contact Bree Amsberry at 303-589-7975 or Aura Leigh Ferguson at 303-995-6844.
- August 13th, 4-6pm - Budget Committee meeting - All are welcome but comments are allowed at the discretion of the committee.
- August 16th @ 1-2pm - Super Soaker Saturday Sprinkler party Weather permitting. Bring your own chair/towel. Shoes recommended. All ages welcome. Please no water balloons. 4316 W Pondview Dr, west lawn
- August 27th, 4-6pm - Budget Committee meeting - All are welcome but comments are allowed at the discretion of the committee.

*Optimism doesn't mean that you are blind to the reality of the situation. It means that you remain motivated to seek a solution to whatever problems arise.*

—The Dalai Lama

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## Columbine Cultivators Update

The Columbine Cultivators have been thoughtfully re-evaluating how we care for our shared outdoor spaces, especially around the ponds. We're exploring opportunities to allow certain areas to grow-in more naturally—welcoming native plants and grasses that require less water and upkeep—while continuing to prioritize greener lawn areas closer to the townhomes.

As many of you know, maintaining the extensive Kentucky Bluegrass installed in 1976 has become more challenging with changing weather patterns and water restrictions. Together, we're looking at practical, sustainable solutions—like mowing less often and keeping the grass a bit longer to help it retain moisture.

The landscaping team has also been trimming overgrown trees and shrubs, and we're gathering bids for a larger tree trimming project to address safety concerns and support tree health. Board Vice President, Michelle Rudolf, has been a huge help in identifying sprinkler issues like buried, blocked, or broken heads and lines. We're working on a plan to address these in a 2nd round of repairs. Round 1 of repairs is already showing improvements to the grass in those impacted areas.

A heartfelt thank you to everyone who's contributed time, tools, or support. It truly takes a village, and we're excited to keep working together to care for and improve our beautiful property!

— The Columbine Cultivators

## On the Wild Side: Red Foxes, part of the neighborhood

Red foxes frequent our ponds and surrounding areas. They have become a common part of the urban environment and are highly adaptable to a variety of living conditions. While they typically build dens in holes in the ground, they have found that crawlspaces beneath buildings work just as well!

Weighing less than 15 pounds, red foxes are smaller than most dogs. Their fur is most often a reddish-orange color with a white chest and abdomen, though some may be silver or black. One easy way to identify a red fox is by the black tip on its large, bushy tail.

If a fox appears ragged or seems to be losing fur, it may be suffering from mange—a parasitic disease that is easily transmissible and, if left untreated, ultimately fatal. Fortunately, a recent group of foxes spotted in the area appears healthy!

Foxes play an important role in our local ecosystem. Their diet consists mainly of rodents and rabbits, but also includes birds, eggs, reptiles, amphibians, and fruit. They help keep the populations of rodents, rabbits, and squirrels in check and are well-known for raiding goose nests for eggs.

Although they are usually nocturnal hunters, foxes can occasionally be seen trotting through the property during the day. You might also hear their eerie “yipping” calls, which can sound a lot like screams—yes, it takes some getting used to!

—Thanks, Deb Carstensen.

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