



THE HONKER

Columbine Lakes Community News

December 2025

Vol. 18 No. 12 • Circulation: 345

Townhouse Association Board Meeting

January 21, 2026 @ 6:30pm

at the Clubhouse. Everyone is welcome.

The Board of Directors will be meeting in person at the clubhouse with a hybrid option (link to be published in the January Honker)

Maintenance Association Board Meeting

Monday, December 8, 2025, 6pm

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

Meeting ID: 249 130 957 528

Passcode: Z9Ag6Ex6

Upcoming Events At The Columbine Lakes

- **December 4th @ 10am - Community Brunch and Coffee Hour** All are welcome to join for conversation and socializing. If you'd like to bring a breakfast dish 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.
- **No board meeting - See you January.**
- **Caroling - stay tuned for e-bulletin**

Wilder

Dec 22nd-Jan 2nd:

No School (Winter Break)

Jan 19: No school -

Martin Luther King Jr Day

Feb 16: No school - President's Day

*Christmas is doing a little
something extra for someone.*

—Charles Schulz

*What good is the warmth of
summer, without the cold of winter
to give it sweetness.*

—John Steinbeck

Message From The Townhouse Board

- Happy Holidays and Happy New Year from the 2025 and 2026 CLTA Board and management. Thank you to Bill Hardison for his dedication to the community and service as a board member this year. Welcome Stephanie Von Vultee and Chris Ludeman as the newest board members. Continuing on the board - Aura Leigh, Bree and Michelle.



- **Budget** - We want to thank all owners who came to the budget meeting or sent in proxies for a vote. We truly appreciate the input and representation of the community. We did not have quorum in order to have the vote on the 11% increase in assessments, so the 7.5% increase was adopted as allowed by our governing documents. Monthly dues for 2026 will be \$368.30 per unit. Payment setup information will be shared in the January Honker. If you pay through your bank's bill-pay service, please remember to update the scheduled amount directly with your bank.

- **Clubhouse Access** - Our clubhouse entry system will be getting required updates, as the current equipment will no longer be supported after December 31st. During the open-house hours at the clubhouse, you can re-register your current fob or exchange old cards for new fobs. Please note: after December 31st, any fobs that haven't been reactivated will stop working. You'll then need to contact a board member to have them reactivated. Clubhouse Access Agreements can be found on the portal under "Documents" and brought to your appointment or hard copies will be provided at the clubhouse. Scheduling link <https://calendar.app.google/iu7zPhNz9Fa8j7dr7> or drop in on first come, first served basis - Dec 13th @ 9am-11:30am; Dec 14th @ 3pm-5pm; Dec 18th or 19th @ 5:30pm-8:00pm
- **Portal** - If you have issues accessing the new portal columbinelakes.frontsteps.com please reach out to Michelle mrudolfhoa@gmail.com
- **Five-Year-Plan update:** The options that have been researched were presented to the Board at the October meeting. The written findings will be available online and via hardcopy at the clubhouse soon. While much information has been collected, no decisions have been made. We ask the community to look at the options presented and to think about what we'd like the community to look like 5 years from now. We will be having community meetings early next year to have respectful conversations about our priorities.
- The board has decided to keep the Red Tag Parking permits at \$180/year. Red tags are first come, first serve based on lot space. Please email columbinelakesclubhouse@gmail.com if you need a carport permit. Red tag applications are available online.

— Your Townhouse Board of Directors;
Aura Leigh, Stephanie, Chris, Michelle, and Bree

Maintenance Association Updates

- Notices for the Annual meeting and Budget Presentation have been mailed out. If you are not able to attend the virtual meeting, please consider submitting a proxy. Votes or proxies will be needed to approve Annual meeting minutes from 2024. If we have a contested election, the ballots will be mailed out after the meeting on Dec 8th.
 - If you do not know your account number, please reach out to MSI accounting 720-974-4196. You can view your account number on the portal using a computer. Account numbers are not easily visible while using the app.
 - If you have issues accessing the new portal columbinelakesmaintenance.frontsteps.com please reach out to Michelle mrudolfhoa@gmail.com
 - Maintenance Association board email: ColumbineLakesMA@gmail.com for Maintenance Association communication regarding water distribution system, wastewater treatment (sewer) bill back (not repairs or damage) and roads.
- **Your Maintenance Board of Directors; Brianna, Troy and Michelle**

Caring For What We Share

December

As the holidays approach, many of us find ourselves gathering with family, welcoming visitors, or simply slowing down long enough to appreciate the comfort of home. And here at Columbine Lakes, “home” extends beyond our front doors. It includes the ponds we pass on a morning walk, the shared paths where neighbors wave, and the green spaces that hold our seasons.

This time of year reminds us how important a sense of place truly is. Even if we aren’t thinking year-round about how to improve our community, most of us feel something a little different in December — a desire for warmth, for beauty, for a neighborhood we’re proud to come back to at the end of the day. And the good news is: creating that feeling doesn’t always require big projects or big budgets. Sometimes it starts with something simple: picking up a bit of litter, helping a neighbor carry a package, or lending a hand during a small cleanup effort.

In the months ahead, this column will share light, simple ways we can all make Columbine Lakes a place that feels a little more cared for — not through pressure or expectation, but through small acts that bring us together. This season reminds us that home is worth tending. And when we each do just a little, it becomes something we can all feel proud of.

— **Warmly, Your Neighbor Across the Pond**

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Vice President: Troy Widener, troywidener@gmail.com

Secretary: Michelle Rudolf, mrudolfhoa@gmail.com

CLUBHOUSE

Columbine Lakes Clubhouse

4192 W Pondview Dr., Littleton CO 80123

Clubhouse Hours: Office hours by appointment.

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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. Articles are printed on a space-available basis. No endorsement of any product or service is implied/stated by its inclusion in the newsletter.

Advertise in this Newsletter!

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

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Trail of Lights

When: Nov. 21, 2025–Jan. 11, 2026

Where: Denver Botanic Gardens Chatfield Farms

Trail of Lights at Chatfield Farms takes you along a winding path glistening with lights that illuminate the Colorado countryside. Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, box elders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is also the option of a shorter path for those who want to take a shorter stroll. In line with the core value of sustainability, all lights used in the event are LED.

Hudson Holidays

When: Nov. 28, 2025–Jan. 4, 2026

Where: Hudson Gardens & Events Center

You'll be enchanted by towering trees draped in thousands of colorful lights. A grove of dancing Christmas trees, a multi-colored forest inhabited by giant snowmen, the holiday light tunnel and glowing reindeer will light up Hudson Gardens into an extravaganza of holiday cheer. Purchase a delicious cup of hot cocoa or adult beverage before stopping by for a perfect free family photo opportunity with Santa.

 **Ready to Travel?** 

I've got 3 amazing group trips planned for 2026 and 2027!

If any of these adventures spark your interest, don't hesitate to reach out – I'd love to share more details with you.

Aug. 2026: Scotland Experience featuring the Military Tattoo

Feb. 2027: Egypt with Collette

Aug. 2027: Victory Cruise on the Great Lakes



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Our January deadline is December 5th.



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Looking To Get Involved And Make An Impact This Holiday?

Volunteering can be a fun and deeply rewarding experience where you can meet like-minded people, help improve lives and build a stronger community.

Here are some upcoming opportunities to engage in our community. We hope to see you this Holiday season!

1. Run a toy drive. Mile High United Way collects toys each year for our Children's Holiday Party. This annual event, which is filled with face painting, cookie decorating, and photos with Santa, brings the spirit of the Holidays to hundreds of families in our community. Run a toy drive for the event and help bring joy to children this Christmas.

2. Support our community resource center. Our 2-1-1 Help Center serves as a critical resource and safety net for Colorado residents, particularly during the winter months. Our Resource Navigators work every day to help vulnerable people in our community gain access to basic needs like food and shelter.

3. Help children develop a love of reading. You can help a child build confidence, improve their literacy skills, and develop a love of reading. Volunteer to build literacy kits for young students or become a reading partner through our weekly Read With Me program.

4. Support people experiencing homelessness. Volunteer to put together hygiene kits for at risk individuals and families in our community. The kits, which contain a wide range of important self-care items, are distributed to people across Metro Denver who are currently experiencing homelessness. Contact us to see when you can join in on the next kit build.

5. Join a donor group. We believe the most fulfilling way to get involved is to do it together. Join a network and meet other socially minded individuals who are dedicated to creating a lasting impact. During the Holidays, our donor groups engage in a range of activities, such as creating Thanksgiving gift baskets for families in need.

6. Help a small business owner in Denver. Are you a small business expert? Volunteer your time and expertise to help small, local businesses in Metro Denver reach their growth potential through our United Business Advisory program.

7. Become an advocate. Mile High United Way works every day to remove barriers and create pathways to success for all people in our community through our policy initiatives. Become an advocate and help us change the odds and move families out of poverty.

8. Become a corporate partner. Get the whole team involved and become a Mile High United Way Corporate Partner. We're proud to partner with hundreds of local companies to execute strong, effective CSR programs that positively impact the community while improving employee engagement and business returns.

Mile High United Way believes every person that calls Colorado home deserves the opportunity to thrive. With your support, we can continue to meet the short and long-term needs of residents in our community.

–<https://unitedwaydenver.org>

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