



THE HONKER

Columbine Lakes Community News

February 2026

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Townhouse Association Board Meeting

February 18, 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.

Google Meet link:

<https://meet.google.com/geo-vvem-ohe>

Or dial: (US) +1 515-599-7342

PIN: 154 422 320#

Maintenance Association Meeting

March 2, 2026

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

Meeting ID: 248 560 156 394 1

Passcode: 7cS6Pg99

Dial in by phone: 469-844-7991

The Love Letter Project

12-26-25 to 2-8-26

Aspen Grove, Littleton

In partnership w/ ROX Arts Gallery

Now in its 6th year, the Love Letter Project invites you to help spread a little warmth where it matters most. We're asking our community to create and share handwritten Valentine's cards for neighbors served by Nourish Meals on Wheels and Meals on Wheels recipients across the Denver metro area. These cards are delivered by hand before Valentine's Day, each one a small reminder that someone is thinking of them.

How to Take Part

- Make a card. Handmade cards are encouraged, but heartfelt words matter more than perfection.
- Drop it off at ROX Arts Gallery or in the mailbox right next to the gallery.
- No stamp needed. Cards are hand-delivered by Meals on Wheels volunteers.
- Please do not seal your card.
- Write as many as you'd like.

For many, your card may be the only Valentine's Day card they receive. A few kind words can turn an ordinary day into something quietly unforgettable.

Message From The Townhouse Board

Clubhouse office hours by appointment only for key job reactivation, updating vehicle information and forms and portal assistance. Scan the QR code to schedule or email columbinelakesclubhouse@gmail.com.

Portal access is important to get notifications to stay up-to-date on community happenings, access governing documents, make party room reservations, submit work orders or address violations. Renters and tenants should be signed up by their landlord. www.msihoa.com and search Columbine Lakes Townhouse Association and Columbine Lakes Maintenance Association.

Please email mrudolphoa@gmail.com if you're willing to help deliver Honkers. Delivery locations can be on the north side, south side, or simply to your carport lot. If we have several volunteers, deliveries would rotate, so you likely wouldn't need to help every month. Thank you for considering helping out!



FINANCIAL CORNER:

12/31/24 Total Cash: \$388,786.47

12/31/25 Total Cash: \$471,250.41

1 Year Increase: \$82,463.94

We apologize for a discrepancy in the figures presented at the January 2026 meeting.

The 2026 Board is looking forward to maintaining a strong focus on safety, preventative maintenance, and the long-term care of the community, while remaining transparent and fiscally responsible. The board is working with the Budget Committee to help assess priorities based on needs and wants within the community.

— Your Townhouse Board of Directors:

Aura Leigh, Stephanie, Chris, Michelle, and Bree



Maintenance Association Updates

- **Fire Hydrants:** If you observe someone other than C&L Water Solutions, Colorado Water Systems, or the Fire Department connecting a hose to our hydrants, please take a picture (capture any logos, license plates, or DOT numbers) and send it to ColumbineLakesMA@gmail.com. Despite labeling all fire hydrants as private, we have had at least two instances in the past month of contractors filling water tankers from our hydrants which is (a) water theft, and (b) could be a State compliance issue if the vehicle does not have backflow prevention. Given the construction activity in the area, we expect this may continue.
- **Repairs:** The street sign post at the west end of W. Pondview Place and W. Pondview Drive was replaced after one of the wind storms blew down the old post.
- **Effective January 1, 2026,** townhouse monthly due is \$95.57 (plus \$33.79 special assessment if not paid in full) and R2 monthly due is \$40.18 plus individual water usage. You can contact Kobain Wallace or Alicia Sherer if you need your account number or monthly amount. You can view your account number on the portal using a computer. Account numbers are not easily visible while using the app.

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Maintenance Association Updates,

continued from front page

- If you have issues accessing the new portal columbinelakesmaintenance.frontsteps.com please reach out to Michelle mrudolfhoa@gmail.com
- **Maintenance Association board email:** Columbine LakesMA@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

Wilder

Jan 29th: Musical Performance (5:46pm)

Jan 30th: Kindergarten Rodeo Day (all day)

Feb 13th: Teacher work day, no students

Feb 16th: No school - President's Day

March 6th: No school

(Clip AD & Save For Later)



HELPING HANDS

Compassionate Care

“We are given two hands. One to help ourselves – the second to help others.”

“My focus is on the aging population needing assistance with the activities of daily living. I aim to make a significant difference, enhancing the lives of our elders, and their families, while helping each individual retain as much independence as possible.” –Vickie



- Personal Assistant
- Nutritional Guidance
- Shopping
- Hygiene
- Light Housekeeping
- Meal Prep
- Chauffeur
- Companionship



Vickie Meehan, CNA
Certified Nursing Assistant

Call Vickie:
303.550.9818

HelpingHandsCC.com
Vickie.HelpingHands.LLC@gmail.com

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TOWNHOUSE ASSOCIATION BOARD

President: Aura Leigh Ferguson
303-995-6844, auraleighhoa@gmail.com
Projects, Legal, Misc., Social Activities

Vice President: Stephanie Von Vultee
stephanie.columbinelakes@gmail.com
Landscaping

Treasurer: Chris Ludeman
ChristinaLHOA@gmail.com
Financials/Budget

Secretary: Michelle Rudolf
303-929-3426, mrudolfhoa@gmail.com
ARC, Clubhouse, Honker

Member at Large: Bree Amsberry
303-589-7975, breehoa@gmail.com
Landscaping

MAINTENANCE ASSOCIATION BOARD

ColumbineLakesMA@gmail.com

President: Brianna Atherton, athertonhoa@gmail.com

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.
Please email columbinelakesclubhouse@gmail.com

MSI, LLC

Sandy Teigen, Townhouse Association Community Manager
720-974-4259, steigen@msiho.com

Alicia Sherer, Maintenance Association Community Manager
720-974-4247, asherer@msiho.com

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

Newsletter Connections:
303-979-7499 or
info@newsletterconnections.com

To find ad rates and discounts,
go to NewsletterConnections.com or scan QR code.



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

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

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

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

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

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

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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

Avian Flu

Avian flu is a highly contagious and often fatal disease found mainly in waterfowl and chickens. It is also deadly to raptors that eat infected birds. Infected geese may appear confused, have trouble walking, or show slow, repetitive head and neck movements. There is no treatment for affected geese. Human infection is rare and usually causes flu-like symptoms; transmission occurs through direct contact with infected animals or their feces. Avoid contact with live or dead birds, disinfect shoe soles if walking through areas with goose droppings, and keep pets from eating feces. If you find a dead goose or large bird in the community, contact MSI.

Community Coffee Hour.

February Coffee Hour – Warm up with conversation and treats –meeting new neighbors and getting to know each other better. **Thursday, February 5th at 10:00 AM** at the Clubhouse. Optional to bring a light treat to share. Contact Bree Amsberry (303-589-7975) or Aura Leigh Ferguson (303-995-6844) for more information.



COLUMBINE HIGH SCHOOL

Make Columbine your first choice! **ENROLL JEFFCO**

2026-27 School Year Enrollment NOW OPEN!

Learn about our school on School Finder
1 jps.click/schoolfinder **SCHOOL FINDER**

Complete enrollment on EnrollJeffco
2 enrolljeffco.org **ENROLL JEFFCO**

For more information about enrollment, visit enrolljeffco.org. **JEFFCO PUBLIC SCHOOLS**



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Highly Targeted & Zero Waste: Your ad reaches households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.

Higher Engagement & Memorability: Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.

Our March deadline is February 15th. **303-979-7499**

NEWSLETTER CONNECTIONS
info@newsletterconnections.com
NewsletterConnections.com



Caring For What We Share: Tending To What Makes This Home

January always gives me a chance to slow down and really look around. Once the holidays pass and routines return, I find myself noticing not just our shared spaces, but the people who move through them every day.

Maintenance is part of living anywhere, and in a community with many townhomes and shared spaces, that work adds up quickly. In winter, I notice icy spots that need attention and snow that's harder for some neighbors to manage. We have buckets of salt by the mailboxes, so I throw some down where it's needed. I shovel a neighbor's walk when I know they could use the help. What's even better is seeing others doing the same — helping quietly, without being asked.

I also know there's a lot happening behind the scenes — work I don't always see, but trust is being done with care and commitment to keep everything running smoothly. Together, these efforts remind me that showing up, paying attention, and pitching in when we can has a real way of strengthening the place we share.

For me, there truly is no place like home. After a long weekend, a business trip, or even a long afternoon away, coming back here brings a sense of solace, peace, and comfort. That feeling doesn't happen by accident — it's something we create together

My January challenge is simple: notice where a little help might make someone's day easier, and do it.

Here's to a new year of looking out for one another.

– Warmly - Your Neighbor Across the Pond

On The Wild Side: Our National Symbol

The bald eagle—majestic, powerful, beautiful, an emblem of our country. Known for their fishing prowess, the eagle can fly up to 100mph, swoop down and carry huge fish away, even if it means hanging onto them in the water and using their wings as paddles to swim to shore. Then there's the other side of their reputation – scavengers and bullies that will peruse a trash dump or steal food from other raptors. They can be seen here when they fly over or stop to eat a goose. Either way they are a beautiful creature with dark brown feathers and a strikingly white head and tail.



After being on the decline for many years because of the widespread use of DDT, loss of habitat and overhunting, the bald eagle has recovered and their numbers increase by the year. Some bald eagles stay here year round nesting in different parts of Colorado. Most, however, come down for the winter to the lower 48 states to escape the bitter cold of the far north – Canada and Alaska.

Bald eagles mate for life and use the same nest year after year. Their nests, made of sticks, are renowned for their size with the largest known nest being 9 ft wide, 20 ft high and weighing 2 tons!!! They are an amazing bird and we're lucky to be able to see them in our own back yard.

Enjoy the benefits of our wonderful ponds.

— Deb Carstensen



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