



THE HONKER

Columbine Lakes Community News

January 2026

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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

Google Meet link:

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

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

PIN: 154 422 320#

Maintenance Association 2026 Meetings

March 2, 2026

June 1, 2026

September 14, 2026

December 7, 2026:

Budget Presentation/Annual Meeting

Assessment Book

Both associations are automatically opted out of assessment books. If you wish to receive an assessment book to pay, please opt in to receive one by contacting Kobain Wallace kwallace@msiho.com with your address, which association(s) and "opt in" or call 720-974-4146. The cost of the assessment books are absorbed by the association at this time (not charged to individual residents). You may request an assessment book at any time of the year by contacting MSI but earlier is best.

Wilder Calendar

Dec 22nd-Jan 5th: No School
(Winter Break)

Jan 8th: Kindergarten Information
night (5pm-7:30pm)

Jan 19th: No school
(Martin Luther King Jr Day)

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

Jan 30th: Kindergarten Rodeo Day (all day)

Feb 16th: No school (President's Day)

Message From The Townhouse Board

This has been a very productive year at Columbine Lakes as the Board focused on safety, preventative maintenance, and long-term care of the community.

Maintenance Highlights Completed in 2025 include:

- Clubhouse Improvements - replaced the main water shut-off, repaired a leaking utility sink, installed panic bar doors, corrected heating issues in the rental unit
- Retaining Wall and Gas Line Repair
- Concrete Fixes - carport retaining wall repairs, two front stoops repaired, sidewalk corrections completed
- Upper Pond Erosion Repair - stabilized the upper pond bank to address erosion and improve overall aesthetics
- Tree Trimming - 16 trees trimmed, 5 trees removed
- Significant Sprinkler Repairs & Mapping - identified and repaired 12 irrigation line breaks, mapped the entire system
- Boulders Installed - large boulders placed at entry areas to prevent further damage to grass and asphalt

In addition to these physical improvements, the Board also reestablished community committees to support ongoing upkeep, maintenance planning, and care for Columbine Lakes. These committees play an important role in helping the Board remain proactive and responsive to community needs.

Thank you to all homeowners who contributed time, effort, and support throughout the year. Together, we continue to make Columbine Lakes a safe, well-maintained, and welcoming place to live.

In 2026, the Board will continue maintaining a strong focus on safety, preventative maintenance, and the long-term care of the community, while remaining transparent and fiscally responsible.

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

Maintenance Association Updates

- Effective January 1, 2026, townhouse monthly due are \$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.
- 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**



Community Coffee Hour.

January Coffee Hour – Let's Celebrate the New Year!

Ring in the new year with meeting new neighbors and getting to know each other better – Thursday, January 8, 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.



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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
ARC, 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
website: <https://msiho.com/>
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
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To find ad rates and discounts,
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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 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.

Caring For What We Share: A Season That Brings Us Together

December always feels a little fuller around here. I see neighbors coming and going, lights appearing, and hear conversations in passing about plans, family, and celebrations. There's a sense of motion this time of year — a reminder to me that this isn't just a collection of townhomes, but a place where real life is happening every day.

Looking back on the year, it wasn't without its challenges. Living in a shared community means we don't always agree, and sometimes that can feel uncomfortable. Even so, I've

noticed that we keep moving forward together, finding our way through differing perspectives while sharing the same paths, ponds, and spaces that connect us.

As we head into a new year, I hope we can carry that sense of connection with us. For me, caring for what we share doesn't require perfection or consensus. More often, it looks like showing up with patience, offering a kind word, or choosing to see one another as neighbors first. Small moments add up, and over time, they shape the place we all call home.

This month, my personal challenge is to recognize a neighbor with a smile, a quick hello, holding a door, or a brief conversation. Nothing formal. Just a small acknowledgment that we share this place.

Wishing everyone a joyful season and a hopeful start to the year ahead.

— Warmly, Your Neighbor Across the Pond

*January is here, with eyes that keenly glow,
a frost-mailed warrior striding a shadowy steed of snow.
—Edgar Fawcett*

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Our February deadline is January 15th.



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NEWSLETTER CONNECTIONS

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2026 Payments

Columbine Lakes Townhouse Association monthly dues:

\$368.30/month/unit

Columbine Lakes Maintenance Association monthly dues:

Refer to *Maintenance Association Updates*.

There are 3 options to pay your monthly assessment. Payments on the MSI portal are the most convenient but also will incur processing fees. [Columbinelakes.frontsteps.com](https://columbinelakes.frontsteps.com) and [Columbinelakesmaintenance.frontsteps.com](https://columbinelakesmaintenance.frontsteps.com)

- 1) Direct payment through the MSI portal. MSI will essentially **pull** the money from your bank for a monthly fee of \$1.99. Or this can also be set up as an automatic credit card payment for a 3.5% processing fee.
- 2) Bill Pay through your personal bank. This service is usually provided free of charge through most banks. You must schedule the amount to be paid each month through your bank (either online or in person). Once set up, your bank will automatically pay MSI either electronically or by mail. Payments **MUST** include:
 - a) Association name
 - b) P.O. Box 173307 Denver, CO 80217-3307
 - c) Phone number is 303-420-4433
 - d) Your 10-digit account number.
- 3) Mail in a check to MSI. The check can accompany the assessment/payment slip from the assessment/payment booklet or not but **MUST** include your association account number.

CLMA and CLTA payments cannot be combined. Account numbers can be retrieved from the portal under "Payments" only when viewing on a computer (not viewable on the app) or by contacting Kobain Wallace kwallace@msiho.com or 720-974-4196. You can reach out to Michelle mrudolfhoa@gmail.com or 303-929-3426 for online assistance.

Clubhouse Access

Our clubhouse entry system will be getting required updates, as the current equipment will no longer be supported after December 31st. After December 31st, any fobs that haven't been reactivated will stop working and 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/v5GCCwAgBNFPccB68> or reach out to columbinelakesclubhouse@gmail.com

Denver Art Museum Free Days

Tuesday, January 13
 Tuesday, February 10
 Tuesday, March 10
 Sunday, April 26
 Tuesday, May 12
 Tuesday, June 9
 Tuesday, July 14
 Saturday, August 1
 Saturday, September 12
 Tuesday, October 13
 Saturday, November 7
 Tuesday, December 8



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