



# THE HONKER

## Columbine Lakes Community News

July 2024

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### Water Consumer Confidence Report

The annual water Consumer Confidence Report is posted at the Clubhouse and also available at <https://tinyurl.com/5n8pddfz> or by scanning the QR code below. We continue to have good water quality and there were no violations or issues of concern. Please note that this report includes the Denver Water report because our water is treated by Denver Water. REMINDER: We have a private water system which means all issues must be reported to the Maintenance Association via Sentry. Denver Water will not respond and will not have your address in their system.



### Work Orders

To submit a Work Order for Repairs around the Community, please go to the website for MSI, LLC, <https://engage.goenumerate.com/s/columbinelakestownhouse/home.php>; Residents; Online Forms; Work Orders.

### Violations

To submit a Violation in the Community, please go to the website for MSI, LLC, <https://engage.goenumerate.com/s/columbinelakestownhouse/home.php>; Residents; Online Forms; Violations.

### Next Board Meeting

Wed., July 17th, 2024, 6:30 pm  
At the Clubhouse.  
Everyone is welcome to attend.

### Next Virtual Maintenance Board Meeting

Tues., September 10th, 2024, 6pm  
Mon., December 9th, 2024, 6pm  
Google Meet joining info:  
Video call link:  
<https://meet.google.com/cvb-tjpn-jyz>  
Or dial: (US) +1 413-561-4875  
PIN: 274 295 769#

### Board of Director Meeting Highlights

Highlights from the Board of Directors Meeting of Wednesday, June 19, 2024 will be posted in the Community Portal and in the July, 2024 Edition of the Honker. An informal copy of the Minutes are posted on the Bulletin Board at the Clubhouse. <https://engage.goenumerate.com/s/columbinelakestownhouse/>

- The Rental Unit is being completed.
- The Vote and for the Roads passed.
- Discussion was brought up about installing a FOB for the back patio door.
- A Red Tag is pending upon payment receipt for Parking Lot R. This Red Tag has been approved by the Board.
- There are five ACC Requests pending Board approval.
- Juniper rehabilitation is being worked on.
- A quote was received from Colorado Parking Monitors to monitor parking 1x/week. Maxx Towing is contracted to tow vehicles.
- Community Dumpster, Shredding & Parking Lot sale will be August 10, 2024.
- The Minutes of May 15, 2024 Board Meeting were reviewed and approved.
- The insurance carrier opted to not renew the Association insurance policy that is due August 2024. MSI is looking for an insurance carrier.
- Charla (Clubhouse Manager) will be off June 23, 2024 – July 1, 2024.
- The Board will seek a property manager to take care of the rental unit.
- Adi is taking care of the pond management.
- The Board will review the Reserve Study.
- Four bids were received for Gutter Cleaning and are under review by the Board.
- Siding is being worked on due to wind damage. There were 150 items on

the Spreadsheet and the item count is down to approximately 10.

- One retaining wall has not been addressed, but is being discussed. Two retaining walls have been repaired.
- Asphalt Quotes from three companies have been received and are being reviewed by the Board.
- Michael Donegan and Char Welling accepted positions to be on the Nomination Committee.

The next Board Meeting is Wednesday, July 17, 2024 at 6:30 P.M. at The Clubhouse, 4192 W. Pondview Dr. Littleton, CO 80123.



### Get Fast Community Updates

Keep informed and up-to-date with the Columbine Lakes Townhouse Association homeowner portal. <https://engage.goenumerate.com/s/columbinelakestownhouse/index.php> The fastest way to get notifications is to have a cell phone number and email address registered online. Tenants and owners are encouraged to register. Once you are logged in, set your notification preferences: Account >> Settings >> Notification Preferences. If you need assistance registering, or have any questions about the website, please follow the Technical Support link at the bottom of the website, or call 855-373-5722.

## Community Contractors and Board-Approved Work

Please be aware that the Board may contract work to be done around the community. Please be respectful to the contractors and direct any concerns or questions to the Board, the Clubhouse Manager or MSI.

### Dumpster, Shredding & Parking Lot Sale:

August 10th (weather permitting)



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## Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections:**  
303-979-7499 or  
[info@newsletterconnections.com](mailto:info@newsletterconnections.com)



To find ad rates and discounts, go to  
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## Board of Directors

**Michelle Rudolf**, President  
303-929-3426, [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com)  
**Natalie Gonterman**, Vice President  
303-332-2943, [nataliegonterman@kw.com](mailto:nataliegonterman@kw.com)  
**Michael Donegan**, Treasurer  
303-475-7003, [mdonegan@mdfsc.com](mailto:mdonegan@mdfsc.com)  
**Char Welling**, Secretary  
303-730-2526, [charcolumbine@gmail.com](mailto:charcolumbine@gmail.com)  
**Jessica Anderson**, Member at Large  
303-981-8960, [jandersonhoa@gmail.com](mailto:jandersonhoa@gmail.com)

### COMMITTEES

**Architectural Control Committee:** Char Welling, Michelle Rudolf, Natalie Gonterman, Charla Bryant  
**Landscape Committee:** Char Welling, Natalie Gonterman  
**Parking:** Michelle Rudolf, Natalie Gonterman, Charla Bryant  
**Nomination Committee:** Michael Donegan, Char Welling  
**Social Committee:** Jessica Anderson, Michelle Rudolf

### MAINTENANCE BOARD

Troy Widener, Brianna Atherton, Michelle Rudolf

### CLUBHOUSE

Charla Bryant, Clubhouse Manager  
Columbine Lakes Clubhouse  
4192 W Pondview Dr., Littleton CO 80123  
303-795-8222, [columbinelakesclubhouse@gmail.com](mailto:columbinelakesclubhouse@gmail.com)

### **Clubhouse Manager Hours:**

Wednesday (3rd Wed. of the Month): 1:30 pm - 6:30 pm  
Board Meeting 6:30 pm - End of Board Meeting  
Wednesday (1st, 2nd, 4th Wed. of the Month): 8:00 am - 2:00 pm  
Thursday 8:00 am - 2:00 pm  
Friday 8:00 am - 2:00 pm  
Saturday 8:00 am - 1:00 pm  
Manager schedule changes, if necessary, will be posted on the Clubhouse Door.  
Please contact the Clubhouse for: Party Room Reservations, Clubhouse Keys/Fobs, Red/Blue Parking Tags, ACC Change Request Forms and miscellaneous questions.

### MSI, LLC

Donna LaWall, Community Manager, 720-974-4257  
e-mail: [DLaWall@msiho.com](mailto:DLaWall@msiho.com)

6892 S. Yosemite Ct., Suite 2-101, Centennial, CO 80112  
website: <https://engage.goenumerate.com/s/columbinelakestownhouse/>  
After Hours Maintenance Emergency: 303-420-4433

**The *Honker* is published monthly by the Columbine Lakes Townhouse Association, a non-profit homeowners' association.**

## 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.

# 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](http://NewsletterConnections.com).

**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-649-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

**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.

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.

## Tips To Keep You & Your House Cool & Safe

- **Close your blinds.** Keep your blinds closed, especially on south and west-facing windows, to significantly cool your home, invest in some block-out curtains to shield your home from that harsh summer sun or apply UV film to windows.
- **Adjust ceiling fans.** Set your ceiling fans to rotate counter-clockwise in summer to push air straight down helping to create a cooling effect and clockwise in winter to pull cool air up. In warmer weather, set the fan speed high and in cooler weather it works best on low.
- **Hang out in the evening.** When it gets cooler in the evening, consider opening your house up to cool your home naturally – just make sure you lock up overnight!
- **Change your lightbulbs.** Incandescent lightbulbs produce a lot of heat, so switching to energy-saving bulbs like LED can help keep your home cool and save on energy costs – that's a win-win!
- **Just 1 degree more & time of day.** The Time of Use (Xcel) rate adjusts the cost of electricity throughout the day. Dividing the day into On-peak, Mid-peak and Off-peak periods means that *when* you use electricity is just as important as *how much* you use. Set the thermostat to between 75-80 degrees. Increasing your thermostat by just 1 degree in warm weather and during peak hours can reduce your cooling costs. For more information: <https://co.my.xcelenergy.com/s/billing-payment/residential-rates/time-of-use-pricing>

Summer Rates JUNE 1 - SEPTEMBER 30			
Rate	Off-Peak 18 HOURS 7PM - 1PM	Mid-Peak 2 HOURS 1PM - 3PM	On-Peak 4 HOURS 3PM - 7PM
Time of Use (TOU)	\$0.12/ kWh	\$0.22/ kWh	\$0.32/ kWh
Residential Opt Out	\$0.16/ kWh	\$0.16/ kWh	\$0.16/ kWh

### WHATCHA WHIFFIN?

with Star Consultant Becca Fletcher

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## METRO DENVER FARMERS' MARKET

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### MARKET ON YOUR CALENDAR

**Saturdays**

**SOUTHWEST PLAZA**

MAY 4 - OCT 26

Southeast Parking Lot  
Wadsworth & Bowles  
8am-2pm or Sellout

**Saturdays**

**LAKESIDE**

JUN 15 - SEP 28

Mile Hi Church  
Alameda & Garrison  
10am-2pm or Sellout

**Sundays**

**HIGHLANDS RANCH**

MAY 5 - OCT 27

HR Town Center  
9288 Dorchester St.  
10am-2pm or Sellout

**Wednesdays**

**LITTLETON**

JUN 19 - SEP 25

Aspen Grove  
7301 S. Santa Fe Dr.  
10am-2pm or Sellout

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FOR MORE INFORMATION  
[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)




## Maintenance Association

The Columbine Lakes Maintenance Association Board wants to thank so many owners for their input and votes regarding the road reconstruction. There were a lot of great questions and conversations throughout this process and we hope everyone understands a little more about the establishment of the community and how we each contribute to its success. The special assessment for the road reconstruction and the declaration both passed with 54%. (Note: Further review of the Declarations determined that the 1990 Amendment had changed the threshold for amending the Declarations from 75% to 51%.) The amendment allows for the long-term loan option.

The next step is for owners to sign the consolidated signature page for the amendment. Each page recorded with the county is \$5, so putting multiple signatures per page allows us to file 10-12 pages rather than 200+ pages (each ballot). Even if you voted no on the ballot, you may sign the consolidated signature page. These forms will be submitted together with the official amendment. The signature pages will be available at the Clubhouse by appointment. Please e-mail Michelle [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com).

Details about the exact monthly and paid in full amounts will be announced when the roads are complete (mid-August) as we will know if our contingency was needed. Amounts will not be higher than the approved special assessment: **R2: \$119.91/month or \$13,636 paid in full and Townhome: \$36.81/month or \$4,186 paid in full.** Payment will not be collected or applied to your account until after the roads are completed and we know the exact cost.

Maps of the planned work will be distributed electronically and to everyone's door. Work is expected to begin around July 8th to be finished before school starts August 13th.

## On The Wild Side 7/24/2024: The Shocking Facts!

Ok, now that I have your attention, let's talk about lightning.

Whether you're hiking, fishing, or just hanging out on your back porch, knowing what to do when thunderstorm is imminent can save your life.

Getting hit by lightning is a danger even when the storm seems far away. A common guideline states that if you see lightning and cannot count to 30 before hearing thunder, then you should go indoors and stay there for 30 minutes after hearing the last thunder. The safest place is your home or any other substantial building. The next safest is in a hard top car (the metal directs the lightning around you down to the ground.)

Don't take shelter under tall trees, carports, sheds, or any other building that isn't enclosed or substantial. The human body is an excellent conductor of electricity and, even though it's the structure that gets hit, the current will use the best conductor to get to the ground and that might be you!

Some of the classic signs that lightning is about to strike are having your hair stand on end, feeling a tingling sensation or smelling ozone. (No, I'm not sure what ozone smells like...) So, what do you do when you're stuck outside and lightning is imminent? The best thing to do is to crouch down on the balls of your feet, or for those of us whose knees would never allow us to do that, sit low on an insulated type of material—like a backpack. Don't lie down, that makes you susceptible to more of the current.

If you see someone hit by lightning, call 911 and, if indicated, start CPR and call for an AED. Ventricular fibrillation is the most common death from lightning and a life might be saved by utilizing effective CPR and early defibrillation. Stay safe!

— Deb Carstensen



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