



# THE HONKER

## Columbine Lakes Community News

### Townhouse Association Board Meeting

**July 16, 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**

*Meetings are virtual and held quarterly.*

*Link for the meeting will be available at least 2 weeks prior to the meeting. PIN:*

*707 616 649#*

### 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.

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

**July 2025**

**Vol. 18 No. 07 • Circulation: 345**

### Message From The Townhouse Board

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
- September 12 - Candidate applications due to the board
- September 17 @ 6:30pm - Candidates announced at the board meeting
- September 22 - Ballots mailed out
- October (exact evening TBA) - Meet the candidates - informal community meeting
- November 7 - Ballots due
- November 14 - Nominating Committee ballot counting
- November 19 @ 6:30pm - Annual Meeting

With summer in full swing, we love seeing kids and individuals out enjoying scooters and bikes around Columbine Lakes! Be courteous and to promote safety, please remember these important tips:

#### FOR PARENTS & RIDERS:

- **Helmets are highly recommended** for individuals on bikes, scooters, or skateboards.
- **Pay attention.** Ride at safe speeds and be alert for cars, pedestrians, and driveways.
- **Motorized/electric bikes, scooters and skateboards should use roadways.** Please stay off the grass and sidewalks.
- **Do NOT chase geese!**

#### FOR DRIVERS:

- **Drive slowly and share the road** – give space for riders and walkers.
- **Stop fully and look both ways** at all intersections.

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

REMINDER that trash is collected on Monday, Thursday and Saturday. This should help alleviate the towering trash in bins that occurred almost every Tuesday. Please try to not fill dumpsters over the top as we are charged extra. If dumpsters are full, please check other dumpsters before dumping or hold for a later pick up day.

Happy Summer!!

— **Your Townhouse  
Board of Directors**



### 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).

## Upcoming Events

- **July 2nd @ 10am - Amenities Committee meeting**  
- All are welcome but comments are allowed at the discretion of the committee.
- **July 4th - Social Hour and Fireworks viewing at the clubhouse** Bring your own chair/towel. Social hour 8-9pm clubhouse back patio. Columbine Country Club Fireworks dusk - viewing from the east lawn
- **July 9th @ 4pm - Budget Committee meeting** All are welcome but comments are allowed at the discretion of the committee.
- **July 10th @ 10am - Community Coffee Hour** - Shifted to -2nd week due to 4th of July holiday. 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.
- **July 19th @ 1-2pm - Super Soaker Saturday Sprinkler party** Weather permitting. Bring your own chair/towel. Shoes recommended. All ages welcome. Please no water balloons. 4629 W Ponds Cir, west lawn
- **July 23rd @ 4pm - Budget Committee meeting** All are welcome but comments are allowed at the discretion of the committee.
- **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.



**840B SOCIAL HOUR @ 8-9PM ON THE CLUBHOUSE BACK PATIO  
COLUMBINE COUNTRY CLUB FIREWORKS VIEWING @ DUSK**

**BRING YOUR OWN CHAIR, TOWEL OR  
BLANKET TO SIT ON AND ENJOY!**

### TOWNHOUSE ASSOCIATION BOARD

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

**Vice President/Secretary: Michelle Rudolf**  
303-929-3426, mrudolfhoa@gmail.com  
ACR, Social activities, Clubhouse, Honker

**Treasurer: Bree Amsberry**  
303-589-7975, breehoa@gmail.com  
Financials/budget, Landscaping

**Member at Large: Bill Hardison**  
Work orders, Vendor bids

### MAINTENANCE ASSOCIATION BOARD

**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

Donna LaWall, Townhouse Association Community Manager  
720-974-4257, DLaWall@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://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. Articles are printed on a space-available basis. No endorsement of any product or service is implied/stated by its inclusion in the newsletter.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

## 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)

To find ad rates and discounts,  
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## 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).

**Grass or Corn fed beef for sale** - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

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

**New customers A/C inspection \$49.99** (part/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**

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

**Aminals Petsitting Service.** Bonded & ins. Current clients only. Call Nancy 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.

## National Parents' Day

National Parents' Day honors all parents on the fourth Sunday in July. No matter where our parents may be, this day serves to celebrate their important role in our lives.

In May we celebrated mothers, and in June we celebrated fathers. It follows that in July we can bring all our parents together and show them some appreciation all at once.

Parents play a vital role in the lives of children. From our birth, parents protect, teach, provide, and serve as role models. As part of a family, we look to them for guidance. We mirror their behavior and learn to be a core part of our communities.

## In Case You're Interested...

The Arapahoe County Commissioners final decision meeting regarding turning Christensen Lane into a 2-lane street is scheduled for Tuesday, July 8, 9:30 AM at the county building located at 5334 S. Prince Street in Littleton.

*The summer night is like a perfection of thought.*  
—Wallace Stevens



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## On the Wild Side: Fireworks and Wildlife

Please consider the following information when deciding whether to set off fireworks or firecrackers this Fourth of July season.

Animals experience the sounds and sights of fireworks at much higher intensities than humans. The explosions can damage their hearing, and because they have no context for the noise, the experience can be terrifying. The shock of fireworks can cause foxes, coyotes, deer, raccoons, and other wildlife to flee into traffic or abandon their young, leaving them vulnerable to predators.

This is also bird nesting season. Around our ponds, in addition to songbirds, we have young mallard and wood duck families. Firecrackers can have devastating effects. The bright lights and loud booms can disorient and terrorize birds, sometimes causing them to abandon their nests—leading to the death of their young.

Most of us are already aware of how fireworks and firecrackers affect our pets and some of our veterans. Please extend that same understanding to the wildlife in our care. We are their stewards.

Note: In unincorporated Arapahoe County, the sale and use of all fireworks – even those allowed by state law – are prohibited.

— Thanks, Deb Carstensen

## Help Us Grow Together

The *Columbine Cultivators* (the landscaping committee volunteers) are calling on neighbors to pitch in—whether you have a little extra **fence stain or paint**, or an extra bag of **mulch, gravel, rocks, or soil**—your contributions can make a big difference!

We're working to **beautify our shared spaces** and support residents who may not be able to maintain their fences on their own. In addition, if you have **pots, plants, or landscaping tools** (for on loan only), we'd love to put them to good use.

**Contact Committee Chair Stephanie von Vultee at 720-217-8931 or [vonvultees.oliva@gmail.com](mailto:vonvultees.oliva@gmail.com) with what you'd like to donate or share.** Together, we can refresh the bare areas in our community and uplift one another.

**We look forward to growing something beautiful—together.**

Sincerely,

— The Columbine Cultivators



## Spend A Day At The Beach

Yes, Colorado has beaches, and what better way to spend a hot summer day than with your toes in the sand? Many reservoirs throughout the state include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

—<https://www.uncovercolorado.com>



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