



# THE HONKER

## Columbine Lakes Community News

June 2024

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### Clean-Up

We had 6 townhouse owners and 1 R2 owner help with clubhouse clean up on May 18th. They pulled weeds from the front garden bed and cleaned and organized the party room kitchen and bar drawers. Also, thank you to Charla, Clubhouse Manager, for helping amongst her other duties.

### Watering Rules

Denver Water's Annual Summer Watering Rules are in effect May 1 through October 1. The watering rules are a simple way for you to help protect our water supply now and in the future.

- Water during cooler times of the day — lawn watering is NOT allowed between 10 a.m. and 6 p.m.
- Water no more than three days per week.
- Do not allow water to pool in gutters, streets and alleys.
- Do not waste water by letting it spray on concrete and asphalt.
- Repair leaking sprinkler systems within 10 days.
- Do not irrigate while it is raining or during high winds.
- Use a hose nozzle with a shut-off valve when washing your car.

Watering two days a week should be sufficient during most of the summer. If needed, water a third day during extreme heat or dry periods. Water trees and shrubs as needed, but not between 10 a.m. and 6 p.m. Shrubs and perennials need half as much water as lawns.

### Parking Tags

Parking Tags are to be placed on the front passenger window.

### Next Board Meeting

Wed., June 19th, 2024, 6:30 pm  
At the Clubhouse.

Everyone is welcome to attend.

### Next Virtual Maintenance Board Meeting

Mon., June 3rd, 2024, 6:00 pm

### May Board Meeting Minutes

**Highlights from the Board of Directors Meeting of Wednesday, May 15, 2024**, will be posted in the Community Portal and in the June, 2024 Edition of the Honker. An informal copy of the Minutes is posted on the Bulletin Board at the Clubhouse. <https://engage.goenumerate.com/s/columbinelakestownhouse/>

- The Rental Unit and Manager's Office are being worked on and are pending completion.
- The Parking Lot sale is August 10, 2024.
- Two Ballot Boxes for the road reconstruction vote will be placed in the Clubhouse and outside by the entry to the Clubhouse.
- Two Community Meetings are set for May 23 and May 30, 2024 for road reconstruction presentation and questions. Dates will be verified.
- There are five ACC Requests pending Board approval; two were approved and three are pending.
- Water-wise turf will be planted in three areas of the property to ascertain water savings.
- Juniper removal areas will be looked at during a walk-through next Friday.
- Rodent population has decreased.
- The next community dumpster is August 10, 2024 (weather permitting)
- The Minutes of April 17, 2024 Board Meeting were reviewed and approved.
- The Financial and Manager Reports were reviewed by the Board.
- Charla Bryant, Clubhouse Manager, will be taking time off on June 8, 2024 and from June 23, 2024–June 29, 2024.
- Insurance bids are being assembled.
- The Board will seek legal advice about management of the rental unit attached to the Clubhouse.
- Moeller Graf will monitor legal questions on behalf of the Association.
- Damage to the Units caused by the wind is being worked on.
- The reserve study has not been received and is pending.
- E-mail ratifications were approved by the Board.

**The next Board Meeting is Wed., June 19, 2024, at 6:30 P.M. at the Clubhouse, 4192 W. Pondview Dr. Littleton, CO 80123.**

### MSI Community Manager

Hello Columbine Lakes Community. I am Donna LaWall, your newly appointed Community Manager. With nearly two years of experience at MSI, I am honored to join the Columbine Lakes community. It is evident why you have chosen to reside here; the community exudes charm and warmth.

Outside of my professional life, I have been blessed to be married for 35 years, with three amazing adult children and a beautiful granddaughter who brings so much joy to our lives. In my leisure time, I love the natural beauty of Castle Rock, indulging in activities such as gardening, bird watching, and exploring the rich offerings of Colorado.

I am genuinely enthusiastic about acquainting myself with each of you and collaborating to enhance your community. Rest assured, I am here to provide unwavering support. Thank you once again for entrusting me with the opportunity to contribute to the prosperity of your community.



## Townhouse Dumpster Rules

The Next Community Dumpster, Shredding and Parking Lot Sale: August 10, 2024:

- Townhouse dumpsters are for townhouse residents only. Non-townhouse residents caught dumping may be fined.
- No large appliances, furniture, exercise equipment, TV, computer, monitor or similar electronic equipment may be left in or by any dumpster or in the Common Areas whether for disposal or as a giveaway offer. Residents caught leaving these items in or by the dumpsters or on the Common Areas will be subject to cost of removal. Debris must be broken down to not extend over the top of the dumpster.
- No significant amounts (up to 1/3 of the dumpster) of construction debris whether created by a resident or a contractor may be placed in or by any dumpster in the Community.

## 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.



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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:**  
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info@newsletterconnections.com

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



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## Board of Directors

**Michelle Rudolf**, President

303-929-3426, mrudolfhoa@gmail.com

**Natalie Gonterman**, Vice President

303-332-2943, nataliegonterman@kw.com

**Michael Donegan**, Treasurer

303-475-7003, mdonegan@mdfsc.com

**Char Welling**, Secretary

303-730-2526, charcolumbine@gmail.com

**Jessica Anderson**, Member at Large

303-981-8960, jandersonhoa@gmail.com

### COMMITTEES

**Architectural Control Committee:** Char Welling, Natalie Gonterman

**Landscape Committee:** Char Welling, Natalie Gonterman

**Parking:** Michelle Rudolf, Natalie Gonterman, Charla Bryant

**Pool/Spa:** Jessica Anderson, Michelle Rudolf, Charla Bryant

**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

#### **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

Danielle Zinchini, Community Manager, 720-974-4233

e-mail: DZinchini@msihoa.com

Donna LaWall, Community Manager, 720-974-4257

e-mail: DLaWall@msihoa.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.

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

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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](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.

## 2024 Maintenance Association Virtual Board Meetings

**Google Meet joining info**

**Video call link:** <https://meet.google.com/cvb-tjpn-jyz>

**Or dial:** <https://tel.meet/cvb-tjpn-jyz?pin=1215131096856>

- Monday 6/3/24, 6pm  
(In person at Clubhouse and virtual)
- Tuesday 9/10/24, 6pm
- Monday 12/9/24, 6pm

## Roads

Ballots and information packets have been mailed. Please note that the first round of mailings were incorrect. The second round of mailings contain the correct ballot and information packet. Ballots are due by June 14th. If the amendment and special assessment pass, the plan is to start road construction mid-July with the goal to complete before school is back in session.

**Road Reconstruction Community meeting:** Thursday, May 30 at 6pm at the Clubhouse and virtual.

**Google Meet joining info:**

Video call link: <https://meet.google.com/cvb-tjpn-jyz>

Or dial: <https://tel.meet/cvb-tjpn-jyz?pin=1215131096856>



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<p><b>Saturdays</b> <b>SOUTHWEST PLAZA</b> MAY 4 - OCT 26 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p><b>Saturdays</b> <b>LAKWOOD</b> JUN 15 - SEP 28 Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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## On the Wild Side 6-24-2024

### Robins Singing In The Dead Of Night...

Yep, I think we all know that those aren't the words to that classic Beatles tune but our robins and the blackbirds of Europe are more alike than you might think! Both are thrushes and both of them sing in the dead of night.

Thrushes are medium size birds that eat insects, worms and fruit. Robins can be found here year round because they are able to adapt their diet as the seasons change. Dried crabapples are a great source of food for them. Although it seems like the same robins are here year-round, ornithologists believe that the robins we have here in the summer move south during winter and the cold weather robins move down from the mountains.

Their songs are beautiful variations of warbles that seem to echo in the night. Robins will often start singing at 4am! It's a beautiful and haunting sound. They sing to announce where their territory is and also to attract a mate but why at night? Studies point to two possibilities. One is that the lights of urban areas confuse them into thinking it's still time to sing. Another theory is that the birds like to sing when there is less noise so that their song may be better heard!

I wonder if they sing simply for the love of singing. In any case, the next time you listen to the Beatle's song "Blackbird", listen for the warbling bird in the middle and at the end of the song and you will actually hear a blackbird!

— Thanks, Deb Carstensen

## Grilling Safety

Follow these simple tips for safe grilling:

- Propane and charcoal BBQ grills should only be used outdoors and placed well away from the home, deck railings and out from under eaves and overhanging branches.
- Keep children and pets at least three feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- Never leave your hot grill unattended.
- If you choose to use lighter fluid, use only fluid intended for charcoal grills. Never add charcoal starter fluid to coals or kindling that has already been ignited.

Be sure to follow the local ordinances in place when grilling.

Visit: [nfpa.org/grilling](http://nfpa.org/grilling)

## Drop-In Doubles Badminton

Season 7, Wednesdays, 6pm, June-July 2024

RSVP to Monica by 5:00 PM at 312-967-6153

4292 W Pondview Dr., Littleton CO 80123.

Like us on Facebook @ Badminton at the Pond.

## Rules and Regulations

The revised Rules and Regulations are posted on the website for MSI, LLC, under "Resources" then "Policies and Resolutions" and then to Rules and Regulations. One hardcopy per Unit can be obtained from the Clubhouse Manager. Please email Charla at [columbinelakesclubhouse@gmail.com](mailto:columbinelakesclubhouse@gmail.com) to coordinate a time to pick up a copy.



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