



THE HONKER

Columbine Lakes Community News

June 2025

Vol. 18 No. 06 • Circulation: 345

Townhouse Association Board Meeting

June 18, 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

NOTE CORRECTED DATE

Monday, June 2nd, 2025 at 6pm.

Meetings are virtual and held quarterly.

<https://tinyurl.com/56vnewn2>

Or dial: +1 469-844-7991

PIN: 707 616 649#



Upcoming Events

- **June 5th @ 10am - Community Coffee Hour** - 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.
- **June 19th @ 1pm** - Bunco at the clubhouse. Snacks at 12:30pm, game starts at 1pm.

Badminton

Drop-in Doubles Badminton starts Tuesday, June 3rd at 6:00 p.m. at 4292 W. Pondview Dr. RSVP by 5pm. No badminton skills required. New weekly partner. Season runs June-August. Reach out to Monica Zavala-Peretto, 312-967-6153 if you have any questions.

Message From The Townhouse Board

Matt Kendrick will be building a new wildlife platform for the upper pond for his Eagle Scout project. His presentation to the board was well received. Matt will be working on the project over the next year, planning, raising funds and building. If you see a young man with curly hair working between the upper and middle ponds, please thank him for choosing our community to benefit from his efforts.

The board also has appointed committee members to help us get important work done. The Budget and Amenities Committees will immediately begin the important research needed to help us form our 5 year plan. Their June meeting dates will be posted online and at the clubhouse. The community is invited to attend all meetings, but public comment and involvement is at the discretion of the committees. We have evaluated our budget through April and will use up to \$60,000 of the unallocated income from Operating Cash that was carried over from 2024 to 2025 to fund these projects:

- Retaining wall/gas line/concrete projects (approved by Board) - NTE \$26,000
- Upper Pond erosion mitigation - \$12,000
- Gutter/Downspout Realignment - \$5,300
- French Drains cleaning - \$10,000 (is in progress)
- Tree Trimming - \$6,800
- Fall Gutter Cleaning - \$8,000
- Garbage Lids - \$3,500
- 4 - 8 Boulders at driveway entrances - \$3,000

We will also transfer \$30,000 of that unbudgeted income to our reserves.

You may have noticed the erosion on the upper pond that is encroaching on the south units. We will be working on getting it temporarily (3-5 years) shored up while we have a community conversation about a permanent solution (part of the 5-year plan). Temporary fencing is installed to keep people and dogs out of this dangerous area until the project is complete.

continued on page 2

Maintenance Association Updates

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

Water: Annual Consumer Confidence Report is included with the Honker. A hard copy is also available at the Clubhouse and electronically at <https://tinyurl.com/45ckznyf> or by scanning the QR code. All results were within allowable levels. We did have one non-health based violation for failing to notify those homeowners who collect lead/copper samples of the results on the required Colorado Department Public Health and Environment (CDPHE) form within 30 days. Homeowners were notified via email within 11 days with their home's lab results; however, the official form was sent after the 30 day requirement.

Speed Humps: Speed hump modification is scheduled for June 4th & 5th. Expect traffic disruption as they work on each speed hump.

W. Pondview Drive Entrance: Mill and overlay of the last section of W. Pondview Drive has been approved by the Board and is currently scheduled for June 6th pending permits from CDOT and South Suburban Parks & Recreation. Expect traffic disruption while this work is completed. The contractor is also planning to do warranty work on W Ponds Dr and S Ponds Way sometime between June 4th and 6th as crews are available while working on speed humps and the entrance.

Fire Hydrants: Fire hydrant failures have been identified by our water system operator. We have worked to maintain them as long as possible, but at 45 years old, it is time to start replacing them. Replacement costs are approximately \$4,500 per hydrant. This cost was expected and anticipated as a part of the reserve study/budget. The first two hydrants replaced are at the intersection of S. Ponds Way and W. Ponds Drive (complete) and near 4309 W. Ponds Circle (parts ordered).

Loan Status: Loan payments are being made on time each month. Current loan balance is \$1.142M.



From The Board, *continued from front page*

The Board has received the first draft of our revised Covenants from Moeller Graf and is in the process of reviewing it. Again, we are revising the Covenants in order to comply with state law, have clearer language that enhances understanding, reduce legal actions against the association and hopefully save the association money. We will have meetings in the next few months to inform the community about the changes and to address any questions or concerns.

Finally... regarding trash, be a good neighbor.

While the board considers options to deal with our rising trash expenses and mess in the enclosures, please note things you can do to help.

Take a moment to assure your trash has made it into the dumpster. A significant amount of trash accumulates under the bins due to missed throws creating an unpleasant and unsanitary environment.

Please break down your boxes. Trash stacked higher than the sides of the dumpster, incurs an extra cost determined by AI (Artificial Intelligence) monitoring on the trucks.

If the dumpster is filled to the rim, please wait for after the trash pickup or find another dumpster that is not full.

Bulk items should not be thrown in the dumpster and pick up can be scheduled by contacting the board or columbinelakeclubhouse@gmail.com with at least 72 hours notice.

Good news! Starting in June trash will be collected on Monday, Thursday and Saturday. This should help alleviate the towering trash in bins that occurred almost every Tuesday.

Happy Summer!!

— Your Townhouse Board of Directors

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Projects, Legal, Misc.

Vice President/Secretary: Michelle Rudolf

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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

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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@msihoa.com

Alicia Sherer, Maintenance Association Community Manager

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

website: 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

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.

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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.** Not accepting new clients at this time.

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.

Celebration of Life for Beverly Cummiskey

Please join us in honoring Beverly Cummiskey on **Friday, May 30.**

- 12:00 p.m. – Meet at Bev's Memorial Bench in Bega Park (2250 Main St., Littleton)
- 1:00 p.m. – Celebration of Life at the Elks Lodge (5749 S. Curtice St., Littleton)

PARKING REMINDER:

Do not park in the Elks Lodge lot—violators may be ticketed. Free parking is available across the street in a rented lot. Enter the Elks Lodge through the back door from there.



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On The Wild Side: The Doves

We have two different types of doves in Littleton. The dove that we consider our harbinger of spring and summer is the mourning dove. The newer dove to our region is the Eurasian collared dove.

The mourning dove is slightly bigger than a robin with grayish feathers and a white tipped, fan shaped tail. Their song sounds like its name, mournful. It's described as coo-ah coo, coo, coo. (You'll have to google the sound...) Doves are seed eaters. Their nest is often referred to as "messy" because it just looks like a bunch of sticks thrown down on the limb of a tree.

The Eurasian collared dove is an introduced bird that first appeared in Texas and is now present throughout much of the U.S. Larger than mourning doves, they are also gray but have black at the ends of the wings and white edges on their fan shaped tail. Their telltale feature is the thin black collar around the back of their neck. Their song is a "hoo HOOH cup" which can be mistaken for an owl's call.

There's been concern about the Eurasian collared doves taking over the territory of the mourning doves as often has happened with introduced birds. There are still studies being done regarding this but the mourning doves seem to be holding their own up to now!

Keep your eyes out for these beautiful birds. Thanks!

— Deb Carstensen

Association Dues

Please log in to the portal and confirm your account is being paid. https://engage.goenumerate.com/connect_login.php.

Late fees and interest are accruing on overdue accounts. Please ensure your payments are made by mid-month, as **late notices are automatically issued on the 15th** – resulting in avoidable printing and mailing costs for both associations.

The payment process changed in 2025 and some recurring payments were not carried over by banks. Please confirm with your bank that your recurring payments are correctly set up, using your association account number to ensure proper posting.

Additionally, some townhome owners are submitting payment to only one association. Please remember that the **Townhouse Association** and the **Maintenance Association** require **separate payments**. MSI does not transfer funds between these accounts.

Community Updates

A big thank you to the 12 townhome and single-family residents who volunteered on May 17th for our community clean-up!

Together, we accomplished a lot: picking up trash, cleaning the dumpster enclosures, tending to the clubhouse gardens (front and back), managing native areas, and painting the common area fence.

Thanks to your efforts, electronic recycling was a great success!

1,069 pounds of electronics, 10 flat-screen TVs, and 3 CRT TVs were responsibly recycled instead of ending up in landfills or dumpsters – all through iRecycleHere.

Show this Honker and get \$10 off your next recycling service!

1865 W Union Ave Q, Sheridan, CO 80110

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