



THE HONKER

Columbine Lakes Community News

June 2026

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Townhouse Association Board Meeting

June 17, 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#

Message From The Townhouse Board

We had a lively and helpful conversation about our summer watering policy for this year at our May board meeting. Although a policy has yet to be adopted by the Townhouse Association, please remember to abide by the Maintenance Board and Denver Water guidelines. Handwater only before 10AM and after 6PM.

Our committees are active and doing tremendous work on behalf of the board and all owners and residents of the association. THANK YOU!

We have engaged Christopher's Plumbing to test our Water Shut-Off Valves. This will require coordination with residents as water will briefly be temporarily unavailable during the testing process.

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Budget Committee Meeting

2nd and 4th Wednesdays
4:00pm at the Clubhouse



Social Committee Meeting

First Wednesdays
5:00pm at the Clubhouse

Maintenance Association Meeting

June 1, 2026, 6pm

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 288 775 831 151 50

Passcode: eP6VQ2At

Dial in by phone: 469-844-7991

Phone conference ID: 638 368 650#

Maintenance Association Updates

Water: Annual Consumer Confidence Report (CCR) is available online (scan QR code) or request a copy by emailing columbinelakesma@gmail.com.

Denver Water has declared a Stage 1 drought. All customers are requested to reduce water consumption by 20% in order to preserve water supplies. Further water restrictions are likely without water conservation and/or significant precipitation events. As of May, our community water consumption is 10.8% higher than last year.

Watering restrictions are as follows:

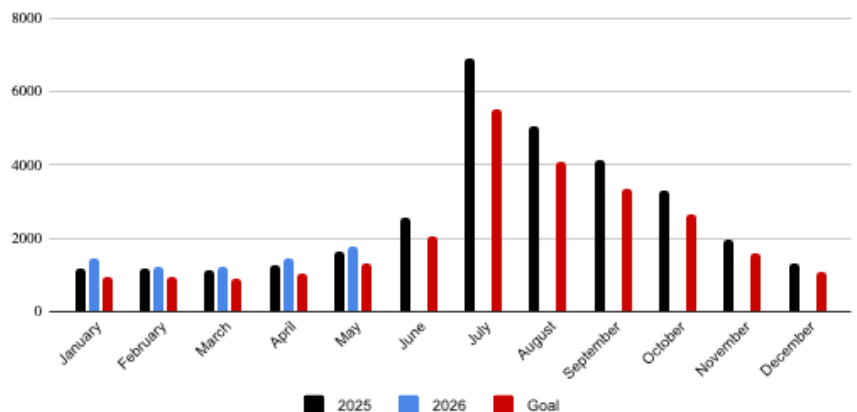
- Watering only between 6pm and 10am
- 2 days per week on designated days: Townhouses: Tues/Fri; R2 ending even number: Sun/Thurs; R2 ending odd number: Wed/Sat

Let's all do our part to conserve water and help avoid further water restrictions. Fines from Denver Water and the Maintenance Association will apply for those that violate water restrictions. We don't want to levy fines and you don't want to be fined, so please respect and follow the watering restrictions. R2s can read their meter at any time. If you need help or meter cover key, please email the Maintenance Board and we can provide assistance.

— Your Board of Directors - Brianna, Troy and Michelle



Columbine Lakes Water Consumption
(1,000's gallons)
Goal 20% Reduction Vs Actual of 10.8% Increase



Badminton

Join us for Badminton Tournament & Lawn Games. No experience needed – this is all about community, laughter, and fun. We'll meet Tuesday evenings at 6:00 PM throughout June, July, and August by the clubhouse.



Whether you want to play, cheer others on, or simply relax and visit with neighbors, we'd love to see you there! Contact Hannah with questions 813-784-3379.

From The Townhouse Board,

continued from front page

The trash enclosure in Lot D has caused the Association challenges for many years. Rodents tunnel underneath the railroad ties and deposit layers of dirt on the floor making it difficult to move the dumpster bins in and out of the enclosure. Furthermore, the gate is a few inches too short for both dumpster bins which results in continual damage to the fencing when the bins are muscled in and out. At the May Board meeting, Concrete Rocks was approved to rebuild the entire enclosure using concrete barriers and widening the gate. This work is scheduled for the end of June.

In the meantime, you may see one or two dumpster bins outside of the enclosure. Residents using the bins are asked to be extra cautious to ensure that trash is bagged and is placed entirely inside the bins. Drivers using Lot D are asked to exercise the utmost caution when entering and exiting the lot, which basically means SLOW DOWN.

While we have your attention, remember that NO OVERSIZED ITEMS are to be placed in ANY BIN. We offer weekly Bulk Item pickup on Thursdays. Place your oversized items on the street side of the dumpster enclosures late on Wednesday. This helps keep our neighborhood attractive and reduces excess waste disposal costs. DO NOT block sidewalks or gates with bulk items.

Thank you for your understanding and cooperation.

We are currently experiencing drought conditions. The Board is aware of areas of brown grass; however, irrigation in the common areas must follow the posted watering restrictions. We are also actively working on repairing line breaks to make sure the system is operational when fully active. Thank you for your understanding as we comply with water conservation requirements.

* FINANCIAL CORNER:

12/31/25 Total Cash \$569,317.10
 03/31/26 Total Cash \$555,229.59
 3-Month Increase \$83,979.18
 04/03/26 Total Cash \$569,317.10
 4-Month Increase \$98,066.69

— Your Townhouse Board of Directors:

Aura Leigh, Stephanie, Chris, Michelle, and Bree

Social Events – Save The Dates

June 4, 10-11AM – Thursday Coffee Hour

Optional to bring a light treat to share

June 5-6, Parking Lot Sale, 8-2pm

- Townhouses must sell from clubhouse parking lot
- Sign up: tiny.cc/parkinglotsale

June 13 – Board Game Night, 6-9pm.

Join us for a fun evening of games at the clubhouse.

Bring your favorites or play with ours!

July 4 – Parade (morning), Fireworks Watch Party (evening)

August 4, 5-7PM – National Night Out with

Big Apple Bodega food truck

- South Metro Fire Rescue and Arapahoe County Sheriff plan to be at the event
- Come enjoy some yard games

If you are willing to volunteer to help out at these or any events or have any questions, please email columbinelakesclubhouse@gmail.com.



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
 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
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.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

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Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

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

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.



Plant Jack-o'-Lanterns

Do a little garden math with your pumpkins. Pumpkins take 85 to 125 days to mature. Check your seed packet, then count backward from Halloween to pick the best time to plant.

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.

Grow Your Business This Summer! Connect Directly with Your Neighbors!



303-979-7499



**Our July Deadline
is June 15th.**

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- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

Facebook Group - Columbine Lakes Community

We're excited to share that a new community Facebook group has been created for residents to connect, share updates, and build stronger neighborhood connections.

This page is organized and moderated by volunteer residents and is intended to serve as an informal community space for neighbor-to-neighbor communication. Please note that the page is not monitored by the Association and should not be used for any Board communication or Association business. All submissions are reviewed per posted rules prior to posting.

Residents should continue to use the Association's established communication channels for official requests, concerns, maintenance issues, or governance matters.

We hope the page becomes a positive place for community engagement and friendly neighborhood interaction.

Thank you to the volunteers who helped organize it!



Columbine Lakes Community >

On The Wild Side: Spring Can Be Tough

Spring can be a perilous time for young animal families with both natural and manmade hazards that put them at risk. Then there is the question: What do we do with an injured animal? The most common young animal that we come upon are baby birds. It's important to distinguish helpless chicks from fledglings.

Look for the presence of feathers among the fluff. If feathers have started to form and they're flapping about and calling out, these are often fledglings that have fallen out of the nest. In this case, they are almost always being monitored by parents that will feed them. Leave these birds alone and bring in any cats or dogs that could harm them.

If the bird doesn't have feathers, place them back in the nest when possible. (Birds don't care about human scents on the baby.) If you are unable to place the bird back in the nest, place it in a small box in a warm place and call a rehabilitator for further instructions. Do Not leave them in the sun or give them food or water.

If any animal, fox, squirrel, etc. is found sick or injured, contact one of the agencies below and follow their instructions.

For animals or birds: Rocky Mountain Wildlife Alliance: 720-831-8130

Greenwood Animal Sanctuary: 303-823-8455

For birds of prey: Birds of Prey: 303-460-0674

Division of Parks and Wildlife: 303-291-7227

* If unable to get urgent help, another option is Deer Creek Animal Hospital: 303-973-4200

— Thanks. Deb Carstensen



It's Fall Preschool Enrollment Time!



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