



# THE HONKER

## Columbine Lakes Community News

March 2026

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### Townhouse Association Board Meeting

March 18, 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#

### Budget Committee Meeting

2nd and 4th Wednesdays

4:00pm at the Clubhouse

### Social Committee Meeting

Wednesday, March 4

5:00pm at the Clubhouse

### Maintenance Association Meeting

March 2, 2026

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

Meeting ID: 248 560 156 394 1

Passcode: 7cS6Pg99

Dial in by phone: 469-844-7991

### Maintenance Association Updates

As we start the 2026 year, the Board is continuing with plans outlined in the Reserve Study including replacing the oldest or most active water meters and road maintenance. Please attend the March 2nd meeting virtually to hear the updates and share your thoughts during the open forum.

— Your Maintenance Board of Directors:  
Brianna, Troy and Michelle

### Wilder

March 2-5: Parent Teacher Conferences

March 6: School closed

March 23-27: Spring break (school closed)

April 17, 20: Teacher work day

### Message From The Townhouse Board

Thank you to residents who followed directions for bulk pick up and appropriately placed large items Wednesday night next to the dumpsters. It made for a quick and efficient pick up. Please make sure to deposit trash into the dumpsters and tie bags to reduce risk of trash blowing out or animals accessing. It takes a village to keep our community in good condition.

Max Kendrick, who is replacing the wildlife platform in the middle pond for his Eagle Scout Project, will begin fundraising in March. The funds raised will be collected by CLTA. Monies raised will go 1st to reimburse Max for his expenses; 2nd for an appreciation plaque and 3rd for other pond improvement purposes - i.e. compressor replacement, benches, etc.

Speaking of the Ponds, we have awarded Solitude Lake Management the 2026 contract for our pond maintenance. Solitude is the company that fixed the erosion on the upper pond this fall. They have recently installed a much quieter compressor on the upper pond. We are hopeful that the budget (or donations) will allow us to replace our other noisy pumps soon.

The Board will be identifying the most egregious potholes and concrete issues to fix in the coming months. Our 2026 budget for these fixes is only \$14,136. We will apply an additional \$10,000 from January's snow removal line item savings to the projects. This still will not be enough to fix everything. Your patience as we make tough decisions is greatly appreciated.

#### FINANCIAL CORNER:

12/31/25 Total Cash \$471,250.41

01/31/26 Total Cash \$499,711.03

1 Month Increase \$28,460.62

As the days grow longer, please use extra caution when traveling through the neighborhood at sunrise and sunset. Sun glare can significantly reduce visibility for drivers, making it harder to see pedestrians, cyclists, and other vehicles.

We also encourage everyone walking, biking, or jogging in the evening hours to take precautions to remain visible. Wear light-colored and reflective clothing and consider using lights or reflective gear for you and any furry companions to help drivers see you more clearly.

Let's all do our part to keep our community safe.

— Your Townhouse Board of Directors:  
Aura Leigh, Stephanie, Chris, Michelle, and Bree

### Community Coffee Hour

March Coffee Hour – Warm up with conversation and treats –meeting new neighbors and getting to know each other better. **Thursday, March 5th at 10:00 AM** at the Clubhouse. Optional to bring a light treat to share. Contact Bree Amsberry (303-589-7975) or Aura Leigh Ferguson (303-995-6844) for more information.



## Social Events: Save The Dates

(additional details each month)

### March 14, 6:00 PM: Family Movie Night & PJ Party

- Come cozy in your pajamas and enjoy *Emperors' New Groove*.
- Popcorn provided
- Bring your own drinks and favorite movie snacks
- Children must be accompanied by at least one adult
- Sleeping bags and/or comfy floor pillows also encouraged

### April 10: MEET N' EAT

- This potluck event is focused on building friendships and community among single residents.
- For adults of all ages (not matchmaking).

### April 24, 8–10 PM: Glow in the Pool Party

- High school students only
- Glow items donated by resident... thank you!

### May 16: Spring Clean-Up, Community Dumpster & Shredding

### May 24, 2–5 PM: Memorial Day Potluck & Community Cookout

### June 13: Game Night

### July 4: Fireworks Watch Party

### August 4: National Night Out

If you are willing to volunteer to help out at these or any events, please email [columbinelakesclubhouse@gmail.com](mailto:columbinelakesclubhouse@gmail.com).

## The Wiz

March 20 - April 19, 2026

Town Hall Arts Center, Littleton

Dorothy's is considered by many to be the most iconic hero's journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Follow Dorothy as she's blown away to the fantastical land of Oz, where our heroine makes new friends, faces down wicked witches, and learns to believe in herself. Featuring funky and fearless songs like *Ease on Down the Road* as well as well as uplifting, gospel-infused anthems like *Home*, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The *Wiz* is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

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### TOWNHOUSE ASSOCIATION BOARD

**President: Aura Leigh Ferguson**  
303-995-6844, [auraleighhoa@gmail.com](mailto:auraleighhoa@gmail.com)  
Projects, Legal, Misc., Social Activities

**Vice President: Stephanie Von Vultee**  
[stephanie.columbinelakes@gmail.com](mailto:stephanie.columbinelakes@gmail.com)  
Landscaping

**Treasurer: Chris Ludeman**  
[ChristinaLHOA@gmail.com](mailto:ChristinaLHOA@gmail.com)  
Financials/Budget

**Secretary: Michelle Rudolf**  
303-929-3426, [mrudolfhoa@gmail.com](mailto:mrudolfhoa@gmail.com)  
ARC, Clubhouse, Honker

**Member at Large: Bree Amsberry**  
303-589-7975, [breehoa@gmail.com](mailto:breehoa@gmail.com)  
Landscaping

### MAINTENANCE ASSOCIATION BOARD

[ColumbineLakesMA@gmail.com](mailto:ColumbineLakesMA@gmail.com)

**President: Brianna Atherton**, [athertonhoa@gmail.com](mailto:athertonhoa@gmail.com)

**Vice President: Troy Widener**, [troywidener@gmail.com](mailto:troywidener@gmail.com)

**Secretary: Michelle Rudolf**, [mrudolfhoa@gmail.com](mailto: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](mailto:columbinelakesclubhouse@gmail.com)

### MSI, LLC

Sandy Teigen, Townhouse Association Community Manager  
720-974-4259, [steigen@msihoa.com](mailto:steigen@msihoa.com)

Alicia Sherer, Maintenance Association Community Manager  
720-974-4247, [asherer@msihoa.com](mailto:asherer@msihoa.com)

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

website: <https://msihoa.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](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.

## 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,  
go to [NewsletterConnections.com](http://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!

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**Aimals Petsitting Service** - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

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

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

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

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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.

## On The Wild Side: Why Aerate Our Ponds?

Most of our residents feel that having ponds is the most unique and valuable feature of our community. Because of that, it's important to keep them as healthy as possible. The ponds are "retention ponds" and were originally used to irrigate crops. The water flow into the ponds is often just a trickle and it takes a good rain or snow to move much of the water downstream.

Adding aeration to the ponds keeps them healthier in several ways. The water movement helps move "muck" or decomposing debris around, exposing it to more oxygen. Because of that, the more beneficial (aerobic) bacteria form that digest the

muck. The added oxygen also encourages submerged plants growth and is crucial to the survival of the fish. The aerators also move the water so that the surface water can rotate to the lower, oxygen starved, water further improving the pond health and ensuring fish survival.

Over time, the aerators will help clear the pond water, decreasing algae blooms, bad pond "fragrances" and fish kill. This, in turn, makes for happier residents all around!

— Thanks, Deb Carstensen

**BOY SCOUTS OF AMERICA  
TROOP 873  
SHRED EVENT**



**WHERE & WHEN**  
APRIL 18, 2026 9AM - 12PM

5601 S BROADWAY BLVD  
LITTLETON, CO 80121  
SOUTHWEST PARKING LOT

**ATTENTION!**  
PLEASE CONTACT US AT 303-260-7494 IF YOU HAVE ANY QUESTIONS THE DAY OF THE EVENT.  
WE WILL BE PICKING UP MESSAGES AS MUCH AS POSSIBLE.

DONATIONS TO THE BOY SCOUTS OF AMERICA TROOP 873 APPRECIATED



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Our March deadline is February 15th.

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**303-979-7499**

**NEWSLETTER CONNECTIONS**

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)  
[NewsletterConnections.com](http://NewsletterConnections.com)

## Front Porch Energy

If this were a Norman Rockwell cover, someone would be sweeping a tidy porch while a pie cooled on the windowsill. A golden retriever would sit at attention. A neighbor would tip his hat. Even the clouds would cooperate.

Instead, we have barking dogs, chalk drawings on the pavement, Amazon packages stacked like modern art, and the occasional parking job that makes you pause and admire the confidence.

And honestly? That's community too.

Some of us have been here for years. Others are arriving with strollers, scooters, and busy calendars. Different chapters – same neighborhood.

We chose townhome living for good reasons: shared maintenance, shared amenities, lawns we don't have to mow, roofs we don't have to climb – and the quiet comfort of knowing no one's unveiling neon pink siding next door.

But that comfort doesn't maintain itself.

It runs on what I like to call front porch energy.

Front porch energy assumes good intent.

It's picking up after a pet without fanfare.

It's parking with awareness, not just convenience.

It's taking a breath before reacting.

Not perfection. Just participation.

Living close means our "just this once" moments ripple. The guidelines aren't there to box us in – they're there to protect that steady feeling when you turn into the neighborhood and think, *I'm home*.

So my challenge this month starts with me: before I act, I ask whether it adds to the calm – or the chaos – for the people living ten feet away. We may not live inside a Rockwell painting.

But we can still keep this place frame-worthy.

– Your Neighbor Across the Pond

## Local Educational Field Trips For All Ages

### Denver Museum of Nature & Science:

At this institute, you'll have a chance to learn more about minerals, mummies, robots and space travel. The fascinating museum has hands-on 2.5-3 hour classes, which range from a med lab to super animal adaptations. It prides itself for its remarkable planetarium and themed tours set up per grade level.

### Molly Brown House:

Majoring in women's studies? Swing by the Molly Brown House in Denver. She was a famous figure, Titanic survivor, philanthropist and political activist. Housed in a Victorian mansion in the Capitol Hill neighborhood, the home is charming on its own and packed with relics. Learn about women's rights, architecture and the history of mining.

### Working Factory Tours:

Made in Colorado means high quality stuff! Some companies provide free guided tours of their working factories. Want to learn more about money? Tour the **U.S. Mint** in Downtown Denver. It presses millions of coins every day! Tea lovers should definitely stop by **Celestial Seasonings** factory in Boulder for an informative and nose-opening tour. It smells very minty in the peppermint room! Go during the weekday for the best look at the live working factory. Young kids shouldn't miss **Hammond's Candies**, also in Denver. Watch them making their historic candy and get a free cane at the end.

## 🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

### Act Now – 2025 Furnaces Are Disappearing Fast

Starting in 2026, all furnaces must meet new compliance standards.

Once current inventory is gone, replacement costs could rise **50% to 100%**.

### Avoid the Price Surge – Lock in Your 2025 Furnace Today



📞 **303-909-2018**

🌐 **emporiahomeservices.com**

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