



THE HONKER

Columbine Lakes Community News

November 2025

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Townhouse Association Board Meeting

November 19, 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, December 8, 2025, 6pm

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

Meeting ID: 249 130 957 528

Passcode: Z9Ag6Ex6

Upcoming Events at the Clubhouse

- **November 6 @ 10am:**
Community Coffee Hour
- **November 8:** Dumpster Day
The Maintenance Association is providing a dumpster for large items.
- **November 8:** Community Clean up
- **November 6 @ 10am:**
Community Coffee Hour
- **November 12th @ 4pm:**
Budget Committee Meeting
(open to community but no comments)
- **November 19th @ 6:30pm:**
CLTA Annual Meeting, Budget Meeting, November Board Meeting:
These meetings will be held consecutively. More information has been mailed to owners.

Wilder

October

28th: Musical Performance (6 PM)

31st: Halloween Parade/Class Parties (1 PM)

November

11th: Musical Performance (6 PM)

24th-28th: No School (Thanksgiving Break)

Message From The Townhouse Board

- **Budget** - The 2026 budget proposal has been mailed out to homeowners. It is based on recommendations from the Budget Committee, as well as an internal review that took into account financial projections and anticipated increases in expenses. The Board of Directors recognizes the potential impact this proposal may have on some residents and does not take these decisions lightly. We are committed to making choices that are in the best interest of all homeowners. While we highly value your feedback and are working to address concerns, we also face challenging decisions necessary for the long-term well-being and success of our community. Our priority is to maintain property values, enhance our living environment, and ensure a strong, harmonious community for everyone. This work is aimed at shaping a better neighborhood, both now and in the future.
- **Elections** - We have 2 candidates for the 2 board positions (2-year term, 2026-2028). The election will be in person at the Annual Meeting on Nov 19th.
- **Covenant Amendment** - After careful review, the Board has decided to pause the covenant amendment process and will engage with the community early next

year. This is an important step for the well-being of our community, and we want to make sure everyone fully understands the proposed changes. The latest draft will be available online for your review. We encourage community members to share any comments or questions by emailing columbinelakesclubhouse@gmail.com. It will take all of us working together to make the covenants effective for our neighborhood, and we appreciate your involvement.

- **Portal** - If you have issues accessing the new portal columbinelakes.frontsteps.com please reach out to Michelle.mrudolfhoa@gmail.com
- **Clubhouse Access** - Our clubhouse fob system will be getting required updates, as the current equipment will no longer be supported after December 31st. During December, we'll host open-house hours at the clubhouse where you can re-register your current fob or exchange old cards for new fobs. Please note: after December 31st, any fobs that haven't been reactivated will stop working. You'll then need to contact a board member to have them reactivated. More details will be shared in the December Honker and through e-bulletins.
- **Committees** - If you would like to be considered for a committee for 2026, please reach out to a current board member. Committees include: Amenities,

continued on page 2

Clean Up Day: November 8

Please consider giving our community a few hours of your time as we work to improve our community. We'll start at 9am doing projects inside the clubhouse and outside if the weather cooperates. Our to do list includes: washing windows, cleaning dumpster alcoves, painting sidewalk grates, and installing signage around the community. View jobs and sign up: <https://forms.gle/K7gbCUv3DddgzCw26> or email columbinelakesclubhouse@gmail.com.



From The Board, *continued from front page*

Architectural Review, Budget, Landscaping, Nominating and Social/Clubhouse. Refer to the October Honker or e-bulletin for more information.

- The location of building water shutoff valves is being posted on the website under Architectural Control. We are diligently working to identify any shutoffs that may be missing from the list.
- **Five-Year-Plan update:** The options that have been researched were presented to the Board at the October meeting. The written findings will be available online and at the clubhouse in early November. While much information has been collected, no decisions have been made. We ask the community to look at the options presented and to think about what we'd like the community to look like 5 years from now. We will be having community meetings early next year to have respectful conversations about our priorities.
- The Board decided to purchase some concrete colored gritty paint to protect and beautify grates in the community. If you are interested in painting grates let a board member know or participate in the November 8 work day!
- The board has decided to keep the Red Tag Parking permits at \$180/year.

— **Your Townhouse Board of Directors:**
Aura Leigh, Michelle, Bree and Bill

Maintenance Association Updates

- After annual water readings, it appears that the Townhouse usage is down for 2025. This highlights the Townhouse Association Board's attention to irrigation repairs and balancing the desire and need for green grass throughout the community with the financial burden to owners. Average R2 usage was up slightly from last year which was expected with the drier summer. A notable reduction in water consumption was observed for R2s that elected to xeriscape. Michelle will continue to work with Resource Central to explore turf conversion opportunities and financial assistance for R2s.
- The Maintenance Board has a townhouse position available for a 2-year term, January 2026-December 2027. Candidate applications are via this Google Form <https://forms.gle/osjeitedsV8wqGV49> or by request to 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.
- If you have issues accessing the new portal columbinelakes-maintenance.frontsteps.com please reach out to Michelle mrudolfhoa@gmail.com
- Maintenance Association board email: ColumbineLakesMA@gmail.com for Maintenance Association communication regarding water distribution system, wastewater treatment (sewer) bill back (not repairs or damage) and roads.

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

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

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.

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.

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info@newsletterconnections.com

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Illegal Harassment of Geese

It has come to our attention that there have been incidents of illegal harassment and intentional harm towards the local geese population within our community. In some alarming cases, individuals have been purposefully targeting these birds with their vehicles, leading to their injury or death. This behavior is not only inhumane, but it also violates wildlife protection laws. Geese are protected by law. Migrating geese will soon come to our area. They rely on our lawns for food and the ponds for protection. They arrive in November and will leave by March. Patience and tolerance are the key. If you witness any harmful behavior toward geese or other wildlife, report it immediately to the Arapahoe County Sheriff's Office at 303-795-4711.

By working together, we can protect our community's wildlife and ensure a safer environment for all. Thank you for your cooperation.

Be Part of The Columbine Work Crew!

The Townhouse Board is putting together a group of handy folks to do small projects around the community on behalf of the Association. If you have a few hours a month and like to tinker please consider being a part of our volunteer crew. Interested people should contact Bill Hardison at williamhardison4261@comcast.net or leave a message at the clubhouse.

On The Wild Side: Fall Gardens

Come autumn, our gardens may no longer have the bright, cheery flowers or floating butterflies that we love to see but they can continue to provide a great habitat for many living things. Although it's natural to want to clean and "neaten" the garden at the end of the growing cycle, by allowing them to stay natural, they can supply the ecosystem with lots of advantageous enhancements. Fallen leaves and remaining plants can provide organic material to nurture the soil as compost. They also provide insulation against the cold. Hollow stems can shelter native bees while butterflies and other insects can use the material for survival. Birds also benefit from this by eating seeds on stems and eating the insects for much needed protein. Consider these options for your gardens this fall.

— Thanks, Deb Carstensen



Ready to Travel?



I've got 4 amazing group trips planned for 2026 and 2027!

If any of these adventures spark your interest, don't hesitate to reach out – I'd love to share more details with you.

May 8 – 14, 2026: Holland, Michigan
Tulip Festival w/ Mackinac Island

Aug. 2026: Scotland Experience
featuring the Military Tattoo

Feb. 2027: Egypt with Collette

Aug. 2027: Victory Cruise on the Great Lakes



Barbara Rudolf, Affiliate Travel Advisor
Barb@All-InclusiveVacations.com
All-InclusiveVacations.com

303.358.3410

I also specialize in individual travel adventures.

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WINTER MINI SESSIONS

STUDIO 37 PHOTOGRAPHY

SATURDAY, NOVEMBER 29



Columbine Lakes Clubhouse

4192 W Pondview Dr, Littleton, CO

9am - 5pm

Columbine Lake Resident
Discounted Fee

\$175

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