



# THE HONKER

## Columbine Lakes Community News

October 2024

Vol. 17 No. 10 • Circulation: 345

### Community Coffee Hour

Our first Community Coffee was fun and lively – attended by almost 20 community members! We will continue having the coffee on the first Thursday of each month at 10:00 a.m. in the clubhouse. Please mark your calendars! The next coffee will be on Thursday, October 3. Please contact Bree Amsberry (303-589-7975) or Aura Leigh Ferguson (303-995-6844) (text is best) with any questions or suggestions. Thanks!

### Wilder October Schedule:

**Oct 4th:** Fun Run (thank you for sending an eblast out when it gets closer to the day)

**Oct 14 -17:** Parent/Teacher Conferences

**Oct 17, 18 & 21:** Non-Student Days

**Oct 31st:** Halloween Parade/Class Parties



### Next Board Meeting

**Wed., October 16, 2024, 6:30 p.m.**

At the Clubhouse.

Everyone is welcome to attend.

### 2024 Maintenance Association Board Meetings

**Monday 12/9/2024, 6 p.m.**

Google Meet joining info:

Video call link:

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

Or dial: (US) +1 413-561-4875

PIN: 274 295 769#

### Board Meeting Minutes

Highlights from the Board of Directors Meeting of Wednesday, September 18 2024 will be posted in the Community Portal. An informal copy of the Minutes is posted on the Bulletin Board at the Clubhouse. <https://engage.goenumberate.com/s/columbinelakestownhouse/>

- There are 10 units requesting space for the Parking Lot Sale Sept. 21, 2024.
- Community Dumpster, Shredding & Parking Lot sale will be rescheduled for Sept. 21, 2024.
- Proposed suggestions will be given to the Board regarding the Budget.
- Replacement of junipers with the exception of 2 Units that may have structural issues will be postponed.
- Work was approved by the Board to have gutters cleaned after leaves fall.
- The Board agreed that Keelson will provide a streamline service to Columbine Lakes Association.
- The Financial Report was reviewed by the Board.
- It was agreed that Work Orders need to be approved by 3 Board Members prior to being submitted for work.
- Four individuals are running for Board.
- Old Business was discussed.
- The Yearly Pool Contract was approved by the Board.
  - Electrical Repair is pending Homeowners' approval (approximately \$4,000).
  - Annual Meeting Confirmation of Date and Time. Board approved November 20, 2024 at 6:30 p.m.
  - Annual Meeting Confirmation of Notice Mailing Date. Board approved September 30, 2024
  - CLMA Proposal for Road Construction and Drainage Restoration. Proposal was approved by the Board.
  - Five sprinklers are to be fixed. Cost not to exceed \$5,000.
  - The next Board Meeting will be Wednesday, October 16, 2024 at 6:30 p.m.

### Work Orders

To submit a Work Order for Repairs around the Community, please go to the website for MSI, LLC, <https://engage.goenumberate.com/s/columbinelakes-townhouse/home.php>; Residents; Online Forms; Work Orders.

### Violations

To submit a Violation in the Community, please go to the website for MSI, LLC, <https://engage.goenumberate.com/s/columbinelakestownhouse/home.php>; Residents; Online Forms; Violations.

### Get Fast Community Updates

Keep informed and up-to-date with the Columbine Lakes Townhouse Association homeowner portal. <https://engage.goenumberate.com/s/columbinelakestownhouse/index.php> The fastest way to get notifications is to have a cell phone number and email address registered online. Tenants and owners are encouraged to register. Once you are logged in, set your notification preferences.

## Committees

Committees are being formed to take on duties on behalf of the Association. HOA committee members help Board members by addressing community issues and tasks in an advisory role. They gather information, assess problems, and recommend solutions to the Board. If any Homeowner would like to get on a committee, please contact the Board, MSI or the Clubhouse. Some committees include:

- \* **Architectural Review Committee (ARC)** - Reviews Architectural Change Request Application, makes any suggestions to the homeowner based on the community Rules and Regulations, and presents the reviewed Architectural Change Request Application to the Board for final approval
- \* **Budget Committee** - Advises on the association's finances, including investments, expenses, and audits.
- \* **Landscape Committee** - Oversees that the community's grounds are well-maintained, which may include flower beds, lawns, trees, and/or advises the board/MSI on concerns that need bid out.
- \* **Recreational Space Committee/Amenities** - Assesses the condition of common area recreation areas (tennis courts, and clubhouse), advises the board/MSI on concerns/repairs that need bid out.
- \* **Social Committee** - Plans events and activities for residents to enjoy, such as parties, socials, food trucks or neighborhood clean-ups.

## National Hero Day

On October 8th, National Hero Day honors real-life heroes who inspire us to be the best person we can possibly be. Many of us will define the word hero with the qualities that genuinely drive a person to be stronger, smarter, kinder and more than the average human being. Heroes act before anyone else realizes there's a problem. They volunteer to put someone else before them. National Hero Day encourages you to recognize the heroes in your life.

### 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:**  
303-979-7499 or  
info@newsletterconnections.com



To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.

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.

## 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, Michelle Rudolf, Natalie Gonterman, Charla Bryant-Forms

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

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

**Nomination Committee:** Michael Donegan, Char Welling

**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):** 2:00 p.m. – 6:30 p.m.

**Board Meeting:** 6:30 p.m. – End

**Wednesday (1st, 2nd, 4th Wed. of the month):** 7:00 a.m. – 2:00 p.m.

**Thursday:** 7:00 a.m. – 2:00 p.m.

**Friday:** 8:00 a.m. – 12:00 p.m.

**Saturday:** 7:00 a.m. – 2:00 p.m.

Manager schedule changes, if necessary, will be posted on the Clubhouse Door.

Contact the Clubhouse for Party Room Reservations, FOBs, Red/Blue Parking Tags, ACC Change Requests, Misc. Questions.

### MSI, LLC

Donna LaWall, Community Manager, 720-974-4257  
e-mail: DLaWall@msiho.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. Articles are printed on a space-available basis. No endorsement of any product or service is implied/stated by its inclusion in the newsletter.

# Maintenance Association Update

- **Road Special Assessment**
  - Final special assessment is lower than max passed because we completed the project under budget! Please be on the lookout for communications from MSI with the final special assessment amount with payment details.
  - If selecting the “Paid In Full” option, payments are due by November 30th.
  - If selecting the “Monthly Payment” option, monthly payments will start in January 2025
- **Tax Saving Tip!**
  - Because Columbine Lakes is located in Unincorporated Arapahoe County, sales tax for items delivered to your home is 3% lower than the City of Littleton. In order to take advantage, you must use your 9-digit zip code in the delivery address. If you only use 80123, you will be charged the full City of Littleton tax rate. You can lookup your 9-digit zip code at:  
<https://tools.usps.com/zip-code-lookup.htm>

- **Management Company Change**
  - Maintenance Association is transitioning from Senty to MSI in October.
  - All Residents: Be on the lookout for MSI communications on how to set up your Maintenance Association account
  - Townhouse Owners: You will have access to the Maintenance Association MSI portal starting in October. For those that wish to pay the Special Assessment in-full, you can make the payment to the Maintenance Association via MSI starting in October 2024. Starting in January 2025, Townhouse Owner water, wastewater treatment, shared common road/water expenses, and monthly road special assessment (if monthly payment option is selected) will be billed separately by MSI for payment directly to the Maintenance Association.
  - Single Family Homeowners: Existing monthly payments should be made to MSI starting in October 2025
- **Lead & Copper sampling completed in September**
  - (Thank you volunteer samplers). Majority of samples were below the detection limit and all results were below allowable levels.

## Ponds

After fixing the air pumps - Our New Baby Fish Additions:



*I would rather sit on a pumpkin, and have it all to myself,  
than be crowded on a velvet cushion.*  
—Henry David Thoreau



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METRO DENVER

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MARKET ON YOUR CALENDAR

<p style="font-weight: bold; color: #0056b3; text-align: center;">Saturdays</p> <p style="font-weight: bold; color: #c00000; text-align: center;">SOUTHWEST PLAZA</p> <p style="color: #0056b3; text-align: center;">MAY 4 - OCT 26</p> <p style="font-size: 0.9em; text-align: center;">Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="font-weight: bold; color: #0056b3; text-align: center;">Saturdays</p> <p style="font-weight: bold; color: #c00000; text-align: center;">LAKEWOOD</p> <p style="color: #0056b3; text-align: center;">JUN 15 - SEP 28</p> <p style="font-size: 0.9em; text-align: center;">Mile Hi Church Alameda &amp; Garrison 10am-2pm or Sellout</p>
<p style="font-weight: bold; color: #0056b3; text-align: center;">Sundays</p> <p style="font-weight: bold; color: #c00000; text-align: center;">HIGHLANDS RANCH</p> <p style="color: #0056b3; text-align: center;">MAY 5 - OCT 27</p> <p style="font-size: 0.9em; text-align: center;">HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="font-weight: bold; color: #0056b3; text-align: center;">Wednesdays</p> <p style="font-weight: bold; color: #c00000; text-align: center;">LITTLETON</p> <p style="color: #0056b3; text-align: center;">JUN 19 - SEP 25</p> <p style="font-size: 0.9em; text-align: center;">Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

Sign up for our Newsletter!

FOR MORE INFORMATION

[www.denverfarmersmarket.com](http://www.denverfarmersmarket.com)




# Cannibal: The Musical

October 25, 2024 – November 3, 2024

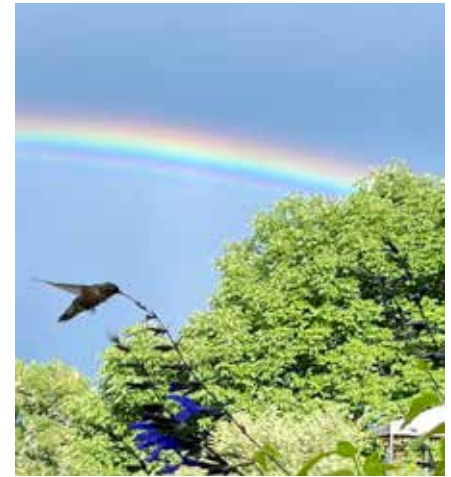
If you hated Urinetown, you'll detest Trey Parker's Cannibal! The Musical. Before The Book of Mormon. Before South Park. And wayyy before the grand re-opening of Casa Bonita, Trey Parker and Matt Stone, two Colorado local boys who made real good, created this campy, whacky, biographical, bloodbath of a musical about another (in)famous Colorado boy – Alferd Packer, the only person in the history of America to be convicted of... yup... cannibalism. Set in the Rocky Mountains, Cannibal 'is the true(ish) story of the "Colorado Cannibal" and his band of meaty miners who got lost while searching for gold and girlfriends in the unforgiving terrain during the winter of 1874. Will Alferd be hanged for Cannibalism? Or will he become a guard at the Denver Post, convert to vegetarianism, and die in Jefferson County before being buried in Littleton?

This Halloween season, sink your teeth into this gleefully gory tale of exactly how wild the wild west was!

–<https://townhallartscenter.org>

# Farewell To Summer

By Deb Carstensen



## DO YOU RUN YOUR OWN BUSINESS?

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info@newsletterconnections.com



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Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. You get to choose how you want your beef cut to fit your family needs. 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.**

**Furnace inspection w/ CO detection - \$49.99.** Emporia Home Services, your local HVAC specialist. 303-909-2018. (parts/addit. labor not incl.)

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

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

**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.

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.

**Glow at the Gardens**

October 22-27, 6-9 p.m.

Denver Botanic Gardens,

1007 York Street, Denver, CO 80206, 720-865-3500

Glow at the Gardens™ weaves together the spooky, silly and spirited for an autumnal celebration like no other!

Wander an immersive, illuminated path to discover enchanted landscapes animated by live performers with hand-carved pumpkin displays around every bend. While most nighttime Halloween events feature foam “funkins,” every single one of our grimacing jack-o’-lanterns and larger-than-life sculptures is freshly carved from real, locally grown pumpkins.

Whether you come in an elaborate costume\* or simply in a macabre mood – there’s something for everyone at this one-of-a-kind experience! This event sells out every year weeks in advance, so get your tickets early. Important details:

- You must purchase a ticket online for a specific date and time to visit. Tickets will not be available onsite.
- Last entry is 9 p.m. The event ends at 9:45 p.m.
- Themed food and beverages are available for purchase.
- \*Costume masks that obscure the entire face are not permitted for guests over age 17.

–<https://www.botanicgardens.org>

**Free Reverse Mortgage Seminar for Senior Homeowners!**

**Date:** Monday, October 21st **or** Wednesday, October 23rd

**Time:** 11:15 am - 1:15 pm

**Location:** IHOP 7733 W Long Drive, Littleton, CO 80123

**We look forward to seeing you at IHOP!!**

**A complimentary lunch will be served following the seminar**

**Register today – seating is limited!**

**To register or schedule a personal consultation, call or email Mark!**



**Mark Smith, NMLS #309654**  
**Reverse Mortgage Consultant**  
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10:00AM - 2:00PM

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### **Accepting**

- Oil-based
- Acrylic
- Latex
- Stains
- Shellacs
- Lacquers
- Sealers
- Varnishes
- Urethanes

\*UNLIMITED 5-gallon or smaller original containers

### **Not Accepting**

- Spray paint
- Paint thinner
- Solvents
- Cleansing agents
- Adhesives
- Roof patch
- Drywall mud

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