



THE HONKER

Columbine Lakes Community News

October 2025

Vol. 18 No. 10 • Circulation: 345

Townhouse Association Board Meeting

October 22, 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

*Held virtually. Link published
2 weeks prior to the meeting.*

Upcoming Events at the Clubhouse

- **October 2nd @ 10am -**
Community Coffee Hour
- **October 8, 4-6pm -**
Budget Committee meeting
- **October 9, 6-7:30pm -**
Landscaping Committee meeting
- **October 22, 4-6pm -**
Budget Committee meeting
- **October 22 @ 6:30pm -**
October Board meeting
- **October 23, 10-11am -**
Landscaping Committee meeting
- **Dumpster Day (Date TBD):**
Maintenance Association will be scheduling a fall dumpster day, date to be announced (likely late October or early November)
- **November 6 @ 10am -**
Community Coffee Hour
- **November 19th @ 6:30pm -**
Budget Meeting, Annual Meeting, November Board Meeting.
These meetings will be held consecutively. More information will be mailed.



Message from the Townhouse Board

- **Covenant Amendment** - The Board is proposing an amendment to the Declarations and Covenants for several key reasons. First, to ensure that our covenants are consistent with recent state laws (House Bills) that affect HOA operations. While we establish policies when necessary, aligning our Covenants with these laws will make referencing easier and more efficient. Second, the amendment will clarify the maintenance and insurance responsibilities for owners, residents, insurance agents, and potential buyers, particularly with regard to lots and units. Some important details are currently missing from the existing Covenants (established in 2009), leading to confusion and delays when issues arise.

Community members will be canvassing to answer any questions. In order to amend the Covenants, 145 approval votes are required. The voting will take place via mail-in ballot. Full details and the proposed Covenant Amendment will be mailed to each owner.

- **Elections** - We have 2 candidates for the 2 board positions (2-year term, 2026-2028). The election process is being reviewed and will be mailed to each owner.
- Thank you to the Landscape Committee volunteers for their efforts around the community. They have been busy fixing common area fences and painting, removing branches and tree suckers to mitigate damage and ensure sprinkler coverage, and caring for the clubhouse garden.

- At the September Board Meeting, the Budget Committee proposed numbers for the 2026 budget based on projections provided by MSI and anticipated increases in expenses. The Board is carefully considering the proposals with the upcoming maintenance requirements faced by the association.

The Board of Directors is dedicated to making decisions that serve the best interests of all homeowners. While we value your feedback and work to address concerns, we also face difficult decisions that are necessary for the long-term health and success of our community. The Board's focus is on maintaining property values, improving our living environment, and ensuring a harmonious community for everyone. This work helps shape our neighborhood for the better, today and in the future.

— **Your Townhouse Board of Directors**

Wilder Events

OCTOBER

3rd: Fun Run (all day - students will be running through neighborhood)
6th: Fun Run (rain date)
13th-16th: Parent/Teacher Conferences (after school - evening)

16th: Non-Student Day
17th: No School
20th: Non-Student Day
28th: Musical Performance (6 PM)
31st: Halloween Parade/Class Parties (1 PM)

NOVEMBER

11th: Musical Performance (6 PM)
24th-28th: No School (Thanksgiving Break)

Maintenance Association Updates

Annual reading of single-family home water meters is scheduled for October 6th. Cesar Caballero is a certified water system operator and will be reading meters in front yards or remote readers mounted on your home. Please be kind and respectful to Cesar. Once water meter readings are completed, the Maintenance Board will begin preparing the 2026 budget/assessments which includes reimbursement of actual water consumed.

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/DHrJxNahaTAVXwPJ6> 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.

New Maintenance Association board email:
ColumbineLakesMA@gmail.com
 for Maintenance Association communication.

New Homeowner Portal

We have a new homeowner portal - Frontsteps. Access is best with a laptop or desktop computer. Mobile devices will be prompted to use/download the app. You may still receive community bulletins even if you have not completed registration (considered pending status) but full registration is required for full access to payment options, calendar events, HOA documents, and more. Townhome Owners should have access to both Associations (under the same login if you prefer). You need to register for both Associations - you do not have automatic access to both.

Any owners who are experiencing issues should reach out to Frontsteps Portal Support FSCSupport@frontsteps.com. Michelle Rudolf is able to offer in-person help if need, mrudolfhoa@gmail.com

FRONTSTEPS COMMUNITY SUPPORT

Form: <https://kb.frontsteps.com/s/contactsupport>

Payment Support: residentpayments@frontsteps.com

Phone Number: (720)739-2899

Columbine Lakes Maintenance Association:

<https://columbinelakesmaintenance.frontsteps.com>

Columbine Lakes Townhouse Association:

<https://columbinelakes.frontsteps.com>

October is crisp days and cool nights, a time to curl up around the dancing flames and sink into a good book.

—John Sinor

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@msihoa.com
 Alicia Sherer, Maintenance Association Community Manager
 720-974-4247, 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. 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.

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. Bonded & ins. Current clients only. Call Nancy 303-335-6237.

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

New customers Furnace inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

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

Grass or Corn fed beef for sale - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. KSayles@plainstel.com

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.

Community Landscaping

We'd like to extend a sincere thank you to the residents who have taken the initiative to plant in the common areas left bare by the removal of the juniper bushes. Your hard work has truly helped to beautify our community, and we are grateful for your efforts to improve our shared spaces.

If you are interested in planting in a common area near your home, please submit an ACC application for Board review.



Pickleball Party

The owners of Epic Pickleball Clubs, Jamelle and Perry Leydon, would like to invite the Columbine Lakes neighborhood (Townhouses and R2s) to a pickleball party!

DETAILS:

Date/time: Saturday, October 4th from 5:00-7:00 PM

Address: 7421 W Bowles Ave, Littleton, CO 80123

Cost: \$10 per person for 2 hours of play + includes a drawing for two 30-day memberships.

Food & Drinks: Pizza (\$1/slice), Coors Light (\$2).

Capacity: Limited to 40 attendees.

HOW TO SIGN UP:

- Create a free Visitor Membership on Epic Pickleball's website: <https://app.courtreserve.com/Online/Memberships/Index/13589>
- Email your name and number of attendees to Jack Zivic at bikeskico@gmail.com by 5:00 PM on Thursday, October 2nd.

Note: This is not an HOA event but a community invitation from your neighbor, Jack.

On The Wild Side: Let Them Fall Where They May

Each autumn, leaves change color and fall, creating a vibrant, multicolor blanket. But what causes these beautiful hues?

During summer, chlorophyll fills the leaves, giving them their green color. As days shorten and temperatures cool, cells at the base of the leaves swell, cutting off water flow from the tree. With chlorophyll fading, the leaves' natural colors emerge.

Red and purple shades come from anthocyanin, while sugars in certain leaves, like maples, enhance their red hue. Carotene gives leaves their orange color, and xanthophylls turn them yellow. The mix of these pigments creates a stunning variety of fall colors.

Droughts and strong, windy snowstorms can dull the colors, but thanks to the moisture we've received late in the summer, we're expecting a vibrant autumn ahead.



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

**ALL-INCLUSIVE
VACATIONS + CRUISES**

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

303.358.3410

I also specialize in
individual travel adventures.

Protecting Your Pipes This Winter

As colder weather approaches, take steps to protect your home from frozen and burst pipes. A little preparation now can prevent a lot of damage later.

BEFORE COLD WEATHER SETS IN:

- **Winterize outdoor plumbing.** Disconnect and drain all garden hoses. Insulate spigots and blow out or fully drain your irrigation system.
- **Locate your water valves.** Know where your main indoor shut-off valve and outdoor curb stop valve are. This is critical in case of an emergency.
- **Insulate and seal.** Check your home for pipes in unheated areas like basements, crawl spaces, or garages. Insulate any exposed pipes with foam or heat tape. Seal any cracks or holes in your walls and around doors or windows.
- **Set your heat.** If you're away, keep your thermostat set no lower than 55°F to ensure pipes don't freeze.

WHEN TEMPERATURES STAY BELOW FREEZING:

- **Open cabinets.** Open the doors to any cabinets or vanities that contain pipes to allow warmer room air to circulate.
- **Keep garage doors closed.** If you have water lines in your garage, keep the door shut as much as possible to protect them from cold air.
- **Drip faucets.** Let a very small trickle of water run from your faucets to keep water moving through the pipes. The cost of a little extra water is much less than a costly repair.

IF YOUR PIPES DO FREEZE:

- **Shut off the water immediately.** Before you do anything, turn off the main water shut-off valve to your home.
- **Thaw with warm air.** Use a hairdryer or space heater to gently warm the frozen section of the pipe. **Do not use a blow torch or open flame!**
- **Check for damage.** Once the pipes are thawed, slowly turn the water back on and check for any cracks or leaks.

If you are a townhouse owner and need to locate your master water valve, call MSI at **303-420-4433**. For emergency assistance with the main water line, contact C&L Water Solutions at **303-791-2521**. Remember, homeowners are responsible for repairs within their unit.

Note: Please do not call Denver Water, as they will not be able to assist.

This information is modified from **Platte Canyon Water & Sanitation District**, for additional information on this subject please call 303-979-2333 or visit www.plattecanyon.org.

Downtown Littleton Pumpkin Poles

Halloween begins with the creation of Pumpkin Poles by the downtown merchants. They will be on display in early October through Halloween (depending on the condition of the pumpkins). Located throughout downtown on Main, Alamo and Prince Streets, visit early in the month. You don't want to miss these one-of-a-kind creations.



Fall Into Success With Your Local Neighborhood Newsletter!

**Our November
deadline is
October 15th.**



Locally owned and operated.

info@newsletterconnections.com
NewsletterConnections.com

Reach your community this season with targeted advertising that connects! Showcase your business for engaged neighbors in our trusted newsletter.
IT'S EASY TO GET STARTED!

303-979-7499

**NEWSLETTER
CONNECTIONS**

