



THE HONKER

Columbine Lakes Community News

September 2023

Vol. 16 No. 09 • Circulation: 345

Wilder School

School has started. Please be aware of the increased traffic and pedestrians when driving.

Regular Day Schedule

(Monday, Tuesday, Thursday, Friday)

7:50 a.m. Start of school

2:45 p.m. Dismissal

Wednesdays Late Start Schedule

8:50 a.m. Start of school

2:45 p.m. Dismissal

Wilder Updates:

Tuesday, August 29th Back to School Night 5-7:15 p.m.

Friday, September 8th Fall Festival 5-7 p.m. There will be food trucks and other events at the school. Wilder is advising attendees that there is limited parking and recommending that people walk to the event.

Board Candidate Applications

You can pick-up a Townhouse Board Candidate Applications at the Clubhouse to run for the two seats in November. The Applications are due back by September 15, 2023. The Nominating Committee members are Jessica Anderson, Natalie Gonterman and Michelle Rudolf if you have any questions.

Next Townhouse Board Meeting

Wed., Sept. 20, 2023, 6:30 pm

At the Clubhouse.

Everyone is welcome to attend.

Next Virtual Maintenance Board Meeting

Wed., Sept. 6th, 2023, 6:00 pm

Join the zoom meeting at:

<https://us02web.zoom.us/j/84408857200>

or dial-in at +17193594580, 84408857200#

Highlights From The Board Of Directors Meeting

Wednesday, August 16, 2023,

(Refer to the homeowner portal for official meeting minutes.)

<https://engage.goenumerate.com/s/columbinelakestownhouse/>

- ACC Request Forms should be picked up from and submitted to the Clubhouse.
- The Board is finalizing the Rules and Regulations and relevant supplemental documents.
- Carport Parking Forms for Blue Tags are being updated. If you have received a Carport Form, please fill it out and return it to the Clubhouse.
- Signage updates in the Clubhouse are being worked on.
- Clubhouse camera video feeds were updated.
- The Board is getting a bid to clean the carpeting in the Clubhouse.
- Board Candidate Applications can be picked up at the Clubhouse and must be returned by September 15, 2023.
- September 9, 2023 - Parking lot sale at the Clubhouse. There will be paint

pick-up, shredding disposal and a dumpster this same weekend.

• Flooring in the Clubhouse Office will be updated.

• The Board is working on assessing recent storm damage.

• Horizon is cleaning 5 culverts.

• Bids have been received for replacement of retaining walls.

• The Board is getting bids from landscape companies as the contract is under renewal.

- A discussion was had regarding waterwise grass that would not require as much water and would be cost efficient in the longterm.

The next Board Meeting will be Wednesday, September 20, 2023 at 6:30 p.m.

Parking Lot Sale/ Shredding/Dumpster/Paint Pick-up

Saturday, September 9, 2023 - Parking Lot Sale, Dumpster, Shredding, Paint Pick-up. Please sign up for a selling spot at the Clubhouse. To schedule paint pick-up call 720-854-8722 or <https://greensheepaint.com/paint-pickup/>

Community Contractors And Board-Approved Work

Please be aware that the Board may schedule work to be done around the community by outside companies or the property manager. Please be respectful to them and direct any concerns or questions to the Board, the Clubhouse Manager or MSI.



Tips To Keep You And Your House Cool And Safe

- a. Close your blinds. Keep your blinds closed, especially on north and west-facing windows, to significantly cool your home, invest in some block-out curtains to shield your home from that harsh summer sun or apply UV film to windows.
- b. Attic insulation. Bringing attic insulation to code to help keep heat in the home in the winter and prevent cold loss in the summer. Have an electrician check heat lamps and recessed lights for code to make sure insulation is not too close to the fixture that may cause a fire hazard.
- c. Just 1 degree more. Set the thermostat to between 75-80 degrees, or as warm as you feel comfortable. Increasing your thermostat by just 1 degree in warm weather can reduce your cooling costs.
- d. Adjust ceiling fans. Set your ceiling fans to rotate counter-clockwise in summer to push air straight down helping to create a cooling effect and clockwise in winter to pull cool air up. In warmer weather, set the fan speed high and in cooler weather it works best on low.
- e. Hang out in the evening. When it gets cooler in the evening, consider opening your house up to cool your home naturally – just make sure you lock up overnight!
- f. Change your lightbulbs. Incandescent lightbulbs produce a lot of heat, so switching to energy-saving bulbs can help keep your home cool and save heaps on energy costs – that's a win-win!

Sept. 13: Positive Thinking Day

Celebrate positive thinking by saying some affirmations, hanging around with positive people or showing gratitude for the simple things in life.

Advertising:

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.

To place an ad, call **Colorado Lasertype, 303-979-7499**
Email: getinfo@coloradolaser.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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

Andy Cozzette, President, 720-939-4557 - acozzettehoa@gmail.com

Jessica Anderson, Vice President, 303-981-8960 - jandersonhoa@gmail.com

Natalie Gonterman, Secretary, 303-332-2943 - nataliegonterman@kw.com

Michael Donegan, Treasurer, 303-475-7003 - mdonegan@mdfsc.com

Michelle Rudolf, Member At Large, 303-929-3426 - mrudolfhoa@gmail.com

COMMITTEES

Architectural Control Committee:

Andy Cozzette, Natalie Gonterman,

Landscape Committee: Andy Cozzette, Natalie Gonterman

Parking: Michelle Rudolf, Natalie Gonterman, Charla Bryant

Pool/Spa: Jessica Anderson, Michelle Rudolf, Charla Bryant

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 (1st and 3rd Wed. of each month): 1:30 pm - 6:30 pm

Wednesday (2nd and 4th Wed. of each month): 8:00 am - 2:00 pm

Thursday: 8:00 am - 2:00 pm

Friday: 8:00 am - 2:00 pm

Saturday: 8:00 am - 1:00 pm

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

Please contact the Clubhouse for: Party Room Reservations, Clubhouse Keys/Fobs, Red/Blue Parking Tags, ACC Change Request Forms and miscellaneous questions.

MSI, LLC

Danielle Zinchini, Community Manager

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

720-974-4233

e-mail: DZinchini@msihoa.com,

website: <https://columbinelakestownhouse.nabrnetwork.com>

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.

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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Get Fast Community Updates

Keep informed and up-to-date with the Columbine Lakes Townhouse Association homeowner portal.

<https://engage.goenumerate.com/s/columbinelakestownhouse/>

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: Account >> Settings >> Notification Preferences

If you need assistance registering, or have any questions about the website, please follow the Technical Support link at the bottom of the website, or call 855-373-5722.

Littleton Improvements

The Capital Projects Dashboard is a schedule and map of selected bridge, sewer, street, and transportation projects by planned construction year. This plan is subject to change and will be updated from time to time in coordination with partner agencies.

There are several projects listed including the Platte Canyon Road Intersections Improvements Project which is now slated to begin early 2024 and aims to address critical concerns identified through public engagement. This comprehensive initiative focuses on enhancing pedestrian and bicycle safety, resolving traffic conflicts, improving bus stop access, and upgrading signal equipment.

-<https://www.littletonco.gov/Government/Departments/Public-Works-Engineering/Public-Works-Projects>

METRO DENVER FARMERS' MARKET
MARKET ON YOUR CALENDAR

Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout	Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout
Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout	Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout

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Maintenance Association Update

ROADS

Due to this year's substantial rain, Southeast Metro Storm Water Authority (SEMSWA) has taken the position that no drainage improvement or changes from the original 1970's drainage plan can be implemented unless a revised drainage report is prepared for the entire subdivision. The original 1970's drainage plan assumed that all lots would flood up to 3-inches as a part of storm water retention. Practically, this means that we cannot install any culverts, drain pans, or french drains without submitting a revised drainage plan for SEMSWA review and approval. The revised plan would be costly to prepare (\$50,000 - \$70,000) as well as require additional time and the potential for SEMSWA to require re-design of the ponds. Therefore, the Maintenance Association in consultation with the Townhouse Association has decided to proceed with road replacement only.

Even with the simplified road replacement, we are still required and are awaiting approval from Arapahoe County and SEMSWA.

Road replacement is not expected to start until next spring. In the meantime, we are temporarily patching major potholes.

WATER

What caused the August 15th brief water outage? The Columbine Lakes private water distribution system receives water from one 8" Denver Water connection on the northeast side of the neighborhood. Denver Water requires Columbine Lakes to maintain the master meter vault and associated isolation valves such that Denver Water can isolate and maintain their meter. Denver Water notified Columbine Lakes that there was an unspecified non-compliance within the meter vault.

In order to investigate the issue and avoid potential fines, the Maintenance Association authorized C&L to test the valves which revealed that the isolation valve downstream of the meter is stuck open and requires replacement.

EXTENDED OUTAGE TO BE SCHEDULED:

Because Columbine Lakes is served by a single connection to Denver Water, replacing the broken isolation valve will require an extended water outage (8-12 hours). At this time, the water outage is NOT scheduled. C&L is ordering parts and we are working with Denver Water to ensure the system can be safely isolated before we schedule valve replacement. Additional communication will be forthcoming.

ABOUT THE MAINTENANCE ASSOCIATION:

The Maintenance Association is responsible for shared infrastructure (common private roads, private water distribution, and facilitating the community sewer payment)

The Maintenance Association Board consists 2 Townhouse Owners and 1 Single Family Homeowner.

The Maintenance Association virtual meetings are held quarterly (March / June / September / December)

Single Family Homeowners and Townhouse Owners belong to the Maintenance Association. Townhouse Owners pay Maintenance Association assessments indirectly through the Townhouse Association dues.

Questions: Contact Brianna Atherton at athertonhoa@gmail.com/303-697-9840

CANDIDATE APPLICATIONS

One Townhouse owner seat and one Single-Family Homeowner seat are up for election. If you would like more information and/or to run for the Maintenance Board, please contact Michelle Rudolf at mrudolfhoa@gmail.com or 303-929-3426. Applications are due by October 15th.

On The Wild Side: The Crawdads

We have carnivorous diving ducks, cormorants, great blue herons and black crowned night herons that frequently visit our ponds. Do you ever wonder what they're hunting? Well, in addition to a select variety of fish and other types of aquatic creatures, the ponds host a number of crawdads, a favorite food for these birds. Also called crayfish, they are a type of crustacean that have a hard shell extending the length of their lobster like bodies. They are about three inches long from the tip of their pointed head to the end of their tail and have the long "arms" with pinchers out in front. Crawdads eat snails, larvae, worms, tadpoles and mosses. Younger crawdads may be seen during the day but become nocturnal as they reach adulthood at one year. Reproduction occurs through spawning and the female then carries her fertilized eggs in a sack on her abdomen. She can have 10-800 eggs! The young stay with her until they have molted twice. There can be great battles between crawfish and ducks like hooded mergansers that dive down, bring them to the surface and furiously chomp down on the shells as the crawdads struggle to get away. It's not unusual for the crawdad to be dropped several times and then brought back up by the diving duck as the battle continues. The goal is to cut off the pinchers to make them easier to swallow but they can also go down the gullet whole! So many questions arise from this... Abdominal pain? Digestion? Defecation?

Oh, the questions of life...

—Deb Carstensen

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