



THE HONKER

Columbine Lakes Community News

September 2025

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Townhouse Association Board Meeting

September 17, 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, September 8, 2025, 6pm

held virtually.

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

Meeting ID: 245 326 944 995

Passcode: BN9ZL3LE

Dial-in: 469-844-7991, 928693133#

Thank You, Donna! And Welcome, Sandy!

On behalf of our community, we would like to express our sincere gratitude to Donna for her dedicated service as our Community Manager. Her professionalism, commitment, and care have been invaluable in supporting our neighborhood and strengthening our sense of community. From managing daily operations to helping guide community projects, Donna's efforts have left a lasting mark that we will all appreciate for years to come.

As Donna moves on to new opportunities within MSI, we wish her the very best in all her future endeavors. She will be greatly missed.

At the same time, we are excited to welcome Sandy as our new Community Manager. We look forward to working with her and building upon the strong foundation Donna has helped create. Sandy has a wealth of knowledge and experience and will be a valuable addition to our community.

Please join us in both thanking Donna for her service and extending a warm welcome to Sandy!



Message From The Townhouse Board

Retired Army General Stanley McChrystal writes in his book On Character. Choices that Define a Life **“Who will do what must be done for the common good?...Although it feels strangely contradictory, we must jealously protect our right not to be served, but to serve. When hard work and difficult things must be done, we have to lay claim to the responsibility of doing them.”**

We are starting the process of electing two new members of the Columbine Lakes Townhouse Association Board. This year's board has made progress toward righting our financial ship, but more work is needed. In 2026 we'll complete a Five-Year-Plan for our community, and continue working toward increasing our fiscal solvency. We need good people to step up and help chart the future of our community. Please examine your conscience and make a two year commitment to your community.

- **ELECTIONS:** The Board of Directors plays a vital role in shaping our community, addressing residents' concerns, and making important decisions in the best interest of all homeowners. We currently have 2 seats (each for a 2-year term) that will be filled by a vote of the community in accordance with the Bylaws. We encourage you to consider this opportunity if you are passionate about contributing to our neighborhood's well-being and have ideas for its improvement. Candidate applications are available at the clubhouse or online under "For Residents" >> "Online Forms"

- **Sewer Maintenance:** Along with the Covenants amendment, the Board has been reviewing policies and procedures around the community. One such item is the sewer laterals. In a community of our age it's important to be vigilant about preventative maintenance.

- Do not wash grease, fats or oils from food preparation down the drain. Deposit these materials in the trash.
 - Do not flush any non-flushable items. Follow the Three P's rule when it comes to what you can safely flush – flush only pee, poop and (toilet) paper.
 - DO NOT flush flushable wipes – they do not dissolve and cause back-ups
 - Use foaming root killers – Foaming root killer removes the roots presently in your pipes but also helps against future occurrences.
 - Research an enzyme drain cleaner to reduce bio-build up in the pipes.
- The sewer lateral line from a unit to where it meets the main or meets up with another unit is the owners' responsibility. At the point it meets up with 1 or more units it is a split responsibility of those owners. The Association is responsible for maintaining the clean outs.

Let's work together to keep Columbine Lakes a safe and fun place for everyone!

— Your Townhouse Board of Directors

Upcoming Events

- **August 27, 4-6pm: Budget Committee meeting**
- **September 4, 10am: Community Coffee Hour.** All are welcome to join for conversation and socializing. If you'd like to bring a light treat to share (optional), please let us know. For more info, contact Bree Amsberry at 303-589-7975 or Aura Leigh Ferguson at 303-995-6844.
- **September 3, 9:00am: Amenities Committee meeting**
- **September 11, 4:00pm: Budget Committee meeting**
- **September 12: Candidate applications due to the board**
- **September 17, 6:30pm: September Board meeting**
- **September 24 @ 4:00pm: Budget Committee meeting**
- **September 24th, 6:00pm: Informational Meeting about Covenant Rewrites.** This is an informational meeting (no formal voting) to review the proposed amendment of the Columbine Lakes Townhouse Association Declarations and Covenants. The legal team and board will present a general overview of past covenants and proposed changes. Community members will have the opportunity to ask questions, provide comments and address concerns. Questions and comments can also be emailed to columbinelakesclubhouse@gmail.com.
The board will review questions and comments before the final proposal is mailed out to the community and a special meeting will be scheduled for the formal vote. Meeting conduct is expected to be respectful and polite to ensure everyone who would like to speak has the opportunity.

Wilder Calendar

AUGUST

28th - Back to School Night (5-7 PM)

SEPTEMBER

1st - Labor Day/No School

12th - Fall Festival (4-7 PM)

26th - Non-Student Day

Protecting Our Common Property: Upholding Community Integrity

It may surprise some of our residents to know that casual annexation of common property adjacent to your lot is not only against our Covenants but is also against state law. As outlined in Colorado law (CRS 38-33.3-312) "Conveyance or Encumbrance of Common Elements," any action to convey or encumber common property must follow strict legal procedures. According to our Columbine Lakes Townhouse Association Covenants (Article V Section 2 (d) "Easement of Enjoyment"):

- No owner or resident of an individual unit may annex, claim, or encroach upon common property without prior approval.
- Such approval requires an affirmative vote of at least 67% of all owners and 67% of all First Mortgagees.

This process ensures the rights of all members to unfettered enjoyment of common property and that changes to common areas are made collectively and transparently.

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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

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

MSL 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://engage.goenumerate.com/connect_login.php

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.



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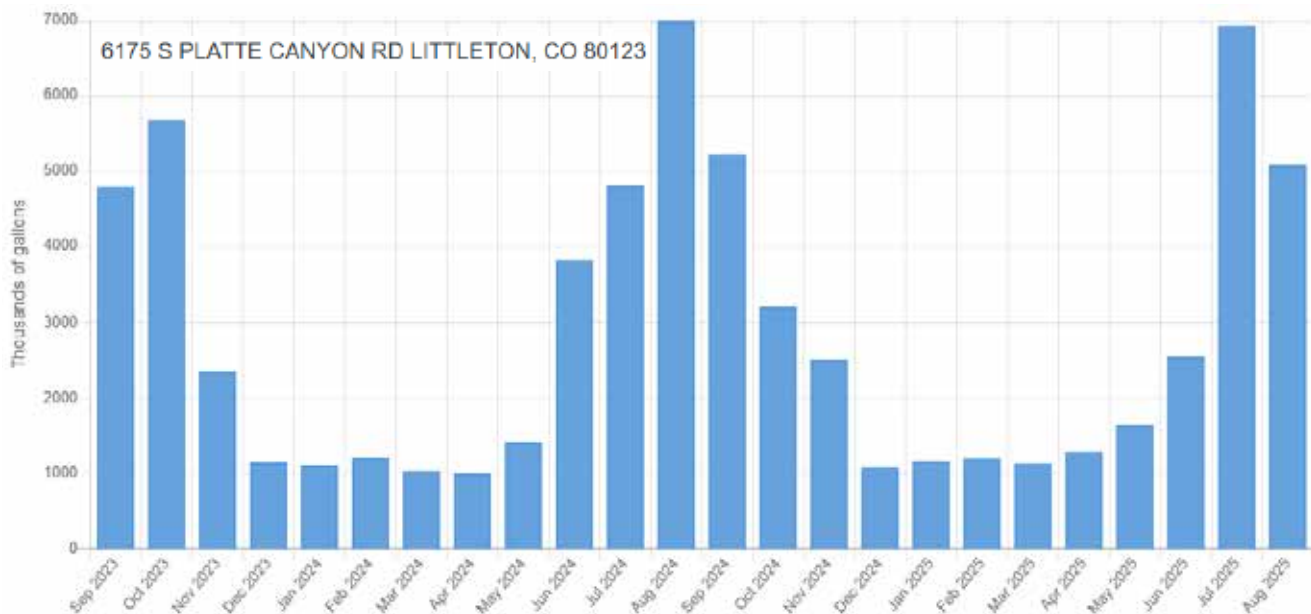
Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th 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.

Maintenance Association Updates

Good news, water usage decreased in July! July water consumption (shown as August 2025 in the figure which shows billing month vs. usage month) is down substantially from August 2024 which mostly offsets the increased water usage in June. We are hopeful that we will have water consumption slightly less than last year.

The Maintenance Board has a townhouse position available for a 2-year term, January 2026-December 2027. Candidate applications are also available online under "For Residents" >> "Online Forms" or via this Google Form <https://forms.gle/DHrJxNahaTAVXwPJ6>

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.



METRO DENVER
CRIME
STOPPERS

Shred-A-Thon
September 13th
8am-noon

200 Jefferson County Parkway, Golden, CO 80401

More Details:
<https://www.jeffco.us/1072/Shred-a-thon>

SHOP LOCAL

ASPEN GROVE FARMERS MARKET
LITTLETON, COLORADO

GET FRESH WITH US ON FRIDAYS!

Fridays 10 am to 2 pm | Last Market: Sept. 26th
 7300 S Santa Fe Dr. Littleton, CO 80120

ASPEN GROVE
FARMERS MARKET
COLORADO PROUD

Protecting Our Common Property, *continued from page 2*

Your Association Leadership is committed to fair and lawful management of common property. We are dedicated to the integrity of our community and the protection of shared spaces. Any attempt to unilaterally claim, annex, or encumber portions of common property without proper approval is not permitted and will not be tolerated.

The Board will thoroughly review recent incidents and take necessary measures to restore and protect the community's rights. This commitment is rooted in fairness and compliance with the law. Any future attempts to annex or encumber common property without proper approval of the community will be firmly opposed and, if necessary, reversed. Members are encouraged to respect these rules and collaborate for the benefit of the community.

If you have questions or would like to propose changes regarding common property, please follow the procedures defined by our covenants and state law. We appreciate your attention and cooperation. By respecting our agreements and legal requirements, we preserve the beauty, integrity, and value of our neighborhood for everyone.

On The Wild Side: Just Passing Through

Hummingbirds have been gracing our community throughout the summer. Their numbers increase in August as others, who have nested as far away as Canada, pass through on their way to winter homes in Mexico and points farther south. Flying above the tree line, they can travel 20–25 miles per day—or even more if they catch a prevailing wind. This is crucial for some hummingbirds, as they must cross the Gulf before reaching their destination!

Migration lasts 1–4 weeks, depending on the species and destination. This challenging journey requires hummingbirds to gain an additional 25% to 40% of their body weight beforehand. In addition to nectar, they feed heavily on insects to get the protein they need.

Feeding hummingbirds is as beneficial for them as it is enjoyable for us. The standard sugar water mixture is a 4:1 ratio of boiling water to plain white table sugar (water should be cool before putting out). Feeders should generally be kept up until mid-October or until it has been a week since the last hummingbird was seen.

If you plan to feed hummingbirds, please research the proper methods. A great resource is Audubon.org. Here are a few key tips to remember:

- **Red dye is not needed.**
- **Do not use honey or other sweeteners**, as they can be dangerous or even deadly.
- **Clean and change the solution every three days.** The fluid can ferment and grow mold, which is harmful to the birds.
- **Thoroughly rinse the feeder between each refill.**

Wish them well on their journey!

— Thanks, Deb Carstensen



Fall Into Success With Your Local Neighborhood Newsletter!

Our October deadline is September 15th.



Locally owned and operated.

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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!

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NEWSLETTER CONNECTIONS

