



# COLUMBINE HILLS NEWS

## “Neighbors Making A Difference”

www.ColumbineHillsHOA.com • Email: ColumbineHills80128@gmail.com

### CHCA Annual Events Calendar:

**BOARD MEETINGS:** *First Thurs. of every month (excluding Jan.), from 6pm-7pm*  
**St Philip Lutheran Church:** Feb 5, Mar 5, April 3, May 1, Oct 2, Nov 6, Dec 4. January’s meeting is for board members only as we plan for the new year.

**Pavilion, Kendall and Elmhurst Ave:** June 5, July 10, Aug 7, Sept 4. If raining/storming, will be held at St Philip.

#### **WINTER EVENTS:**

**Saturday, December 13th: 5:00-6:30**

Evening with Santa at the pavilion on the northeast corner of Kendall & Elmhurst Ave.

**Jan 2026:** Chili Cookoff: Date TBD

### Holiday (and everyday) Etiquette

**Are you missing your manners?**

**Let’s bring them back!**

- Rise when someone enters the room.
- Let others exit before you enter.
- Say, “My pleasure” instead of “No problem”.
- Listen before you speak.
- Keep your phone off the table.
- Keep your (polishable) shoes polished.
- Lower your voice in serious moments.
- Hold eye contact during handshakes.
- Ask about others before talking about yourself.
- Walk beside your guest, not ahead.
- Write thank you notes for all invitations.
- Leave space in group conversations.
- Wait to eat until everyone is served.
- Compliment character, not appearance.
- Dress for the context, not attention.
- Speak only when it adds value.
- Gesture calmly, without pointing.
- Use linen napkins.
- Check your appearance in private.
- Remember names and use them.

December 2025

Vol. 55 No. 12 • Circulation: 1305

### Notes From The President

It has been an eventful season in Columbine Hills. We had a terrible trailer fire on South Kendall in early November that has closed the two adjacent homes for the time being. We are thankful that only one individual was injured, and that the fire did not spread any more than it did. There was an enormous response from several EMS agencies; we thank you all.

The weather has been an event, in that we are still experiencing late summer and early autumn-like weather. Since I majored in neither weather forecasting nor prognostication, I have no idea what our weather will be by the time this newsletter lands on your doorstep. But today it is sunny, warm, and unlike late Novembers I remember.



The board is gearing up for our annual planning meeting in January. Many of you may recall that in 2024 we were making decisions about dissolving the board entirely. We had no new board members and several wanting to leave, little feedback from the community, and a general sense of futility. I suppose you might call that our ‘rock bottom’ because shortly after we addressed that sense of failure in the newsletter, we had neighbors stepping up and offering help, and new board members joining us to do the work of a civic association. I could not be more grateful

to our board members and members of the community who come to meetings, participate in events, and support us in our efforts to make CHCA the greatest little neighborhood ever.

In addition to planting trees in the park next year, there are a couple of other issues we wish to address in our annual planning meeting, and we need your input. First we are discussing a speed bump on S Kendall Blvd; probably between Alder and Chestnut, northbound. And there may be other places to consider. Let us know your thoughts about this: we are receiving many complaints about drivers speeding on Kendall. Do you have other ideas about ways to slow down traffic on Kendall?

Additionally we are considering having a movie in the park sometime this summer. It is not cheap; we would need community buy-in to make this happen. We are also planning to reach out to local businesses to see if they might sponsor a night.

*continued on page 2*

### Notes, *continued from front*

What other ideas do you have? Please send comments to our email address or click the Feedback QR code in this newsletter to share your thoughts. We will evaluate all ideas and suggestions.

Let this community be a reflection of the holiday season: welcoming, offering kindness and generosity to all, and being a place of safety and peace. Merry Christmas and Happy Holidays to you, my wonderful neighbors!

— Galen Wiese, CHCA President

### Feedback



**Please take a 2 minute survey to provide feedback to help improve our community's projects and events!**

## Columbine Hills Civic Association Board of Directors

- President: Galen Wiese
- Vice President: Jenn Gerdes
- Secretary: Kelsey Scott
- Co-Treasurers: Steve DeMarco & David Wiese
- Social Media/Website: Jenn Gerdes, Gii Grimes, Kelsey Scott
- Board Members-At-Large: Michaelle Otto, Kelly Goodbar, Janet Hopkins, Angela Ireton
- Cohope Reps: Jenn Gerdes, David & Galen Wiese

The *Columbine Hills News* is published monthly by the Columbine Hills Civic Association, a non-profit homeowners association. The newsletter is delivered by volunteers to all the residents of Columbine Hills. *Association members' names and phone numbers are held in strictest confidence and are never sold or given out.*

### News Articles

Letters to the Editor are welcomed. The deadline for news articles is the 13th of the month before the next month's issue, except for the Jan. issue which is Dec. 6th. Please email news articles to the editor at [columbinehills80128@gmail.com](mailto:columbinehills80128@gmail.com). All articles must be approved by the editor for publication, or as space permits. All letters must be signed and include a daytime phone number in case the editor needs to clarify information. When the letter is printed, names will be withheld upon request. Thank you. No endorsement of any product or service is implied or stated by its inclusion in the newsletter.

### 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](mailto:info@newsletterconnections.com)**



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

## Columbine Hills Civic Association:

### 2025 Suggested Annual Donation: \$25

Your 2025 donation will help support:

*Neighborhood events and activities such as:*

- Garage Sales
- Evening w/ Santa, & others
- Dumpster Day
- Xeric garden plantings and care
- National Night Out
- Beautification & improvement projects
- Fall Festival



Please return this form with your donation to CHCA, P.O. Box 621452, Littleton, CO 80162-1452.

Or use the QR code in this newsletter to pay.

***Names and phone numbers in our database are held in the strictest confidence and are never sold or given out.***

Names: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

( ) Can you add an additional donation for our tree fund? \$ \_\_\_\_\_  
*Total 2025 donation \$ \_\_\_\_\_*

( ) Are you interested in joining the Board?

( ) Can you volunteer for an event?

*Which one(s)? \_\_\_\_\_*

( ) Would you like to deliver newsletters, or serve as a back-up?

( ) Route ( ) Back-up

**Thank you for supporting Columbine Hills Civic Association and the effort to keep Columbine Hills a great place to live!**

## Correspondence to be sent to:

Columbine Hills Civic Association,  
P. O. Box 621452, Littleton, CO 80162-1452



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.

## Questions? Concerns? Ideas?

- Jeffco County Commissioners . . . . . 303-271-8525
- Jeffco Graffiti Hot Line . . . . . 303-271-8247
- Jeffco Sheriff . . . . . 303-271-KOPP
- Jeffco Sheriff  
*(non-emergency / parking violations) . . . . . 303-277-0211*
- Zoning Violations . . . . . 303-271-8725
- Animal Control . . . . . 303-271-5070
- Weed & Pest Management . . . . . 303-271-5989
- Colorado State Website: [www.state.co.us/index.html](http://www.state.co.us/index.html)
- Jefferson County Website: [www.co.jefferson.co.us/](http://www.co.jefferson.co.us/)

## Trunk or Treat Success!

Trunk or Treat 2025 was a wonderful experience! We had many, many cars come with their decorated trunks and candy and toys for the kids. The jury is still out as to whether adults or kids had more fun!



## National Poinsettia Day

Each year on the 12th of December, people across the United States celebrate one of the most recognizable plants of the holidays on National Poinsettia Day.

The poinsettia initially came to the United States with Joel Roberts Poinsett, an American botanist and the first U.S. Minister to Mexico. In 1825, he sent cuttings home to Charleston, South Carolina.

However, it wasn't until the early 1920s that the poinsettia started taking root in American culture. Paul Ecke, a second-generation farmer in California, discovered a grafting technique that caused the seedlings to branch. Hawking their Christmas flower at roadside stands, Paul Ecke Jr. later advanced sales of the poinsettia through shipping and marketing.

**BODYBAR PILATES**

JEFFERSON COUNTY, GET READY TO  
**RAISE the BAR**

BODYBAR Pilates takes a modern approach to Reformer Pilates.  
We meet you where you are today and challenge you to **RAISE THE BAR** for tomorrow!

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720.822.7944

Ken Caryl Resident Owned

**NEW DATE:**  
TUESDAY  
DECEMBER 9, 2025  
5:30-7:00 PM Open House  
6:00 PM GT Panel

*Calling All Future Spartans!*

**SPARTAN INTEREST NIGHT**  
Ken Caryl Middle School

- Tour Ken Caryl with Student Leaders
- Meet Ken Caryl Staff
- Learn about our Gifted and Talented Program
- Get to know our SPED Team
- Speak with the Mental Health Team
- Check out our Electives and Exploratories
- Learn more about Extracurricular Activities: Sports, Band and more!

6509 West Ken Caryl Avenue  
Littleton Co 80128  
Contact Us : 303-982-4710

**Photo of the Month**



Colorado is about to break a new record for the longest period of time without any snow fall! By the time you receive this newsletter - we hope we have had our first snow! The last recorded day of snow for 2025 was April 18<sup>th</sup>. That is 7 months without a single snowflake! Do you like this warmer weather or are you ready for some cozy winter days by the fire with a hot cup of soup in hand?

## Howliday Dog Market

Friday, December 12, 5:00 – 8:00 pm

Saturday, December 13, 12:00 am – 4:00 pm

Aspen Grove

Bring your pup and get ready for the ultimate multi-mutt holiday shopping event! The Howliday Market is back — two festive days packed with wag-worthy fun, local vendors, and holiday cheer (for humans and dogs alike). Shop Local. Support Rescue. Celebrate Your Pup. Discover over 25 dog-friendly and special holiday gift vendors featuring gifts, treats, and accessories for you and your four-legged friends (and a few for your cats, too!). Sip on a festive cocktail from our BARBOX holiday bar featuring a custom drink line-up, grab a bite from the food truck, and enjoy the cozy holiday vibe.

### Entertainment & Activities:

Friday Night: Live music and a Dog Sweater Contest at 6:30 pm — bring your pup (and yourself!) in your cutest, ugliest, or most creative sweater for a chance to win cash prizes!

Saturday: A DJ spinning classic holiday jams sets the mood for a chill, festive shopping day.

### Holiday Extras:

- Dog Cookie Decorating sponsored by AJ's Dog Bakery
- Eye-Spy Scavenger Hunt to win gift cards
- Plenty of photo ops and festive fun around every corner

It's the paw-fect holiday celebration for you and your pup! Shop, sip, and spread cheer — all while supporting local rescues and small businesses.

—<https://aspengrovecenter.com/event/howliday-dog-market/>

## BOOST Your Business In 2026: Connect Directly with Your Neighbors!

**Highly Targeted & Zero Waste:** Your ad reaches households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.

**Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.

**You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.



# 303-979-7499

## NEWSLETTER CONNECTIONS

Our January deadline is December 5th.

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)

[NewsletterConnections.com](http://NewsletterConnections.com)

JKRoofing.com



**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**IS YOUR HOME READY FOR WINTER?**

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**303-425-7531**



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## Drawing Contest

We invite all kids to submit a drawing for the CHCA newsletter. Each month we will feature one and the artist will receive a \$10 DQ gift card. January's theme: winter. February: Valentine's Day.



Halle Corbin, artist, age 7

*Snow falling in the middle of a December night  
will always fill my heart with sweet clarity.*

—Novala Takemoto

## Holiday Decorations And Pets

Christmas trees and holiday greens: Make sure your dogs or cats do not chew on limbs or droppings from the tree. Ingested pine needles could get lodged in the intestinal tract, puncturing the lining or bunching together and causing an intestinal obstruction.

- Water base: The water base of a Christmas tree may contain dangerous chemicals that could harm your pet.
- Christmas lights and tinsel: Position your tree's lights and tinsel away from the bottom of the tree where pets can reach them. Some pets climb up or into trees and can even knock them over. If swallowed, tinsel can be very dangerous to cats.
- Candles: Don't leave candles unattended. Pets may accidentally knock them over and spill wax or start a fire.
- Firestarter logs: Dogs that enjoy chewing should steer clear; these logs contain sawdust and paraffin which can cause an irritated stomach or even intestinal blockage when ingested.
- Plants: A number of seasonal plants are poisonous to pets if nibbled or eaten, including ivy, holly, mistletoe and poinsettias.

—<https://www.humanesociety.org>



**COLUMBINE HILLS  
ELEMENTARY  
OPEN HOUSE**



**ROUND ONE**

**PRE-K to 5<sup>th</sup> Grade  
OPEN ENROLLMENT**

**DEC 2nd - JAN 9th**



**OPEN HOUSE/  
INFO NIGHT**

**DECEMBER 9<sup>TH</sup> 2025**

**AT 6:00**

**CALL FOR A TOUR  
OR FOR MORE  
INFORMATION**

**6007 W. Canyon Ave  
Littleton CO, 80128**

**303-982-5540**

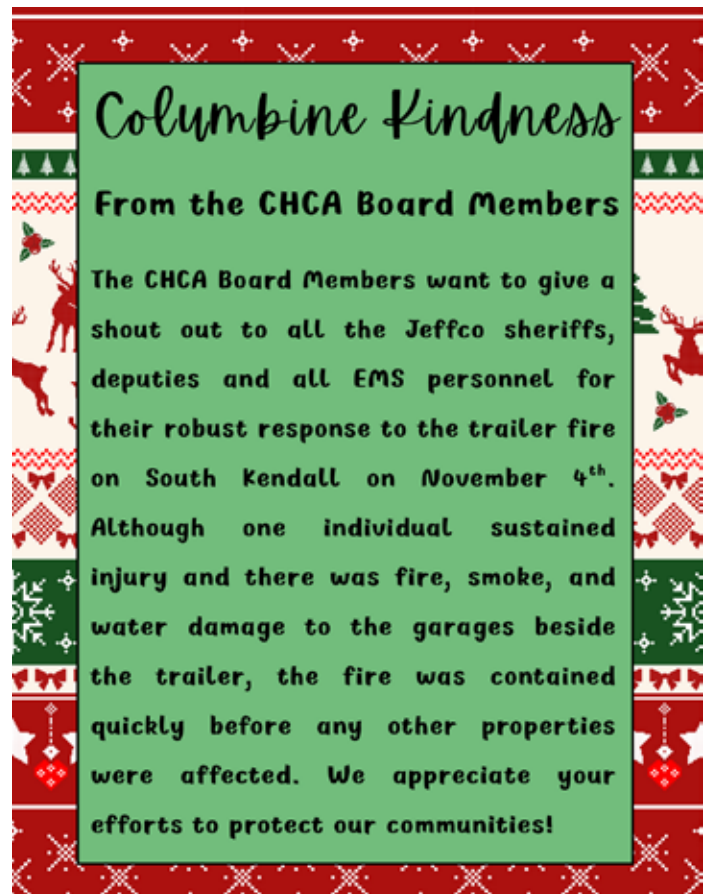
### ABOUT US

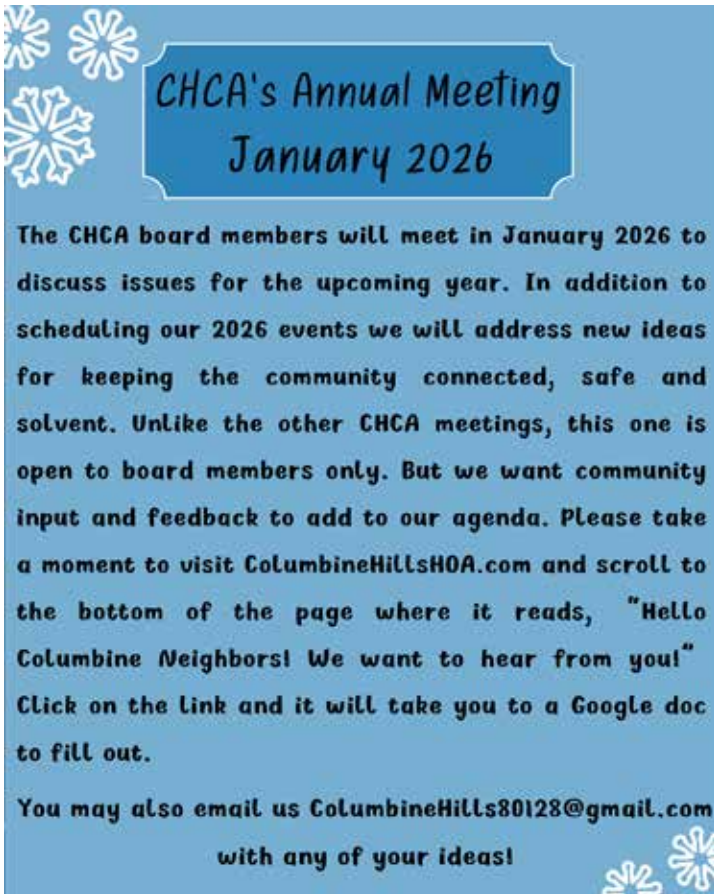
We believe in a school wide approach to support the growth and achievement of all students. We are committed to creating an enriched educational environment that promotes student achievement and success for all students.

### Programs & Clubs

- Orton-Gillingham Trained Teachers
- Autism Spectrum Disorder (ASD)
- Program Preschool Program
- ESL and GT Support
- Before School Care & After School Care
- Enrichment Programs: Choir, Orchestra, Band
- After-School Clubs: Art, Chess, Robotics & Coding, Soccer, Tennis
- Annual Science Fair, Spelling Bee, and many Community Events

[columbinehills.jeffcopublicschools.org](http://columbinehills.jeffcopublicschools.org)





**CHCA's Annual Meeting  
January 2026**

The CHCA board members will meet in January 2026 to discuss issues for the upcoming year. In addition to scheduling our 2026 events we will address new ideas for keeping the community connected, safe and solvent. Unlike the other CHCA meetings, this one is open to board members only. But we want community input and feedback to add to our agenda. Please take a moment to visit [ColumbineHillsHOA.com](http://ColumbineHillsHOA.com) and scroll to the bottom of the page where it reads, "Hello Columbine Neighbors! We want to hear from you!" Click on the link and it will take you to a Google doc to fill out.

You may also email us [ColumbineHills80128@gmail.com](mailto:ColumbineHills80128@gmail.com) with any of your ideas!

## Wreaths Across America Day

Saturday, December 13, 2025

National Wreaths Across America Day is the culmination of a yearlong mission to Remember the fallen, Honor those who serve and Teach the next generation the value of freedom. This mission is in part carried out each December with the placement of sponsored veterans' wreaths on the headstones of those who have served our country. The observance is designated annually on a Saturday in December by Congress.

By coordinating wreath-laying ceremonies at Arlington National Cemetery and at more than 3,100 other participating locations around the country, Wreaths Across America strives to remember our fallen heroes. The day honors those who serve. And it teaches our children about the sacrifices made by veterans and their families to preserve our freedoms. Remember. Honor. Teach.

### How To Observe Wreaths Across America Day

All across the country, volunteers come together to lay wreaths on the grave sites of the military. You can help by volunteering, too. Bring your children, no matter their age. It's an excellent opportunity to teach them about the sacrifices our military and their families make and show respect for our military. You can also donate to make sure every fallen hero is honored. Many volunteers start by laying wreaths for their family members but find they continue to help each year. The meaning of a somber commitment of honoring service members with a wreath grows every year.

<https://www.wreathsassamerica.org/>

**ABE'S TREE & SHRUB CARE**

*Abraham Spilsbury, Owner/Operator*

<b>Certified Arborist Licensed &amp; Insured Veteran</b>	<ul style="list-style-type: none"> <li>◆ Pruning</li> <li>◆ Removals</li> <li>◆ Stump Grinding</li> <li>◆ Shrub Maintenance</li> <li>◆ Free Estimates</li> </ul>
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**Edward Jones** Member SIPC

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*Did you know "homes wired with aluminum wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions"  
—US Consumer Product Safety Commission (CPSC Pub #516*

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## CHCA Board Meeting November 6th, 2025

**Start: 6:00 pm; End 7:05pm**

**Officers:** Galen, David, Jennifer, Kelsey, Michaelle, Karen, Janet, Scott

**Board members-at-large:** Michaelle, Janet

**Community Members:** Karen O, Scott, Randy E

**Treasurer's Report:** Reviewed fall festival expenditures. Approve: Jennifer Second: Michaelle  
217 paying neighbors for 2025

**Review Board minutes:** Approve: Jennifer Second: David

### OLD BUSINESS:

**Drugs:** No longer an active issue

**Discussion with renters** at 8001 S Kendall Blvd the day after the fire next door; Red Cross has them in housing until their home can be restored; they voiced no current needs from the community. We will reach out to the homeowner at this home and one other on S Kendall to address poorly-maintained properties.

**Platte housing proposal:** Nothing more to report

**Facebook & Website:** Gii is out of town and will update these sites when she returns the 10th of Nov.

**Trunk or Treat:** Very successful. Community wants event to continue. Evening with Santa: Need art for the newsletter.

**We need to determine the 2026 Chili Cookoff date** for the December newsletter. Jenn will reach out to the Miller's to get a date.

**Other:** Date of January board meeting is set for Sunday, January 11th.

**Kids corner:** Kelsey and Angela will choose the winners of the Kids contests. Kelsey will be adding more

content to the kids corner besides coloring contests. Will supply 12 months worth of content for the newsletters for 2026.

**Kelsey will make the Columbine Kindness** smaller and include another photo of the month for December.

**Discussed revisiting a movie night in summer,** car show. These are on Jan 2026 agenda

**Newsletter deliverers slots are now filled;** thanks, Valerie and Bob!

### Visitors:

Query about QR codes: should be in newsletter. Need the survey QR for the survey in December's newsletter.

Asked about Mission/Vision/Values for CHCA

## Trail of Lights

**When: Nov. 21, 2025–Jan. 11, 2026**

**Where: Denver Botanic Gardens Chatfield Farms**

Trail of Lights at Chatfield Farms takes you along a winding path glistening with lights that illuminate the Colorado countryside. Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, box elders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is also the option of a shorter path for those who want to take a shorter stroll. In line with the core value of sustainability, all lights used in the event are LED.

# WRAP UP THE YEAR

*with Savings That Last*

The New Year is the perfect time to set fresh goals and build lasting financial habits. Whether you're saving for today or tomorrow, we're here to help you make it happen.



Visit our website to find the right savings account for your New Year savings goals.



Member  
FDIC



# 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.

**AKC REGISTERED LABRADOR PUPPES FOR SALE.** To be born end of November. Ready for new homes in Janaury. Call or text 719-349-0679. Farm raised with lots of love!

**Columbine Complete Concrete.** Concrete repairs, Snow removal, Handyman work. Yard clean-up. Free est. Call 303-419-2003.

**Winter Special - 30% off** small interior paint jobs. Call Tom 720-935-2846.

**Drywall - Basement - Reconstruction, etc.** Years of exp. w/ refs. Gary 303-829-6363

**Lisa's Music Studio.** Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

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

**JACK OF ALL TRADES.** Residential & Business Maintenance and Repairs. What do you need done? Burt 720-532-2685 or burtagent@gmail.com

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

**COLUMBINE GARAGE DOOR.** Full door replacement and service. Leo & Bo 303-979-8084.

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

**Grass or Corn fed beef for sale** - farm fresh, all natrual, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

**CLEARANCE/BLOWOUT ON NEW QUEEN AND KING ADJUSTABLE BEDS!** 50 year Leawood resident & manuf. Rep has blowout prices on NEW Top Quality Adjustable beds. Available now in Littleton at 50% below retail prices! All sizes, all features (ZERO GRAVITY, MASSAGE, LIGHTS Etc.) 303-929-6612. Also **NEW mattresses at 50% to 80% below retail.**

**Tree by Mr. B. Your pruning&tree need special-ists.** Doug 303-932-2514, free est, 30+yrs. fully ins.

**Aminals Petsitting Service.** Bonded & ins. Current clients only. Call Nancy 303-335-6237.

**MUSIC LESSONS! Piano, Guitar, Bass,** Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

**Tutoring** - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

**Haul It 4 Less.** All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

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

**Mike the Plumber** - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

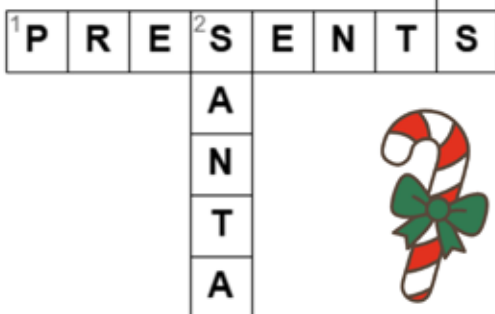
Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or **info@NewsletterConnections.com** to place an ad. To view our display ad prices, visit our website at **NewsletterConnections.com**. The deadline for placing a classified or display ad is 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 7th. Residents placing ads to sell household items are not charged a fee. **See advertisement disclaimer on page 2.**

*Christmas is doing a little something extra for someone.*  
-Charles Schulz

*What good is the warmth of summer,  
without the cold of winter to give it sweetness.*  
-John Steinbeck

*I find that it's the simple things that remind you  
of family around the holidays.*  
-Amy Adams

## Kid's Corner Answer Key



**This Space  
Intentionally Left Blank  
for Teen Services**

Duane sells more homes in Columbine Hills than any other broker!

# SOLD BY DUANE



8029 W Hoover Pl.



7863 W Quarto Ave.



7129 S Marshall St.

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 Call Duane for a market analysis or any real estate questions you may have!

## Columbine Hills Statistics for November 2025

### Current Homes FOR SALE in Columbine Hills

	Lowest	Highest	How Many?
Ranch Style	\$525,000	\$700,000	3
2-story	\$699,000	\$699,000	1
Tri/Multi-level	\$595,000	\$864,900	3
Bi-level	\$779,000	\$779,000	1

### Current Homes UNDER CONTRACT in Columbine Hills

	Lowest	Highest	How Many?
Ranch Style	\$585,000	\$625,000	2
2-story	None	None	0
Tri/Multi-level	\$575,000	\$575,000	1
Bi-level	None	None	0

### Homes SOLD in Columbine Hills (May 1, 2025–Nov. 14, 2025)

	Lowest	Highest	How Many?
Ranch Style	\$589,900	\$865,000	11
2-story	\$657,000	\$657,000	1
Tri/Multi-level	\$600,000	\$750,000	7
Bi-level	\$575,000	\$685,000	5

The statistical information is based on MLS data Nov. 14, 2025. Not all of the properties were listed and/or sold by Duffy & Associates, LLC.

## What Clients are Saying About Duane...

*The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.*

*We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.*

*Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.*



**Realtor with  
real estate law  
background**



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