

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

Upcoming Events

CKSE Easter Celebration:

March 30, 2:00 – 4:00 p.m.

See www.cksehoa.org for details

Parks Beautification Day:

April 20, 9:30 a.m.

Meet at Wayside Meadows Park shelter

See Newsletter Insert for Details

Food Trucks To Return

Food trucks will be returning to the neighborhood beginning in April. Look for them on selected Tuesdays near the playground in Wayside Meadows Park.

While the trucks and types of food may vary, the dates for their appearance are: April 16th, May 7th and 21st, June 11th and 25th, July 9th and 23rd, August 6th and 20th, and Sept. 10th. Put those on your calendar!

Zoo Lovers Day

Each year on April 8th, National Zoo Lovers Day encourages us to explore our local zoos. Each year millions of people visit zoos and learn about the many animals that live there. Also known as zoological parks, many of them serve as breeding centers. These facilities are relied upon when species are endangered or at risk of becoming endangered. They also provide education to the public about a broad variety of animals and their habitats.

Next HOA Meeting

Thursday, April 11th, 6:30 p.m.

Deer Creek Church

April 2024

Vol. 51 No. 04

President's Letter

As I write this letter during our March snowstorm, I can't help but think that Punxsutawney Phil made a mistake this year in predicting an early spring. The neighborhood kids have been busy creating in this magical winter wonderland and I've heard no complaints from them about an extra two days of spring break. Thanks to everyone who quickly shoveled their sidewalks or helped a neighbor with theirs. I want to thank everyone that has submitted their HOA dues as we are up 1.2% over the 2022-2023 year through February. The fund-

ing helps the HOA maintain our entrances and host events like our Easter event on March 30th or upcoming dumpster day in June. It's never too late to submit your dues to help the neighborhood.

With spring kicking off, take a moment to look around the outside of your house for any areas needing extra attention. We are blessed with large yards and mature trees which

means a little extra of our time. Look for dying trees that could pose a risk to people and property and take action before a tragic event. Weeds can pop up in even the best lawns, so make sure to pull or treat on a regular basis to avoid them from spreading. If you get ambitious and want to take on larger projects like painting, siding, or installing a deck, make sure to submit your project request form (cksehoa.org) for approval in advance of getting started. The HOA would also love to see a large group of neighbors come out this year for the annual CKS/E Parks Beautification Day on Saturday, April 20th at 9:30 a.m. at Wayside Meadows Park. Rumor has it that there will be donuts.

The spring and summer months are busier for the HOA with both project requests and covenant enforcement. Reviewing the covenants and the rules and regulations can help guide you in staying compliant and avoiding a notice from the HOA. Covenant enforcement is our least enjoyable part of volunteering, but is part of our fiduciary duty to enforce the covenants that are applicable to all homes in CKS/E. One covenant I would like to highlight is that garbage containers are to be stored out-of-sight. Trash containers must not be placed out any earlier than the evening before the day it is to be picked up and containers must be returned to out-of-sight storage by the end of the day that the trash was picked up. It is an easy violation to avoid and helps keep our neighborhood looking great.

continued on page 2



President's Letter, *continued from front page*

Thank you in advance for everything you do to make our neighborhood a great place to live and allowing us to focus on building community instead of covenant enforcement.

— Brandon Moore, CKS/E HOA Board President



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To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.

Columbine Knolls South/Estates

CKS/E HOA, P.O. Box 620271, Littleton, CO 80162-0271

Email Address for Board/ACC: cksehoa@gmail.com

www.cksehoa.org

CKS/E 2023/2024 Board Members

Brandon Moore.....	President
Marty Hartley.....	Vice President
Dani Crane.....	Secretary
Mark Meihaus.....	Treasurer
Ryan Bing.....	Member-At-Large
Amanda Gomez.....	Member-At-Large
Teresa Wallace.....	Member-At-Large

CKS/E Committee Chairs 2023/2024

ACC Chair Concerns/Questions.....	cksehoa@gmail.com
Tom Majcen, COHOPE.....	cksehoa@gmail.com
Charlotte Bagwell, Historian.....	cksehoa@gmail.com
TBD, Membership/Blockworker Chair.....	TBD
Annie Berger, Parks Co-Chair.....	ckseparks1@gmail.com
Kathy Hofstra, Parks Co-Chair.....	cksehoa@gmail.com
Project Requests.....	cksehoa@gmail.com
Erin Roark & Sarah Aragon, Special Events.....	TBD
Annie Berger, Traffic and Roads Chair.....	ckseparks1@gmail.com
Walt Barnhart, Scroll Editor.....	cksescroll@gmail.com
Newsletter Connections, Publisher, The Scroll.....	ckseeditor@gmail.com

State Legislators for CKS/E:

State Senate: Chris Kolker: chris.kolker.senate@state.co.us, 303-866-4883
House District 28: Rep. Sheila Lieder: SheilaForColorado@gmail.com

The South Knolls Scroll is published and distributed monthly by the Columbine Knolls South/Estates HOA. It has a circulation of 760.

News Articles

The deadline for news articles is the 15th of the month for the next month's issue, except for the January issue which is December 9th. Please email news articles to **Walt Barnhart** at cksescroll@gmail.com.

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.

*Though no one can go back and make a brand new start,
anyone can start from now and make a brand new ending.*

—Carl Bard

Emergency Phone Numbers

Animal Control: 303-271-5070
or report to animal-control@jeffco.us

Jeffco Roads & Bridges (streets/potholes, etc.):
303-271-5219, Press #2

Jeffco Sheriff's Office (non-emergencies only): 303-277-0211

Jeffco Sheriff's Office Fireworks Hotline: 303-271-8200

South Metro Fire (non-emergencies only): 720-989-2000

Poison Control Center: 1-800-222-1222

*For other important phone numbers,
refer to your current neighborhood directory.*

Traffic and Streets Report

Update on ‘Welcome to Jefferson County’ Sign: As some residents may recall, the sign located on C470 by the Platte Canyon/Kendall roundabout has been damaged since at least last August and efforts have been made to replace it ever since. I was ecstatic to learn, therefore, that a new sign is in the process of being made, possibly with a new design. Don’t hold your breath as to when it will be installed!

Update on Striping on Platte Canyon/Kendall Roundabout: When the same Jeffco Road and Bridge employee was asked when the striping would occur, the response initially was it might take a year because staff had only received the request on January 1st which was after the fiscal year had begun. He was asked to bring it to the attention of management to see if funding could be approved sooner or just added to another project.

If residents have any concerns or questions about traffic and/or roads in, or adjacent to, CKS/E, please don’t hesitate to reach out to me at ckseparks1@gmail.com.

— **Annie Berger, Chair, Traffic & Roads Committee Chair**

Siblings Day

National Siblings Day (also referred to as Sibling Day) on April 10th each year honors our brothers and sisters. Siblings. They are our best friends or our worst enemies. At times, siblings will provide us with our biggest competition, strongest encouragement and remind us of our most embarrassing moments.

Parks Committee Report

Celebrate Earth Day at our annual Parks Beautification Day on Saturday, April 20th at Wayside Meadows Park! This is our only chance each year for residents of all ages to help make CKS/E a more beautiful place to live. Plan on joining your friends and neighbors **at 9:30 a.m.** at the pavilion by the playground. If you know a specific area requiring some TLC, that’s great – otherwise, there will be suggestions to help work in certain areas. If possible, please bring rakes and trash grabbers as they will not be provided this year by Foothills staff. **Looking forward to seeing many residents on Saturday, April 20th at Wayside!**

Wayside Meadows Park: No updates.

West Laurel Park Improvements Update: The contractor has completed most of the winter work and is waiting to turn the water on in the spring to get the system running and plant material in the ground.

If you notice anything that requires attention in the parks or trails, please don’t hesitate to notify Annie Berger @ 303-408-6142 or Kathy Hofstra @ 303-888-1661 as extra sets of eyes are always helpful!

— **Annie Berger & Kathy Hofstra, Co-Committee Chairs**

High Five Day

Each year on the third Thursday in April, we observe National High Five Day. This is a fun day where you can “High Five” everyone that you see.

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HOA Meeting Minutes

March 14, 2024: Brandon Moore, President, called the meeting to order at 6:32p.m. at Deer Creek Church.

Board members present: Brandon Moore, Marty Hartley, Dani Crane, Amanda Gomez, Teresa Wallace and Mark Meihaus

Residents present: None

ACC PROJECT REQUESTS:

Project requests approved during the meeting:

- West Fairview Drive – Siding, Gutter Replacement

Project requests approved via email vote since last meeting and confirmed:

- West Ken Cary Place – Roofing
- West Elmhurst Avenue – Roofing
- West Nova Drive – Roofing, Gutters, Paint Repair
- West Elmhurst Drive – Roofing
- South Saulsbury Street – Front Door Replacement
- West David Drive – Painting
- South Reed Street – Window Replacement
- South Saulsbury Street – Garage Door Replacement
- West Phillips Avenue – Front Pillar Replacement
- West Alder Avenue – Gutter Replacement
- West Walden Drive – Patio/Railing Replacement

Community Forum: None

Approval of the Minutes:

The February minutes were approved unanimously.

Treasurer’s Report:

- Board reviewed the monthly income, expenses, and balances for February, 2024 as presented by Mark Meihaus.

Dues Report:

Presently, 404 (53.2%) of households have paid their annual HOA dues compared to 395 (52.0%) last year.

Special Events:

- Easter event – March 30th, Wayside Meadow Park, “Rain or Shine”, 2:00 – 4:00
- Dumpster Day – June date to be finalized.

COHOPE: <https://cohopejeffco.com>

- 5730 West Coal Mine – rezoning for custom homes. 7560 South Pierce – Taco Bell construction
- No update – short term rentals
- Columbine Library – continuing to discuss possible sites/renovations. (Sledding Hill not being considered.)
- Closed schools, Colorow and Pfeiffer, now have additional security, preventing potential squatters/other concerns.
- Legislation and other updates noted on the website.

Parks Committee – Traffic and Streets Committee:

- No report. Current information will be posted in the Scroll for both committees.
- Park Beautification Day – April 20th

New Business/Action Items:

- Monument weed management will start on May 1st.
- Board will determine process/timeline for updating some of the rules/regulations including an open and transparent process for resident feedback.
- Expedited Project Approval Process – Board will review project type/characteristics for inclusion in this process.

continued on page 5



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Meeting Minutes *continued from page 4*

Old Business:

- New Metal Signs – delivered
- Communication Plan – In process. Updates and discussion tabled to the April HOA meeting.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate. Current violations were discussed.

The next HOA Board meeting will be April 9th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 7:56 p.m.

Happenings At Hudson Gardens

Hudson Gardens has several trunk shows scheduled in the gift shop that will feature unique art and gift items and will showcase local artists. You won't want to miss these events, so mark your calendars!

- **April 27 & 28**, 10:00 – 3:00: Nature Inspired Watercolor Cards
- **May 4 & 5**, 9:00 - 4:00: Original Mixed Media Art

Admission to the gift shop and to tour the gardens is always free so come on by and check out the gift shop, support local artists and enjoy a stroll through the grounds. Hudson Gardens is located at 6115 South Santa Fe Drive, Littleton, CO 80120 and there's plenty of free parking.

If you have questions, you can reach out to Sandra Bantle, the manager of the gift shop, at 720-863-8609.

5 Things To Do For Earth Day

Earth Day is a global celebration of planet Earth, the place we all call home. All month long, there are opportunities to connect with nature, get outdoors, and protect the planet for future generations to come.

Get The Whole Family Outside

One mom shares why treks with tykes are worth it - how it teaches children the value of nature and, eventually, why to defend it. Whether it's a short walk or a challenging hike, here are our pro tips for getting outside with young kids.

Donate to Protect Public Lands

Public lands provide a home for wildlife, protect against climate change, and give us a way to enjoy nature. Yet we are losing precious public lands to fossil fuel exploitation and unchecked development.

Connect With The Next Generation

Share your love for National Parks with our free coloring pages. Children can bring their own perspective to Carlsbad Caverns, Yosemite, Acadia, and more. Get creative, unwind and play, and bring America's natural treasures to life in a whole new way.

Attend a Local Earth Day Event

Celebrate Earth Day with your community. All throughout Earth Month, you'll find Sierra Club events across the country - and even online. Join a local hike, volunteer in a neighborhood clean-up, or attend a rally.

Take Action to Fight Climate Change

Rising global temperatures and extreme weather events are telling us loud and clear: We must act now to save our home, our world.

–<https://www.sierraclub.org>



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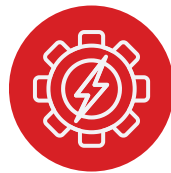
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PARKS BEAUTIFICATION DAY!

Lets celebrate Earth Day by volunteering for our annual Parks Beautification Day.

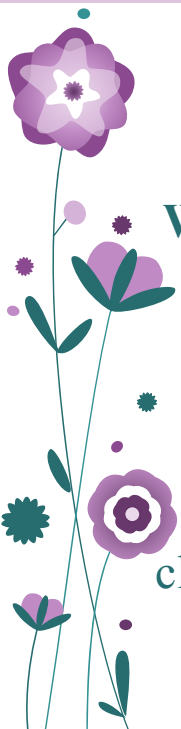
Saturday, April 20, 9:30 a.m. RAIN OR SHINE!

What? Spring clean our Wayside Meadows Park and trails.

Where? Meet at Wayside Meadows Park shelter for refreshments, trash bags, and a game plan.

Round up your family and neighbors, grab gloves, closed-toe shoes, pants, rakes, trash grabbers and head over!

Questions? Call Annie Berger at (303) 408-6142.



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Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

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.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



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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.

Watch the Rockies at Coors Field

Nothing says warm weather like baseball on a sunny day. What better place to watch a game than Coors Field in downtown Denver with a grand view of the mountains in the distance? The Rockies season runs from early April through early October, and maybe longer, pending a playoff run.

Opening day for the Colorado Rockies will be held on Friday, April 5th, 2024 as they take on the Tampa Bay Rays. There are plenty of festivities to celebrate the return of baseball. Coors Light will be set up in McGregor Square with activities for the whole family, the Broncos quarterback will throw a ceremonial first pitch, and there will be a flyover by the Air National Guard. Don't miss this exciting day!

—<https://www.uncovercolorado.com>

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates	
Statement of Financial Position:	
As of February 29, 2024	
ASSETS	
CKS/E Bank Accounts	
Checking	3,874.02
Money Market	47,790.64
Total CKS/E Bank Accounts	51,664.66
FirstBank CD	20,636.74
Total Bank Accounts	\$72,301.40
Total Current Assets	\$72,301.40
TOTAL ASSETS	\$72,301.40
LIABILITIES AND EQUITY	
Opening Bal Equity	0.00
Pre-paid Dues	0.00
Res For Litigation	20,000.00
Res for Monument Repair	5,000.00
Res for Perimtr Landscaping	4,109.11
Retained Earnings	22,077.94
Net Revenue	21,114.35
Total Equity	\$72,301.40
TOTAL LIABILITIES & EQUITY ...	\$72,301.40

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Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Active:								
7141 W. Alder Ave.	2 Story	1,993	2,794	91%	3	3	\$640,000	
Under Contract:								
7952 S. Vance St.	2 Story	2,452	3,602	0	4	3	\$715,000	
7763 S. Yukon Way	2 Story	2,465	3,165	50%	3+1	3+1	\$799,000	
7250 W. David Dr.	2 Story	2,769	3,881	0	5	3	\$850,000	
Sold:								
7256 S. Clifton Ave.	2 Story	2,447	3,662	70%	3	3+1	\$715,000	\$720,000
6999 W. Fairview Dr.	2 Story	2,026	2,789	80%	4	3	\$829,900	\$829,900
7941 S. Webster Way	2 Story	2,254	3,454	95%	4	3	\$865,000	\$880,000
7429 W. David Dr.	2 Story	2,744	3,986	87%	3+3	3+1	\$1,295,000	\$1,285,000

The month of March brings many signs of a changing real estate market! Buyers and sellers are getting out early to find or sell their next home. Buyers are finding that some homes are attracting multiple offers, while others are sitting on the market. Sellers are realizing that their preparation to show their homes in the best condition at a fair price will bring multiple offers, while lack of preparation will leave their home lingering on the market longer than expected and sell for a lower price.

Inventory of homes for sale is up, but we're still at about half of what our highest inventory was pre-COVID. The latest data shows the average price of a single-family home up 3.4% from this time last year while the average price of condos and townhomes was down 1.9%. Condos and townhomes are experiencing a buyer's market with the increase of HOA fees this year.

It is a complicated market. If you are thinking of buying or selling give me a call and I can help you through the process.

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