

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

*A Newsletter Serving the Columbine Knolls South/Estates Community*

### CKS/E HOA \$80/Year: Dues Payment Options



### Coming Events

#### Easter Egg Hunt

Sat., April 4, 10 a.m.  
West Laurel Park  
Egg Hunt begins promptly at  
10:30 a.m.

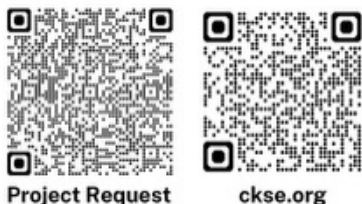
#### Parks Beautification Day

Sat., May 16, 9:30 a.m.  
See Scroll for details.

#### HOA Board Meeting and Outdoor Meet & Greet

Thurs., June 11, 6 p.m.

### Important Links



### Next HOA Meeting

Thurs., April 9th, 6:30 p.m.  
St. Gregory's Episcopal Church  
See [cksehoa.org](http://cksehoa.org) for more details.

April 2026

Vol. 53 No. 04

### Board's Corner

At the March CKS/E HOA Board meeting, the agenda was loaded with neighborhood improvements and event planning. It's exciting to see the board energized to make a positive difference. The monument improvement plan for three entrances (S. Pierce St. & W. Fairview Dr., S. Pierce St. & W. Elmhurst Ave., and W. Chatfield Ave. & S. Upham St.) was finalized with work to prepare the planting beds set to begin over the next few weeks. This year, we will be delaying the Parks Beautification Day to May 16 and will be focusing on monument planting and clean-up. I'm looking forward to seeing the monuments revitalized with native Colorado plants and flowers.

By the time you're reading this, we are likely days away from the April 4th Easter Egg Hunt at West Laurel Park starting at 10 a.m. The egg hunt will happen at 10:30 a.m. sharp, followed by the return of the egg toss competition. It promises to be a smashing good time and will take place rain or shine. Planning for the CKS/E Neighborhood 50th Anniversary celebration on August 15th is progressing, with the booking of Sam Ness (2024 Music in the Park musician), food truck, shaved ice, and a reunion event earlier in the day. Make sure to create a member profile at [cksehoa.org](http://cksehoa.org) to stay updated on all of the upcoming events. You can also customize your notifications for document uploads, events, and pictures.

All of these great events, improvements, and efforts to build a desirable community take one key component for success: VOLUNTEERS. The CKS/E HOA Board can't function without neighbors coming together to make a difference. We have a couple HOA Board members who have served for multiple years that will be stepping down after this year. It is imperative that new neighbors volunteer to maintain the positive momentum going and guarantee the long-term continuance of the HOA. Volunteering doesn't have to be time intensive, and no prior experience is needed. Please reach out to us at [cksehoa@gmail.com](mailto:cksehoa@gmail.com) or come to an upcoming board meeting to learn more. Hope everyone has a bright spring season!

– Brandon Moore, CKS/E Vice President

### HOA Board of Directors Meeting Minutes March 12, 2026

#### MEETING COMMENCEMENT

- Marty Hartley, President, called the meeting to order at 6:30 p.m. at St. Gregory's Episcopal Church.
- **Board Members Present:** Marty Hartley, Brandon Moore, Mark Meihaus,

*continued on page 2*

## Meeting Minutes, *continued from front page*

Dani Crane, Teresa Wallace, Kalena Stauffer, and Zak Zakrzewski

- **Residents Present:** 7 residents
- The February meeting minutes were approved unanimously.

### ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

#### Project requests approved during the meeting:

- W. Otero Pl. – Garage door
- S. Saulsbury Ct. – Painting

#### Project requests approved via email vote /auto approval:

- S. Saulsbury St. – Recovery area and sauna
- W. Walden Pl. – Garage door

### COMMUNITY FORUM

- **Rental Properties:** A resident requested information regarding limits on the number of rental homes in the neighborhood. The Board clarified that the HOA does not maintain this data and there is no limit according to the covenants.

### OLD BUSINESS

- **Monument Landscaping Plan:** The Monument Landscaping Committee presented research on pre-planting materials, preparation needs, and costs. The Board reviewed three suggested design concepts, including watering, sun exposure, and aesthetics. The Board determined the following for the entrances on W. Upham St./W. Chatfield Ave. and the two locations on S. Pierce St.
  - o Selected the Modern Classic concept for the W. Upham St./W. Chatfield Ave. and Sunset Meadow concept for the two locations on S. Pierce St.
  - o Approved \$2,950 for the two-stage pre-planting preparation.
  - o Approve purchasing of plants and materials at the April meeting in preparation for May planting.
- **Dues Growth Proposal:** Marty summarized the attorney’s feedback on potential HOA member benefits. Information continues to be gathered from potential vendor(s).
- **2025-2026 Priorities:**
  - o **Community Involvement/Enhanced Communication:** 15 new HOA website accounts have been created.
  - o **Succession Planning/Roles and Responsibilities:** No report
  - o **Demonstrate Value of Dues:**
    - **50th Neighborhood Anniversary:** A reunion event, for current and former residents will be scheduled for August. 8 residents attended the planning meeting.

### REPORTS TO THE BOARD

- **Treasurer’s Report:** Board reviewed monthly income, expenses, and account balances for February 2026.
- **HOA Membership:** 372 households (48.9%) have paid their 2025-2026 annual HOA dues compared to 400 (52.6%) last year. Reminder cards are expected to be delivered to non-paying residents by March 25.
- **Communications/Scroll Updates:** The Communications

*continued on page 3*

## 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 Board Members

Marty Hartley .....	President
Brandon Moore.....	Vice President
Dani Crane .....	Secretary
Mark Meihaus .....	Treasurer
Kalena Stauffer.....	Member-At-Large
Teresa Wallace .....	Member-At-Large
Zak Zakrzewski.....	Member-at-Large

### CKS/E Committee Chairs

Marty Hartley, ACC / Project Requests Chair .....	cksehoa@gmail.com
Kalena Stauffer, Blockworker Chair .....	cksemem9@gmail.com
Tom Majcen, COHOPE.....	cksehoa@gmail.com
Andy Stauffer, Communications & Scroll Editor ....	cksescroll@gmail.com
Charlotte Bagwell, Historian .....	cksehoa@gmail.com
Tian Li & Janet Toenjes, Monument Landscaping Chairs .....	cksehoa@gmail.com
Vacant, Parks Chair.....	cksehoa@gmail.com
Erin Roark & Sara Aragon, Special Events .....	cksehoa@gmail.com
Steve Mazzini, Traffic & Streets Chair .....	cksehoa@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](mailto:chris.kolker.senate@state.co.us), 303-866-4883  
 House District 28: Rep. Sheila Lieder: [SheilaForColorado@gmail.com](mailto: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 15<sup>th</sup> of the month for the next month’s issue, except for the January issue which is December 9<sup>th</sup>. Please email news articles to **Andy Stauffer** at [cksescroll@gmail.com](mailto:cksescroll@gmail.com).

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## Emergency Phone Numbers

Animal Control: 303-271-5070  
 or report to [animal-control@jeffco.us](mailto: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.*

## Advertise in this Newsletter!

The deadline for advertisements is the 15<sup>th</sup> of the month for the next month’s issue, except for the Jan. issue which is Dec. 6<sup>th</sup>.

**Newsletter Connections: 303-979-7499**  
**or [info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

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



## Meeting Minutes, *continued from page 2*

Committee presented research for HOA social media options. A CKS/E communication email will be created for these platforms.

- **COHOPE:** Jeffco commissioners are considering potential defensible space and fire mitigation options. Information is available on the Jeffco website.
- **Traffic and Streets:** No report
- **Special Events:**
  - o **Easter Event:** Scheduled for April 4, 10 a.m., at West Laurel Park, rain or shine. Egg hunt will start at 10:30 a.m.
  - o **Music in the Park:** Scheduled for Aug. 15, 5-8 p.m., at West Laurel Park. Musician and food truck are confirmed.
  - o **Parks Beautification Day:** Tentatively planned for May 16, focusing on planting in the monuments.
  - o **Board Meet/Greet:** Scheduled for June 11, 6 p.m., at West Laurel Park, followed by the board meeting at 6:30p.m.

### COVENANT VIOLATIONS

- **Stage 4 Violations (Lawn Maintenance Issue):** The Jeffco Sheriff Department is expected to serve the summons by March 25.
- **Other (Garage Addition):** A garage addition was approved and recently completed. A non-HOA-approved addition was added to this garage. The owner committed to resolving this issue by obtaining the appropriate approvals from Jefferson County and providing timely updates. Progress is being closely monitored by the board.

### NEXT MEETING

- The next HOA Board meeting will be on April 9 at 6:30 p.m. The location will be St. Gregory's Episcopal Church.
- The meeting was adjourned at 8:14 p.m.

## Welcome New Resident

The CKS/E neighborhood is happy to welcome our new neighbor, Chris Sotiros, who recently moved into his home on S. Pierce Way. Chris grew up in Lakewood and now works for Lockheed in the field of AI security. In his free time, he enjoys dirt biking, martial arts, and music, and he has already begun exploring the neighborhood paths while appreciating how friendly and welcoming everyone has been. Chris shares his home with a couple of cats, and we are delighted to have him join the Columbine Knolls South/Estates community.

## Semiquincentennial Coins & Medals

To celebrate the Nation's Semiquincentennial (SemiQ), the United States Mint is proud to unveil one-year-only changes to well-known American coinage, such as the circulating dime, quarter, and half dollar. The Mint will also release special numismatic coins and medals in 2026 featuring unique designs and enhancements for core products and annual releases.

—<https://www.usmint.gov/coins>



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## Park Beautification Day: Saturday, May 16

Join your neighbors on Saturday, May 16 at 9:30 a.m. for our annual Parks Beautification Day, a spring tradition that brings the community together to refresh and brighten the spaces we all share. This year, volunteers will help plant new flowers and vegetation at three of our neighborhood entrance monuments. These monuments are the first thing visitors see when they enter CKS/E, and your help will give them a fresh, welcoming look for the season ahead.

We'll kick off the morning at the Wayside Meadows Park shelter with hot coffee, cold water, and plenty of donuts. All planting materials will be provided, and participants are encouraged to bring gloves and wear closed-toe shoes. Families, kids, and neighbors of all ages are welcome.

This is a wonderful opportunity to celebrate spring, enjoy a relaxed morning with neighbors, and help give our community entrances a renewed and vibrant appearance. We hope to see you there.



## Celebrating Normandy Elementary Retirements

Many long-time CKS/E families will be interested to hear that four beloved members of the Normandy Elementary staff are retiring this spring. Together, Carrie (Caruso) Jordan, Cheryl Brown (Ms. Tipton's Mom), Janette Read, and Gale Lauer represent more than eleven decades of teaching, mentoring, and supporting students in our neighborhood school. Their dedication has shaped generations of learners, and their presence will be deeply missed by the Normandy community.

Normandy Elementary will host a retirement celebration for Mrs. Jordan and Mrs. Brown on Thursday, May 14 from 3 to 5 p.m. in the school library. Current and former Normandy families are invited to stop by, share memories, and congratulate the retirees. Cards and well-wishes may also be mailed to the retirees in care of Jo Weigel at Normandy Elementary, 6750 S. Kendall Blvd., Littleton, CO 80128.

## National Colorado Day

April 12th recognizes the Centennial State and the 38th state to join the Union on National Colorado Day. The first of the Four Corner States, Colorado is dominated by the Rocky Mountains. Prehistoric Colorado comes to life in the Florissant Fossil Beds. Discover one of the most abundant deposits of fossils in the world while taking in the beauty of the Rocky Mountains.



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# Annual CKS/E Easter Egg Hunt: Saturday, April 4

The CKS/E HOA invites neighborhood families to join us for the annual Easter Egg Hunt on Saturday, April 4 at West Laurel Park. The event begins at 10 a.m., and the egg hunt itself will start at 10:30 a.m. Children ages 0 to 12 are welcome to participate. Please remember to bring a basket for collecting eggs.



This community tradition will take place rain, snow, or shine, so dress for the weather and come ready to enjoy a festive morning. After the egg hunt, families are encouraged to stay for games and activities. The popular egg toss will return again this year, along with a prize wheel and several spring themed surprises.

We are grateful to Chick Fil A and Southside Pizzeria for sponsoring prizes again this year. Their continued support helps make this event special for our neighborhood.

If you would like to donate candy or small prizes, or if you are interested in volunteering on the day of the event, please contact Teresa Wallace at 720-849-9236.

Please note that children must be present at the start of the event in order to participate. Eggs will not be held for late arrivals.

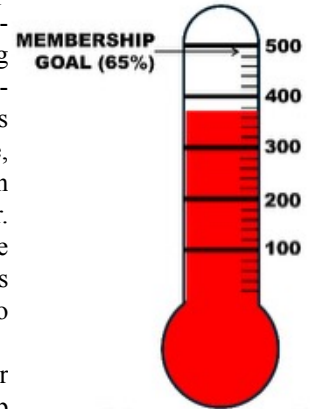


# HOA Dues Goals

The Columbine Knolls South/Estate HOA operates on volunteer membership of just \$80 per year. This is just a fraction of the average Colorado HOA fee of \$99 per month! Despite our low dues, our neighborhood continues to thrive with beautiful homes and a strong sense of community. Membership dues help fund covenant enforcement, which protects property values, and community events that bring neighbors together. These efforts make our neighborhood a safer, more welcoming place to live.

However, membership rates have declined slightly in recent years, hitting just 59% last year. To continue offering the services and events residents value, we're setting a goal to reach 65% membership this year. More members mean more resources, more events and more opportunities to improve our neighborhood.

Did you know: Your 2025-2026 membership helps maintain all eight neighborhood entrance monuments by funding brick repairs, seasonal flowers, lighting upkeep, and weed control? These small touches make a big difference in keeping our neighborhood looking welcoming and well-cared for.



**February Memberships:**  
65% Goal: 373 of 494 (75.5%)  
Total: 373 of 760 (49.1%)

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**Rob Stark** ● (303) 503-5736

Rob is a fourth-generation Colorado native who has been a part of the Columbine Knolls community since 1997. Starting as a Certified Residential Appraiser, he later became a broker with RE/MAX in 2006. Over his 31-year career, he achieved the RE/MAX Diamond Award, Lifetime Achievement, & Hall of Fame. He has also been recognized as 5280 Magazine's Top Real Estate Agents.



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## 50 Years Of Community: April 2001 Spotlight

As we celebrate the 50th anniversary of our neighborhood, we're taking a look back at the stories that shaped our community. Our archives include newsletters dating back to the 1980s, filled with snapshots of daily life, memorable moments, and the people who helped make this neighborhood what it is today. Each month this year, we'll feature a selected article from those early editions. If you have your own memories, photos, or stories from years past, we'd love to include them in future issues. Please share them with us at [ckscroll@gmail.com](mailto:ckscroll@gmail.com).

### The Columbine Jaguars 4th Grade Basketball Team

The Columbine Jaguars 4th grade basketball team won the Jefferson County Basketball Tournament the first week of March. The girls had a great year, going undefeated in the regular season and in the tournament.

From right to left: Coach Bob Hoelsken with his son, Christian, in front of him, Assistant Coach Tim O'Connell, Assistant Coach Mike Pratt, Noelle Hoelsken #11, Katie Pratt #19, Brennan O'Connell #5. Behind Brennan is Alyssa Meccan #9 and Danelle Steele #10, Marlene Picket #1, Hanna Buescher #10, Stephanie Capel-Jones #4, and Clare Sobtski #6.



## Spring Cleaning Tips For A Healthy Garden

Early spring is an ideal time to refresh your garden and prepare it for the growing season. Colorado State University Extension encourages homeowners to begin by tidying up planting beds, trimming back perennials that were left standing over winter, and removing material that may block new growth. These simple steps help plants emerge more easily and support healthier growth throughout the season.

CSU Extension also recommends checking soil conditions and refreshing mulch where needed. Lightly loosening compacted soil, adding compost, and testing irrigation systems can improve plant vigor as temperatures rise. Spring is also a good time to divide mature perennials or prune shrubs that bloom later in the year, following CSU's region-specific pruning guidelines.

A bit of early attention can make a noticeable difference in how well your landscape performs all year. By following CSU Extension's research-based recommendations, residents can set their gardens up for a strong and healthy season.

For more information, see: [arapahoe.extension.colostate.edu/2026/03/06/spring-cleaning-for-your-garden/](http://arapahoe.extension.colostate.edu/2026/03/06/spring-cleaning-for-your-garden/)

*Don't wait for someone to bring you flowers.  
Plant your own garden and decorate your own soul.*

*-Luther Burbank*



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## FBI Warns Of Scam Targeting Local Permit Applicants

Arapahoe County is sharing a new alert from the FBI about scammers who are impersonating local government officials to trick residents and businesses into paying fake planning and zoning permit fees. Criminals are using publicly available permit information to make their emails look legitimate, often including real property addresses, case numbers, and the names of actual county staff. Messages are formatted to resemble official correspondence, but the sender addresses come from nongovernment domains.

The scam typically includes a fake invoice and demands payment through wire transfer, peer-to-peer payment apps, or cryptocurrency. The emails often create a sense of urgency and warn that permit reviews or hearings will be delayed if payment is not made. Scammers also direct victims to respond by email for payment instructions, which prevents people from calling the county to verify the request.

Residents can protect themselves by checking the sender's email domain carefully, avoiding payments requested through unofficial channels, and confirming any fees directly with their city or county using the phone number listed on the official website. Anyone who receives or experiences this scam is encouraged to report it to the FBI's Internet Crime Complaint Center and include details such as the sender's email, invoice information, payment method requested, and any relevant permit or hearing dates.

For more information, see: [arapahoeco.gov/news\\_detail\\_T13\\_R1412.php](http://arapahoeco.gov/news_detail_T13_R1412.php)

## Colorado DMV Completes Major Website Upgrade

Colorado has completed a major statewide upgrade to its DMV technology system, a project designed to modernize how driver and vehicle services are delivered across the state. The new platform replaces aging infrastructure with a faster, more secure system that supports improved online services and more efficient in-office transactions. The upgrade also streamlines the tools used by county staff, which will help reduce visit times and improve overall customer service as teams become fully familiar with the new workflow.

A key part of the modernization effort is the enhanced myDMV portal, which now allows residents to manage most driver and vehicle services in one place. Through a secure online account, Coloradans can renew licenses and registrations, update personal information, track correspondence, and receive official DMV notifications electronically. The state encourages all residents to create a myDMV account to simplify future transactions and avoid missing important deadlines.

The overall goal of the upgrade is to provide a more reliable, user-friendly experience for both online and in-person services, while strengthening security for sensitive information. As counties continue to optimize their processes within the new system, residents should see smoother service and expanded digital options.

For more information, see: [mydmv.colorado.gov](http://mydmv.colorado.gov)

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## Jefferson County Proposes Updates To Wildfire Regulations

Jefferson County Proposes Updates to Wildfire Regulations  
 Jefferson County is updating its wildfire resiliency rules, and some suburban neighborhoods in the Denver metro area may see minor changes. These updates are part of a statewide effort to align with Colorado’s new Wildfire Resiliency Code, which requires counties to modernize how they identify and manage wildfire risk. One of the most significant proposals is an expansion of the Wildland Urban Interface map, which identifies areas where homes and natural vegetation meet. Although the foothills remain the highest risk zone, the county is reviewing whether certain plains communities, including parts of unincorporated areas near Littleton, should now be included based on updated risk assessments.

If the new rules are adopted, homeowners may see clearer and more enforceable standards for defensible space, vegetation management, and certain building materials used in new construction or major exterior remodels. For most established suburban neighborhoods, the impact is expected to be modest. The focus will likely be on maintaining healthy landscaping, reducing highly flammable vegetation close to homes, and improving overall community preparedness. These changes are intended to enhance safety and reduce the spread of fire during emergencies rather than create burdensome requirements.

County staff are still refining the proposed map and code language, and public input remains an important part of the process. Once the proposal is finalized, it will move to the Board of County Commissioners for a vote. Residents in unincorporated areas are encouraged to stay informed, especially if their property may fall within the updated boundary. The HOA

will continue to monitor the process and share updates as the county moves closer to a final decision

For more information, see: [jeffco.us/2613/Regulation-Updates](http://jeffco.us/2613/Regulation-Updates).

## Foothills Art Market

**Saturday, April 11, 2026 from 9 a.m. – 5 p.m.**

*Indoors at the Foothills Fieldhouse*

*3606 S. Independence St., Denver, CO 80235*

*Located near Kipling & Highway 285*

Foothills Art Market features original artwork, goods, and crafts in multiple disciplines created by over 100 Colorado artisans. Attendees will find a vast array of work for sale, including unique creations in pottery, sculpture, glass, jewelry, fashion, wood, soaps, home accessories, photography and more.

- Admission is Free!
- Food and beverages will be available for purchase.
- Beer and wine will be available for purchase for those with a valid ID.

## A Message from Foothills Park & Recreation District

Foothills Park & Recreation District has recently observed an increase in unauthorized motorized vehicle use within parks and on trails, including e-motorbikes. Please remember that motorized vehicles and e-motorbikes are not permitted in any parks or trails unless specifically authorized.

*Save the Date*  
**Shredding Event**  
 Saturday, June 20 from 9-11 am

Mark Your Calendars! Time is getting closer for the Annual Shredding Event.  
 More details to follow next month!!

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## 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.*

*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.*



**Realtor with real estate law background**



**DUFFY & ASSOCIATES, LLC • WWW.DUANECDUFFY.COM**

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

**Two Overstuffed Leather Recliners for sale** \$25 each or 2 for \$40 OBO. **SCWINN stationary bike.** Older model but in good shape. \$50 OBO. Howie 303 973 9451

**Spring Yard Clean Up and Miscellaneous Jobs.** Hard working local 18 year old seeking additional work. Call/text Will 720-471-1713.

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

**A&M Lawn Service - Spring Specials!** Sprinkler and Landscape maintenance. Lawn Aeration \$75 (5000 sq ft), Power Raking \$140 (5000 sq ft), Spring Fertilization \$40-130, Weekly Mowing \$40-\$130, Yard Clean Ups \$150(hourly plus dump costs). Servng Jeffco/Littleton 46 yrs. 303-946-6995.

**Interior Painting.** Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

**Grass or Corn fed beef for sale** - farm fresh, all natural, 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

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

**Full time fireman looking for part time work.** 30 yrs exp doing all types of home improvements. I can help w/ all your home/handyman needs. **Sean 720-320-1177.**

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

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

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

**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.

**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 specialists.** Doug 303-932-2514, free est, 30+yrs. fully ins.

**Sunny Carpet Cleaning 303-742-0855**

**Drywall - Basement finishes - Remodeling.** Years of exp. w/ refs. Text Gary 303-829-6363.

**Housecleaning** - schedule a free walkthrough today! ellisoncleaningservicesinco@gmail.com

**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

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

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

**Columbine Complete Concrete.** All phases of concrete. Concrete repairs. Concrete staining & sealing. Yard clean-up. Free est. 303-419-2003.

**Pet Sitting by Pets2US.** Affordable and reliable! Area references! (303)902-8128 or Chris@pets2us.com

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

**Aminals Petsitting Service** - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

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

**Columbine Knolls  
 South/Estates**

**Statement of Financial Position:  
 As of February 28, 2026**

<b>ASSETS</b>	
<b>Current Assets</b>	
Checking.....	\$3,320.84
Money Market.....	\$49,172.56
Total CKS/E Bank Accounts .....	\$52,493.40
FirstBank CD-8060 .....	\$22,195.43
Total Bank Accounts .....	\$74,688.83
Total Current Assets .....	\$74,688.83
<b>TOTAL ASSETS.....</b>	<b>\$74,688.83</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
Total Liabilities .....	\$0.00
<b>Equity</b>	
Res. For Litigation .....	\$20,000.00
Res. For Monument Repair .....	\$5,000.00
Res. For Perimeter Landscaping....	\$4,109.11
Retained Earnings .....	\$24,675.75
Net Revenue.....	\$20,903.97
Total Equity .....	\$74,688.83
<b>TOTAL LIABILITIES &amp; EQUITY ..</b>	<b>\$74,688.83</b>

# KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



**Kathy Hofstra**

RE/MAX Professionals  
303-888-1661

## #1 SELLING AGENT

for COLUMBINE KNOLLS SOUTH/ESTATES

- Personally Sold Over 265 Homes in Our Neighborhood
- Member of RE/MAX Hall of Fame & Lifetime Achievement Award
- Inducted into RE/MAX Circle of Legends
- 30+ years Residential Real Estate Sales Experience
- RE/MAX Professionals Sells Half the Homes in Our Neighborhood
- Ranked in the Top 1% of Realtors Nation Wide

*Her goals are the same as yours... KEEP OUR PROPERTY VALUES HIGH!*

Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
<b>Active:</b>								
6915 W. Otero Pl.	2 Story	2127	2127	100%	3	3+1	\$710,000	
6869 W. Nova Dr.	2 Story	2116	2878	100%	4+1	3+1	\$995,000	
<b>Under Contract:</b>								
7184 W. Walden Dr.	2 Story	2637	3749	42%	4+1	3+1	\$875,000	
<b>Sold:</b>								
7696 S. Pierce Way	2 Story	1,896	3,219	51%	3+1	3	\$660,000	\$660,000
7570 S. Reed Ct.	2 Story	2,319	3490	0%	4	3	\$650,000	\$664,750
7607 S. Pierce Way	2 Story	2,331	3,096	55%	4	3	\$750,000	\$725,000
7857 S. Pierce Way	Ranch	2,384	3,680	100%	3+2	2+1	\$1,150,000	\$1,182,500

### Spring Has Sprung: The Denver Market Finds Its Momentum

After a quiet start in January and a brief February, the Denver real estate market is officially crossing the threshold into the Spring buying season! It's always an exciting transition to witness: buyers who have been waiting on the sidelines are re-engaging, while sellers are busy preparing their homes to meet the building momentum.

Despite global uncertainties, the need for housing remains constant. Here is a look at the numbers from this past month:

- **Pending Sales:** Up **29%** from January and **15%** higher than February 2025.
- **Closed Properties:** Up **30%** month-over-month (though down 7% from last year).
- **Average SFH Price:** \$753,921 (Down nearly 4% YoY).
- **Average Condo/Townhome Price:** \$422,610 (Down 7.5% YoY).
- **Days on Market:** Increased 7% to an average of **59 days**.

#### For Buyers:

This is an ideal window to prepare. With inventory growing and prices softening, having your lender pre-approval ready is essential so you can move quickly when the right home hits the market.

#### For Sellers:

The "Spring Surge" offers the largest buyer pool of the year. However, success today is determined by the "Three Pillars": **Condition, Location, and Pricing**. While we aren't in the "COVID frenzy" anymore, homes that are staged, spotless, and priced correctly are still selling quickly.

[www.kathyhofstra.com](http://www.kathyhofstra.com)

303-888-1661 | [kathy@kathyhofstra.com](mailto:kathy@kathyhofstra.com)