

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNER'S ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

August 2023

Vol. 50 No. 08

Save The Date!

- Tue. Aug. 1** – Food Trucks at West Laurel Park, 5:00 – 7:30 p.m.
- Thur. Aug. 10** – HOA Board Meeting (Residents Welcome!), 6:30 - 8:00 p.m.
- Tue. Aug. 15** – Food Trucks at Wayside Meadows Park, 5:00 - 7:30 p.m.
- Sat. Sept. 9** – Shredding and Electronics Recycling for paid HOA members (you can join that day if you aren't a current member)

Elections In September!

There will be some openings on the HOA Board for the coming year (Oct. 2023 - Sept. 2024). Please consider taking one of the positions to give back to the community and help keep our neighborhood a great place to live! Also, paid members, please take time to complete your ballots in September.

Book Club

The CKSE book group will meet Monday, August 21st, 9:30 a.m., at the backyard garden home of Betsy Marzonie. The book discussion will be "The Night Watchman." To join in and for more information contact 303-915-0292.

Next HOA Meeting

Thursday, August 10th, 6:30 p.m.
Deer Creek Church

President's Letter

Hello again! I hope you are enjoying your summer so far. I have had the pleasure of speaking with friends in the neighborhood and meeting some new neighbors at a few events recently. It really reminds me of how much I enjoy the sense of community, and the chance to get together is definitely not something we take for granted anymore!

The 2nd Annual Bike Parade on July 1 was fun for the kids and the adults with a quick lap through the park (or two for some of the bigger kids), frozen treats at the end, and a chance to play at the playground while the parents visited.

Thank you to our Special Events committee, Sarah Aragon and Erin Roark, for getting the supplies and putting the pinwheels together ahead of time; to Dani Crane and Marty Hartley, Norman and Theresa Davis, Sam Wright, and Vivian Bonato who helped me set up; to Brandon Moore for helping me with clean-up; and to Walt Barnhart for snapping a few photos of the event. We hope many families will join the fun at next year's event!

As board members, it is our responsibility to enforce the covenants and rules of the HOA for the neighborhood that we all share, but it is our pleasure to sponsor events (like the Bike Parade, Easter event, and more!) that bring neighbors together for fun and celebration in the community that we are all part of. That is why we do what we do! I hope you will join us for events and also consider becoming involved as a board member, serving on a committee, or helping with special events! It takes a village!

— Your neighbor, Tracey Decker



Some of the best memories are made in flip-flops.

—Kellie Elmore

HOA Meeting Minutes: July 13, 2023

Tracey Decker, President, called the meeting to order at 6:35 pm at Deer Creek Church.

Board members present: Tracey Decker, Mark Meihaus, Nick Aab, Megan James, Brandon Moore and Tom Majcen

Residents present: 7 residents

ACC PROJECT REQUESTS:

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

- West Clifton Avenue - Fencing
- West Morraine Drive - Fencing
- South Webster Court - Painting
- West Walden Place - Painting
- West Laurel Avenue - Landscaping, retaining wall, fencing
- West Clifton Avenue - Landscaping
- West Nova Drive - Landscaping
- West Friend Place - Fencing
- West Otero Avenue - Painting
- South Upham Street - Fencing
- West Alder Avenue - Roofing, gutters
- West Morraine Drive - Painting
- West Friend Place - Roofing
- West Ken Caryl Place - Fencing

Project requests approved during the meeting:

- West Fairview Drive - Painting
- South Vance Court - Windows, Front Door
- West Otero Place - Painting

Community Forum: None

Approval of the Minutes: The June minutes were approved unanimously.

Treasurer's Report: The Board reviewed the monthly income, expenses, and balances for June 2023, as presented by Mark Meihaus.

Dues Report: Presently 441 (58%) of households have paid their annual CKS/E HOA dues compared to 476 (62.6%) last year.

Special Events: Second Annual Bike Parade was a success! Many families stayed and visited while kids played at the playground.

Block Parties - No update

Covenant Violation Updates: Potential violations are being monitored, with notifications sent for identified violations.

COHOPE: No July meeting

Parks and Roads Committees:

West Laurel is one of four parks to be updated between 10/23 and mid-2024. Foothills has accepted one bid for the work.

Jeffco has been out to fill some potholes in our neighborhood, as well as straightening a couple of signs on Upham.

Annie asks that you please contact her with any questions about Parks or Roads.

See reports in the Scroll for more details.

OLD/BACKLOGGED BUSINESS:

Elections Coordinator recruitment - In process

Website updates are nearly completed. Need to update 2 forms.

New logo has been finalized, at no additional cost for graphic design edits.

NEW BUSINESS:

Start talking to new prospective Board members now.

Review Profile and Welcome Letter linked on the website.

The next HOA Board meeting will be August 10th at Deer Creek Church at 6:30 p.m. The meeting was adjourned at 7:20 p.m.

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 (roles TBD at Oct. meetings)

Tracey Decker	President
Megan James	Vice President
Dani Crane	Secretary
Mark Meihaus	Treasurer
Nick Aab	ACC Chair
Norman Davis	Member-at-Large
Tom Majcen	Member-at-Large
Brandon Moore.....	Member-at-Large
Sam Wright.....	Member-at-Large

CKS/E Committee Chairs 2022/2023

ACC Chair Concerns/Questions	cksehoa@gmail.com
Tom Majcen, COHOPE	cksehoa@gmail.com
Charlotte Bagwell, Historian.....	cksehoa@gmail.com
TBD, Membership/Blockworker Chair	TBD
Kristi Zakrzewski, NHN	cksenh@gmail.com
Annie Berger, Parks Co-Chair	ckseparks1@gmail.com
Kathy Hofstra, Parks Co-Chair	cksehoa@gmail.com
Nick Aab, 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
Colorado Lasertype, 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.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th. To place an ad, call Colorado Lasertype, 303-979-7499. Email: getinfo@coloradolasertype.com. To find ad rates and discounts, go to www.Coloradolasertype.com and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher, the editor or the Association of the goods or services offered therein. The opinions expressed in this newsletter are not of the editor or the publisher. Neither the Board, editor or publisher intend to provide any professional service through this publication.

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.*

Blockworker News

Theresa Davis has kindly offered to be the Group 2 Captain. She will be bagging up and delivering the monthly newsletters to the 16 blockworkers in her group who distribute to homes that are mostly south and west of W. Fairview Dr. Theresa will be a contact person for those blockworkers and also coordinate with the other group captains. It is a pleasure to have her more actively involved. She will continue to be the blockworker for her immediate Area 22.

Former Group Captain Cindy Irvine met with Theresa to review the delivery route and other details. A big thank you goes out to her and others who step up to deliver the newsletters when a blockworker is out of town or in need of assistance. Such gestures have allowed the CKS/E Blockworker System to work well for more than 45 years. Congratulations and best wishes to all!

— Charlotte Bagwell,
Group 4 Captain

Summerfest 2023

September 10th

Live Music Cornhole Tourney Food Trucks

5-7pm
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Welcome, New Neighbors!

Best wishes go out to Alli and Chris Davis who have moved from Lakewood to their home on S. Reed Ct. Alli is an Engineering Manager while Chris works in the XR Business Readiness Consulting field. The Davises wrote that they are a “family of four or six if you count fur babies.” They have nearly 2-year-old identical twin sons, Miles and Ash, and are always looking for wine nights or play dates. When not chasing the boys, they love going to concerts and traveling. Blockworker Prav Grant kindly delivered their welcome packet.

Moving from Denver in May, Courtney Roach is a new resident on W. Elmhurst Ave. An Office Manager at Mona Love Interiors in Denver, she also loves to cook, host dinner parties and spend time with her young adult community. May she find her new neighborhood enjoyable, too. Courtney’s blockworker is her next door neighbor, Jeanette Higbee.

— **Charlotte Bagwell, New Neighbor Coordinator**

Book Lovers Day, Aug. 9

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

Condolences

Condolences to Mark Meihaus and his family for the death of his mother in June.

Friends and neighbors are saddened and missing the Gouges who moved to W. Clifton Ave. in 1987. Rosemary passed in August ‘22, and her devoted husband, Roger, died recently on June 13th. They were very conscientious blockworkers on portions of W. Clifton Ave. and S. Upham St.; their terrific dues collection efforts earned frequent acknowledgement. Roger also served on the HOA Board where he headed the Parks Committee in the early ‘90s; in addition, a neighbor spoke of his involvement in the opening of S. Upham St. for access to W. Chatfield Ave. Heartfelt condolences go out to the Gouge family and all those who were close to this beloved couple.

— **Sincerely, W. Clifton Ave. Neighbors**

Traffic and Roads Committee Report

Another crooked sign: On June 21st, Jeffco Road and Bridge was advised of a second leaning sign with vegetation blocking visibility of it on S. Upham St. just north of Chatfield. A week later, the service requests were closed after the overgrown vegetation was cut back and the sign fixed.

Problems with Potholes? In mid-July, Jeffco Road and Bridge was asked to fill the pothole at the intersection of W. Nova Dr. and S. Pierce Way. If you know of other potholes needing attention, please let me know so they can be promptly filled. Let me assure you, Jeffco Road and Bridge staff does a great job responding to requests!

If you have any concerns or questions about traffic or roads in, or adjacent to CKS/E, please don’t hesitate to call me at 303-408-6142 or email me at ckseparks1@gmail.com.





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Parks Report

Wayside Meadows Park Updates: Foothills Park and Recreation District (FPRD) staff installed a new bleacher at the baseball field. During June’s Parks Beautification Day, Keri and Lilah Kern were disappointed they were unable to paint because conditions were too wet. However, their patience was rewarded a few days later when they helped to paint the park’s westernmost bridge. FPRD and the HOA are thankful for their help!

West Laurel Park Improvements Update: A statement from FPRD: Bids were received and FPRD has accepted the bid from SCL to complete the four-park improvement package. The projected schedule for all four (FPRD) parks is to begin this October and be completed in July 2024. Construction related activities may be observed at the park prior to start of construction in preparation for the project. When the Board and residents were updated about the project at the HOA meeting on July 13th, one person asked if there would still be access to the playground during the construction process. The response from Sean Kitners, FPRD Park Planner: “My intent is to keep the playground open for a majority of the project as long as safety is not a concern or compromised. However, there will be instances where I will need to close it for safety reasons while active work is being completed nearby. I will additionally need to close off sections of the park during construction for the same reasons. The parking lot will be closed for the entirety of construction.” FYI: There is no timeframe yet where West Laurel Park’s improvements will fit in the four-park schedule. However, our patience will result in a fantastic new park before this time next year!

After the juniper bushes were removed west of the park entrance last winter because of safety concerns on the ice-covered sidewalk, the tree stumps and debris looked very ugly this spring. FPRD staff were notified in June the adjacent homeowners would very much appreciate the area being cleaned up when maintenance staff had extra time. In less than a week, the Park Foreman removed the stumps as requested. Aren’t we all lucky FPRD staff is so responsive to our HOA!

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

— Annie Berger and Kathy Hofstra,
Committee Co-Chairs

Maple Tree Tips

Do your maple tree leaves look a little pale? Iron chlorosis may be the reason. According to an online article by Don Kinzler, “Why do maple leaves turn yellow and sickly?”, the soil in many western states may not be suited for growing Autumn Blaze and other species of maples. It sounds like our clay soil in Colorado could be part of the problem, but you can contact your arborist for recommended treatments to help keep your trees healthy!

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Yard of the Month Winners!

Congrats to the July beautiful yard of the month, Mike Horn and Davine Lieberman, address is 7589 So Quay Court!
 – Tracey Chizlett, CHR





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Water Safety Tips

- DO learn to swim. If you like to have a good time doing water activities, being a strong swimmer is a must.
- DO take a friend along. Even though you may be a good swimmer, you never know when you may need help. Having friends around is safer and just more fun!
- DO know your limits. Watch out for the “too’s” - too tired, too cold, too far from safety, too much sun, too much hard activity.
- DO swim in supervised (watched) areas only, and follow all signs and warnings.
- DO wear a life jacket when boating, jet skiing, water skiing, rafting, or fishing.
- DO stay alert to currents. They can change quickly! If you get caught in a strong current, don't fight it. Swim parallel to the shore until you have passed through it. Near piers, jetties (lines of big rocks), small dams, and docks, the current gets unpredictable and could knock you around. If you find it hard to move around, head to shore. Learn to recognize and watch for dangerous waves and signs of rip currents - water that is a weird color, really choppy, foamy, or filled with pieces of stuff.
- DO keep an eye on the weather. If you spot bad weather (dark clouds, lightning), pack up and take the fun inside.
- DON'T mess around in the water. Pushing or dunking your friends can get easily out of hand.
- DON'T dive into shallow water. If you don't know how deep the water is, don't dive.
- DON'T float where you can't swim. Keep checking to see if the water is too deep, or if you are too far away from the shore or the poolside.

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August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.



In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.

- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

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Rob entered the Real Estate profession in October of 1993 and has worn just about every hat in the industry. From a Certified Residential Appraiser, to investor and landlord, he has done fix and flips, invests in REITs and is a top ranked real estate broker nationally. Rob can assist you in both residential and commercial real estate. He has received the prestigious Diamond Club Award, Lifetime Achievement Award, is recognized as 5280 magazine's Top Real Estate Agents and is in the RE/MAX Hall of Fame. Rob was also the founder of AppraiseONE, Inc., a successful real estate appraisal company.

He is a fourth generation Coloradan, born and raised in Denver. Rob married his high school sweetheart Leanne. They have two daughters and have been active in their community, schools and members of St. Francis Cabrini Church in Littleton since they moved to Columbine Knolls in 1997.

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10 Things To Do Before School Starts

Soak up the last few weeks of summer with these fun family outings. As you prepare to say goodbye to summer vacation, consider what is left on your list of things to do before school begins. Take a break from back-to-school shopping with these 10 fun ideas. Make the final days and weeks of summer memorable.

- 1. Take a hike.** Set aside a day for a kid-friendly hike, such as St. Mary's Glacier. For added fun, pack a lunch to enjoy at the top while you chat with your children about what they loved best about their summer.
- 2. Camp out.** Camping with little ones takes advanced planning, so aim for simple, carefree camping fun in your backyard. Invite a friend or two and play a game of tag with flashlights when it gets dark. Roast hot dogs and marshmallows in an outdoor fire pit or over the grill. Snuggle up under the stars, point out constellations or play a game of "would you rather" with your kids.
- 3. Bike along Platte River.** There are 28 miles of trail along the Platte River for families to enjoy together, whether you tackle the whole length or just a short portion of it. It's an outing filled with exercise and fresh air, and you can stop along the way as much as you like. Start the trail at the REI Denver flagship store and make your way through Denver to enjoy the city from a different perspective.
- 4. Check out a Rockies game.** Spend a day rooting for the home team. With Rockpile tickets priced so low, there's no reason not to head to the ballpark for a hot dog and some action-packed baseball with the whole family.
- 5. Catch a sunrise.** Whether you're peering over Lookout Mountain, posted up at Red Rocks Amphitheatre, driving up Guanella Pass, or cozied in your own backyard, a sunrise in

Colorado is one of the most wonderful beauties to witness. Wake your kids up early just one morning (if they aren't already up) to share in the first light of the day. Just think, maybe they'll go to bed early that night, and you'll be on your way to an earlier bedtime schedule for school.

- 6. Pick some fruit.** August is the month for sweet strawberries and red raspberries at Berry Patch Farms in Brighton. Load up the car with the entire crew and head out into the fields to pick fresh berries.
- 7. Take a sunset stroll.** Walk around any of the metro area's beautiful parks in the evening. Choose one with a playground so the kids can play until the sun sets, then stop and admire the last rays as a family. It's a great time to share hopes for the next school year, too.
- 8. Spend the day at a mountain resort.** The winter slopes transform into family-friendly playgrounds each summer, with a plethora of activities the entire crew can enjoy. From scenic chairlift rides to hiking trails and alpine slides, there's a little something for everyone.
- 9. Drive up Trail Ridge Road.** Spend the day enjoying everything that Rocky Mountain National Park has to offer, including hiking around Bear Lake and searching for elk herds. Make the drive up Trail Ridge Road to stand above the treeline and gaze over miles and miles of mountains and sky. Let the kids take their best photos along the way. You must make a reservation to get into Rocky Mountain National Park.
- 10. Ride the Georgetown Loop.** A scenic ride on an old mining railroad is an exceptional way to close out the summer with your family. The Georgetown Loop takes reservations online, and for an additional fee, you can enjoy a tour of a mine while learning about the history of gold mining in Colorado.

—<https://www.coloradoparent.com>

Save the Date

Shredding and Electronic Recycle Event

Saturday, September 9 from 9-11am

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

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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.



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Prepare for Back to School

Back To School Shopping

Get your kids involved in back to school shopping and it won't seem like such a chore. Set spending limits for items such as clothing, shoes and backpacks and allow them to pick out what they like best, whether online or in a store. By doing this early, you'll avoid long lines at stores and anxiety at home in the days before classes commence.

If your child must wear a uniform, make sure they have what they need before the first day. And don't forget to set up a comfortable home study space if they will be distance learning.

Create a Message Center

Life can be chaotic during the school year with all those online class meetings, sports practices and rehearsals. Create a message center so everyone in the family can keep track of schedules and appointments. You can build a home message center or purchase one that is ready to go.

Stock up on Supplies

Whether you homeschool your child or send them off to a private or public school, there's a good chance they'll need some supplies. Many schools provide a list of everything your child will need. Stock up on pencils, erasers, markers and rulers now so they are ready to go on day one. And keep your school supplies organized so you can find everything when you need them.

Get a Lap Desk

A lap desk is perfect for doing school assignments on the go. It can function as a laptop stand, travel desk, breakfast table, kids study desk and much more. There's also extra storage space under the desktop. And the legs fold in flat, making

these trays easy to store and portable. It's the perfect accessory for your school technology.

Prepare for Morning

Now's the time to prepare for those hectic early mornings. Get in the habit now of making lunches the night before. About two weeks before school starts, have your children go to bed a little earlier each night and wake up to an alarm clock so they're ready for the first day.

Get An Insulated Lunch Box

Back to school also means packing your child's lunch each morning. This insulated lunch box will keep everything cool (or warm) until they're ready to eat.

Make Sure Work is Completed

Was your child assigned school work to complete over the summer? Make sure they've done their reading and any summer homework packets.

Create a Backpack Station

Set up a backpack and coat station. This can be installed in an entryway or mudroom as a designated spot for kids to hang their belongings when they come home each day. It can also help cut down on clutter.

Choose Outfits

Get your kids in the habit of choosing clothes for the week on Sunday. Have your child lay out his or her clothes that they plan to wear the night before. Not only will this make mornings less chaotic, but it may even help cut down on your laundry throughout the week.

– <https://www.familyhandyman.com>

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Emerald Ash Borer: What You Can Do?

An estimated 15 percent or more of all urban and community trees in Colorado are ash species susceptible to being killed by EAB. A majority of these trees are on private land.

The most important action homeowners all over Colorado can take now is to determine if they have ash trees. Other actions homeowners can take to help mitigate EAB are outlined below.

Know the Signs of EAB Infestation

Determining an EAB presence is often difficult to the untrained eye. Symptoms include:

- Sparse leaves or branches in the upper part of the tree
- Vertical splits in bark possibly showing S-shaped galleries underneath
- Increased woodpecker activity
- Miniature leaves at the tips of branches late in the summer

Ash Tree Replacement

Ash trees have been widely planted in Colorado, but because EAB is always fatal to untreated ash trees, avoid planting any true ash species (genus Fraxinus). Instead, consider the following recommendations:

- Focus on tree and landscape-plant diversity. No one tree species should comprise more than 10 percent of the planted trees growing in any urban or community setting.
- “Plant ahead” and get new trees in the ground that can someday replace ash trees lost to EAB and the shade and other benefits they provided.
- An ash tree replacement tool, which includes a list of trees suitable for ash replacement, is available on the Colorado Tree Coalition website.

Management Options for Homeowners

While effective insecticides are available to protect ash trees from EAB, other management strategies also exist for dealing with the pest:

- Monitoring trees for the presence of EAB
- Removing and/or replacing ash trees
- Planting new trees preemptively in an effort to get them established before the arrival of EAB

Decisions about how to manage ash trees should take into account the overall health of each tree and its value to the property owner. The closer ash trees are to an area of known infestation, the higher the risk that they will become infested by EAB through natural spread.

Chemical Treatment

Consumers should educate themselves when purchasing chemical products to protect trees against EAB, and talk to a professional forester, extension agent or arborist before applying any treatment. For more information about chemical treatment options, view Insecticide Options for Protecting Ash Trees from Emerald Ash Borer (http://www.emeraldashborer.info/documents/Multistate_EAB_Insecticide_Fact_Sheet.pdf).

Don't Move Firewood!

Never transport hardwood firewood or any other raw wood products from ash trees, as this is the most likely method of accidental spread.

–<https://csfs.colostate.edu/forest-management/eab-what-you-can-do/>

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<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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Concerts in Clement Park

Littleton plays host to Concerts in Clement Park, a series of FREE evening concerts on Thursdays at 7 p.m. Two Performances left at the Grant Family Amphitheater. Bring your family and friends to picnic in the park and enjoy this wide range of talent. Blankets or lawn chairs are allowed. No glass containers.

Here's the 2023 Concerts In Clement Park schedule:

- August 3 — Michael Friedman Band
- August 10 — Lucky Catch

Parking is free, but please do not park at Columbine Library. Amenities near the Grant Amphitheater include restrooms, playgrounds, walking paths and picnic shelters.

Picnic Shelter rentals are available by calling 303-409-2600. If shelters are not rented, they are available on a first come, first served basis.

—<https://www.ifoohills.org/>

National Farmers Market Week, August 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates	
Statement of Financial Position:	
As of June 30, 2023	
ASSETS	
Current Assets	
Bank Accounts	
CKS/E Bank Accounts	
Checking	2,707.67
Money Market	37,904.16
Total CKS/E Bank Accounts	40,611.83
FirstBank CD	20,000.00
Total Current Assets	\$60,611.83
LIABILITIES AND EQUITY	
Equity	
Opening Bal Equity	0.00
Pre-paid Dues	160.00
Res For Litigation	20,000.00
Res for Monument Repair	5,000.00
Res for Perimtr Landscaping	4,109.11
Retained Earnings	9,026.56
Net Revenue	22,316.16
Total Equity	\$60,611.83
TOTAL LIABILITIES & EQUITY ..	\$60,611.83



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Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Under Contract:								
7971 S. Upham St.	2 Story	2,319	2,769	45%	4	3+1	\$750,000	
Sold:								
7171 W. Alder Ave.	2 Story	2,559	3,134	100%	4	3+1	\$759,000	\$759,000
7129 W. Chestnut Dr.	2 Story	2,356	3,488	75%	4	3	\$785,000	\$790,000
7560 S. Reed Ct.	Multi-L	2,263	2,913	85%	4	2+1	\$825,000	\$812,000

Now that the first half of 2023 is complete we look forward to what the rest of the real estate year will bring. Historically, after July 4th, purchases tend to start slowing down, prices decline, and inventory peaks. However, this spring's selling season proved to be somewhat disappointing compared to seasonal expectations. So, we may see some surprises the second half of the year!

There are some indications of positive activity in the current numbers. New listings are up almost 9% from last month and under contract homes are up 6%. We have seen a notable increase of 26.7% in showing activity since the holiday weekend. Buyers are actively searching and exploring an average of 14 homes before making an offer. They are taking their time and don't feel a sense of urgency. They are more discerning, choosing homes that require little additional work and are "move in" ready. Buyers don't have the time or added cash to deal with improvements. They would rather pay a higher sales price, (which is financed over 30 years) to not deal with contractors and instead just move right in. In today's market, it is more important than ever for sellers to have their homes updated and priced correctly to get the best price in the shortest period of time.

Give me a call and I can help guide you through this unique real estate market!

303-888-1661 | kathy@kathyhofstra.com