

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

HOA Volunteer Meet & Greet:

August 14 at 6 p.m., West Laurel Park

Fall Festival:

September 13, West Laurel Park



**Project
Request
Form**

Next HOA Meeting

Thursday, August 14th, 6:30 p.m.
West Laurel Park

August 2025

Vol. 52 No. 08

President's Letter

In the last two monthly Scroll newsletters, two of our Board Members shared how they joined the CKS/E HOA Board and contribute to our community. At the heart of every great neighborhood is a group of committed individuals who care deeply about where they live. As your HOA, we're proud of our community—but we know there's always room to improve processes, strengthen community connections, and explore new ideas. That's why I'm inviting you to come out to our August HOA meet and greet and Board meeting. We will be hosting the Aug. 14 meeting at the West Laurel Park starting at 6 p.m. with cookies and lemonade, followed by our regular Board meeting at 6:30 p.m. Please bring a lawn chair, any questions you have for the Board and Committee members, and enjoy our great park with some dessert. If you can't make it, feel free to reach out to us at cksehoa@gmail.com.

Whether you've lived here for years or just moved in, your time and energy can have a lasting impact. Volunteering on the HOA Board or Committees is a great way to meet your neighbors, influence positive change, and help shape the future of our community. From planning social events and reviewing project requests to managing entrance monuments and beautifying shared spaces, there are many ways to get involved—big and small!

If you would like to volunteer to be on the HOA Board, we need to receive a brief candidate statement by Aug. 15. Elections will occur at the Sept. 11 meeting, with ballots going out to paid dues members in late August. We are also seeking new volunteers to support smooth transitions as current members wrap up their service. If you have questions, we can be reached at cksehoa@gmail.com.

This summer, the Board has been working on improvements to the Ken Caryl and Webster monument—including removing juniper bushes, cleaning rocks, and coordinating masonry repairs. We have begun modernizing our website to offer more functionality and provide a better user experience. We are also excited to announce another Concert in the Park on Saturday, Sept. 13. A food truck and shaved ice are expected to be available. Be sure to save the date! Additional details will be posted to the website, Facebook, and the September Scroll.

— **Brandon Moore,**
President



CKS/E Entrance Before



CKS/E Entrance After

HOA Meeting Minutes

MEETING ATTENDANCE

Meeting Date: July 10, 2025

Brandon Moore, President, called the meeting to order at 6:30 p.m. at Deer Creek Church.

Board members present: Brandon Moore, Teresa Wallace, Kalena Stauffer, Dani Crane and Marty Hartley

Residents present: 7 residents

ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

Project requests approved during the meeting: None.

Project requests approved via email vote/auto approve since last meeting:

- S. Vance Ct. – Painting
- W. Clifton Ave. – Painting
- W. Ken Caryl Pl. – Roof
- S. Saulsbury St. – Painting
- W. Walden Dr. – Painting
- W. Nova Dr. – Shed

COMMUNITY FORUM

- Board supported Andy Stauffer's suggestion to promote the Action Center's school supply drive. Details will be noted in the Scroll, Facebook and on the website.
- Neighbors offered an update on a residence that was concerning in the past.

NEW BUSINESS

- Short-Term-Rental Meeting: Brandon and Tom Majcen summarized planned guidelines, oversight and other logistics presented at a recent Jefferson County public meeting. Proposed plan is expected to go in effect in early 2026.
- Additional Scam Attempt: Reminder to double-check correct email addresses since there was another scam attempt.
- October Elections Process: Call for candidate statements will be posted on Facebook, website and the Scroll, with an Aug. 15 due date. Ballots will need to be mailed no later than Aug. 22 and be counted at the Sept. 11 Board meeting.
- Monument Repairs and Refresh: Juniper removal and shrub trimming has been completed, with the monument repair completion expected within the next month. Board plans to consider additional landscaping at a later time.

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

Treasurer's Report: Board reviewed the monthly income, expenses, and balances for June 2025 as presented by Brandon.

Dues Report: Presently, 442 (58.2%) of households have paid their annual HOA dues compared to 442 (58.2%) last year.

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

Brandon Moore..... President
Marty HartleyVice President
Dani Crane Secretary
Mark Meihaus Treasurer
Kalena Stauffer Member-At-Large
Teresa Wallace Member-At-Large

CKS/E Committee Chairs

Marty Hartley, ACC / Project Requests Chaircksehoa@gmail.com
Kalena Stauffer, Blockworker Chaircksemem9@gmail.com
Tom Majcen, COHOPEcksehoa@gmail.com
Andy Stauffer, Communications & Scroll Editor ... cksescroll@gmail.com
Charlotte Bagwell, Historian.....cksehoa@gmail.com
Annie Berger, Parks Chair.....ckseparks1@gmail.com
Erin Roark & Sara Aragon, Special Events TBD
Annie Berger, Traffic & Streets Chairckseparks1@gmail.com
Newsletter Connections, Publisher, The Scrollckseeditor@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 **Andy Stauffer** at cksescroll@gmail.com.

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.*

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**

To find ad rates and discounts, go to
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HOA Meeting Minutes, *continued from page 2*

COMMITTEE REPORTS

Special Events

- Meet and Greet: Board hosting a meet and greet at West Laurel Park, with cookies and lemonade at 6 p.m. on Aug. 14, before the 6:30 p.m. meeting. Board members, blockworkers and committee members will be in attendance and all neighbors are invited. Information will be noted in the Scroll, on Facebook and website.
- Fall Festival: Scheduled for Sept. 13 at West Laurel Park, with further details pending. Board unanimously approved \$1,000 for a musician fee.

Parks Committee: See report in The Scroll.

Traffic & Streets Committee: See report in The Scroll.

Council of HOAs for Planned Environment (COHOPE):

None

OLD BUSINESS UPDATES

- Communications: Andy presented information on the draft SOP, which is in process, for the Scroll content submission and review. Andy will continue working on the draft, including referencing the style guide created by former Board members. Board will review and approve content and Andy, as the Editor, will review and approve the formatted version.
- Website Prototype Update: On target for July launch date.
- ADU Update for Rules and Regulations: No progress.

COVENANT VIOLATION UPDATES

Stage 4 Violations: Lawsuit in process, including weeds/landscaping issue.

Stage 3 Violations: Discussion of long-term vacant residence with lawn issues. Violation remains unresolved, despite conversation with the property contact and Stage 3 letter. Board unanimously approved progressing to a Stage 4 violation, with an Attorney Demand Letter to be sent.

Other Violations: Discussion of residence with ongoing inoperable vehicle issues. Violation remains unresolved, despite conversation with resident and Stage 2 letter. Complaint submitted to Jefferson County and Stage 3 letter will be sent.

NEXT MEETING

The next HOA Board meeting will be on Aug. 14 at West Laurel Park at 6:30 p.m.

Meeting was adjourned at 8:24 p.m.

You're Invited:

Meet and Greet With Your HOA

Thursday, Aug. 14

Meet and Greet: 6 p.m.

HOA Board Meeting: 6:30 p.m.

Join us for an informal evening at West Laurel Park to connect with your HOA Board, Committee Chairs and Volunteers. It's a great opportunity to ask questions, share ideas, and get to know your neighbors. Feel free to stay after for the monthly HOA Board Meeting to see our volunteers in action. Bring a lawn chair or blanket to sit on. Light refreshments will be provided.

TRACEY
CHIZLETT



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- Knows the neighborhood and the values of homes

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Parks Committee Report

Emerald Ash Borer: Foothills Park & Recreation District (FPRD) staff has begun treating large ash trees around the district for emerald ash borer. Treatment will continue every three years. The pest has moved from the Midwest, partly due to human activity. To help stop its spread, please avoid transporting wood from this area when camping.

Off-Leash Dogs: There continues to be an increased number of off-leash dogs in our parks and trails. Jeffco Animal Control has been asked to expand their patrols in an effort to enforce park regulations and to improve park-goer safety. Jefferson County leash law requires dogs to be on leash or confined to the owner's premises at all times. For information about where dogs can run off-leash, see jeffco.us/FAQ.aspx?QID=107.

Maintenance Requests: Of the nine maintenance requests submitted to FPRD for both parks, six focused on trimming trees to improve visibility and clear walking paths. Staff was also asked to paint some fencing, replace a faded sign, and replace reflective tape on the three white poles at the West Laurel Park playground. All but one request was completed by July 12. Thank you to the Foothills maintenance staff for their prompt work!

A request from Foothills Park & Recreation District: Please remember not to dump grass clippings or other yard waste in the parks or open space areas. Yard waste can damage native vegetation and create additional maintenance issues. Let's all do our part to keep our shared spaces clean and healthy.

As always, don't hesitate to email me at ckseparks1@gmail.com if you have any concerns or questions about our neighborhood parks.

– Annie Berger, Parks Committee Chair




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Traffic & Streets Committee Report

Maintenance Requests Several street sign requests were submitted to Jefferson County Road and Bridge Division. One requested new speed hump signage along southbound S. Upham St. Two others requested replacing street signs in the neighborhood, including a faded "School Bus Loading" sign along W. David Dr.

Additional concerns were raised about overgrown vegetation affecting sidewalk access and visibility of street signs. The Jeffco Road and Bridge Area Division Senior Supervisor said the team would investigate the issues. Typically, property owners are notified twice before the county steps in to trim vegetation, as such work is time-consuming and costly. The county prefers that residents maintain clear access and visibility around public walkways and signage.

Service requests were filed for all reported concerns and will be prioritized by Jeffco. Thanks to CKS/E resident, Tom Majcen, for kindly volunteering to trim branches blocking the sidewalk by the HOA's sign at the corner of W. Chatfield Ave. and S. Upham St.

Construction on W. Chatfield Ave.: Residents expressed concerns about ongoing construction along W. Chatfield Ave., including lane changes, trench work, and traffic cones near sidewalks and property fences. The Area Senior Supervisor explained that the project involves updating water lines and is especially complex where pipes cross the road. Lane closures shift throughout the day depending on the work zone. The contractor is expected to repave sections of the street within the next month. The supervisor added that the staff understands residents' frustration and will continue to monitor conditions and address issues as needed.

Please do not hesitate to email me at ckseparks1@gmail.com with any traffic and/or streets questions or concerns in our neighborhood.

– Annie Berger, Traffic & Streets Committee Chair



Back-to-School Supply Donation Drive

Residents Andy and Kalena Stauffer are coordinating a school supply drive through The Action Center. Help our neighborhood support 5,000 Jeffco students with the tools they need to succeed!

Needed items include **new** crayons, pencils, pens, spiral notebooks, among other items. Donations can be dropped off at **6837 W. Elmhurst Ave. by Aug 10**. Call or text 814-504-0944 to schedule a pickup. Alternatively, discounted school supplies can be purchased directly for The Action Center through roonga.com.

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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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Yard of the Month

One yard of the month winner will be selected each month. This month's winner is the home of Ben Mueller and Errol Manalang at 6855 W. David Ave. If anyone would like to nominate a yard, please reach out to me at coloradohomestracey@gmail.com or 303-408-6969. Thank you for keeping CKS/E beautiful!

– Tracey N. Chizlett



SLASH: Sustainable Lands and Safer Homes

As wildfire season approaches, tackling slash—tree limbs, prunings, and pine cones—is vital for fire safety. Removing this debris and creating a defensible space around your home is your first line of defense against wildfires.

Jefferson County's annual slash program has begun and runs through October, encouraging homeowners to mitigate wildfire risks. Expanded drop-off hours are now available every Friday through Sunday from 9 a.m. to 4 p.m. The nearest drop-off location for CKS/E residents is the Tincup Ridge Slash Yard at 151 S. Rooney Rd. in Golden. Please note that pine needles are not accepted at this site.

In 2024, West Metro residents made up nearly half of all visits, highlighting the program's value. For more information on drop-off availability, acceptable materials, and fees, visit Jefferson County's Slash Collection page at jeffco.us/2493/Slash-Collection

Dog Poop Bag Campaign

The mythical poop fairy isn't real—and it's up to us to keep our parks clean. Dog waste poses health risks and pollutes our waterways. Jefferson County ordinances require cleanup, with fines starting at \$150.

Help by putting **clean, recycled plastic bags**—like newspaper, bread, bagel or muffin bags in the crate on the porch at **7546 S. Wadsworth Ct.** Your contributions will support neighborhood bag stations and fellow pet owners. Together, we can keep our green spaces welcoming and waste-free. Thanks for doing your part!

Jefferson County Emergency Notifications

When an emergency happens, be the first to know. LookoutAlert is the official emergency notification system of the regional collaborative of Jefferson County and all cities within it. Through LookoutAlert, emergency responders can provide emergency and public safety messages to residents. LookoutAlert uses the Smart911 notification platform, where users can receive free emergency alerts via text message, email and/or voice message. Sign up for the types of alerts you want to receive at jeffco.us/473/Emergency-Notifications



Stay Safe In Colorado's Summer Heat

With temperatures approaching 100 degrees, Arapahoe County Public Health urges residents to take precautions against extreme heat. Drink plenty of water, avoid sugary drinks, and seek shade or air-conditioned spaces like libraries, malls or cooling centers.

Watch for signs of heat exhaustion—heavy sweating, dizziness, nausea—and call 911 if symptoms escalate to heat stroke. Check on vulnerable neighbors, especially older adults and children, who are more sensitive to heat.

Apply sunscreen with SPF 30 or higher, wear light clothing, and take cooling breaks during outdoor activities. In 2022, Colorado saw nearly 500 emergency visits and 10 deaths due to heat-related illness.

For more tips and resources, visit arapahoeco.gov/news_detail_T56_R1096.php.



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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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for Teen Services**

Columbine Knolls South/Estates

**Statement of Financial Position:
As of June 30, 2025**

ASSETS

Current Assets

Checking.....	\$3,057.22
Money Market.....	\$45,470.43
Total CKS/E Bank Accounts	\$48,527.65
FirstBank CD-8060	\$21,766.05
Total Bank Accounts	\$70,293.70
Total Current Assets	\$70,293.70
TOTAL ASSETS	\$70,293.70

LIABILITIES AND EQUITY

Liabilities

Total Liabilities	\$0.00
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Equity

Res. For Litigation	\$20,000.00
Res. For Monument Repair	\$5,000.00
Res. For Perimeter Landscaping....	\$4,109.11
Retained Earnings	\$20,232.05
Net Revenue.....	\$20,952.54
Total Equity	\$70,293.70

TOTAL LIABILITIES & EQUITY ..\$70,293.70

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Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Active:								
8258 S. Reed Way	Multi-L	1,931	1,931	100%	1+2	2+1	\$630,000	
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	99%	4	3+1	\$750,000	
7577 S. Pierce Way	Ranch	2,242	3,670	60%	3	2+1	\$750,000	
6898 W. Nova Dr.	2 Story	2,116	2,878	0%	4	3	\$755,000	
7591 S. Reed Ct.	2 Story	3,137	4,261	100%	5	3+1	\$965,000	
Under Contract:								
8296 S. Reed St.	2 Story	1,885	2,755	100%	4+1	3+1	\$715,000	
7951 S. Webster Way	2 Story	2,632	3,828	84%	4	3	\$759,000	
7863 W. Friend Dr.	2 Story	2,744	4,301	100%	4	3+1	\$885,000	
Sold:								
7573 S. Saulsbury Ct.	2 Story	2,926	4,239	80%	4+1	3+1	\$850,000	\$840,000

As we reach the halfway point of 2025, the Denver real estate market is undeniably different from what we anticipated. The initial optimism for falling interest rates and a surge in buyer activity hasn't materialized as expected. Instead, current conditions reflect a necessary realignment of expectations.

We're seeing a slower pace, with homes spending more time on the market, price reductions and seller concessions becoming more common. In fact, data from Inman News and Realtor.com highlights Denver as one of the top 10 major cities for price reductions and market corrections in 2025.

The primary driver for this shift has been supply outpacing demand. New listings in April and May significantly outpaced buyer activity, leading to over 14,000 active listings on the market. Marking the highest inventory since 2011. While new listing activity typically peaks around this time, we do expect it to level off soon. This shift in the balance of supply and demand has transitioned the market, creating unique opportunities for both buyers and sellers.

Despite these changes, homes are still selling. Year-to-date sales are within 1% of 2024 figures, indicating continued activity. Sellers, this is a prime time to adapt and price competitively. Focusing on making your show its absolute best is crucial for a successful sale. Buyers, your opportunities are abundant. With more homes available, you have a wider selection to choose from, fitting various needs and price points.

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