

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

December 2023

Vol. 50 No. 12

Save The Date!

- **Thur., Nov. 30** – Normandy Elementary Open House (All Families Welcome), 5:30 – 7:00 p.m.
- **Fri., Dec. 1** – Santa Claus at Dairy Queen, 4:30 – 6:30 p.m.

Welcome New Neighbors!

Jared and Priscila Barber and their children are new neighbors on W. Elmhurst Drive as of August. Welcome! Jared and Priscila have two girls and a boy and moved here from Forest, Va. Jared is a global studies professor at CCU and Priscila is an attorney for mental health professionals. Priscila is Brazilian and they enjoy “all things culture,” while the family is dedicated to honoring what it means to respect and show love to their new community.

Hannah Levy and Bryan Kassner moved to S. Vance Court from elsewhere in Littleton in September, and they already love their new neighborhood. Hannah is a software engineer and Bryan is a hardware engineer. They say they’re happy to be here – and we’re happy they came! Welcome.

Book Club to Meet

Our neighborhood book group will meet Monday, January 8 at 9:30 a.m. The book this month will be “The Kitchen Front” by Jennifer Ryan. For more information contact Betsy Marzonie at 303-915-0292.

Next HOA Meeting

Thursday, December 14th, 6:30 p.m.
Deer Creek Church

President’s Letter

Happy December! I am amazed at how fast 2023 has gone by. With the change to colder weather, I have seen many neighbors raking leaves, shoveling snow, and getting their homes ready for what’s to come. A quick reminder to complete cold weather tasks such as removing water hoses, bringing in paints and chemicals, and hanging holiday lighting before everything is covered in snow.

Speaking of snow, did you know that the official observation site changed to DIA in 2007, resulting in a decrease in annual snowfall totals to 47 inches per year on average? This is compared to our western suburb average of closer to 65 inches per year. With over 5 feet of
continued on page 2



FRIDAY | DECEMBER 1ST | 4:30-6:30 PM

DAIRY QUEEN

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BRING YOUR CAMERAS!!

President's Letter

continued from front page

snow coming our way, please clear all of your sidewalks for our walkers and kids at your earliest availability. Your effort helps avoid wet feet and potential falls. If you need help, I know many kids in the neighborhood are ready to be hired.

As we enter the holiday season, we have a few upcoming events. On December 1st, from 4:30-6:30 p.m., there will be a meet Santa Claus event at Dairy Queen. We will also be holding the annual Holiday Decorating Contest in late December with bragging rights and prizes on the line. The HOA Board was amazed at the Halloween decorations (see article for winners) and can't wait to see our neighborhood shine.

Our neighborhood has been busier the past few months with contractors associated with the DirectLink fiber installation. The HOA has been fielding numerous questions on the project approval, process of installation, and how to get concerns and or damage addressed. The HOA has uploaded an FAQ document to www.cksehoa.org that provides further clarity and resources.

The HOA was not involved in the approval and had no authority over the project. Based upon conversations with both DirectLink and Jefferson County, any damage to grass, sprinklers, sidewalks and driveways must be corrected prior to receiving final approval. First, work with DirectLink as soon as you discover an issue by emailing support@dlbroadband.com or calling 720-851-1111. If not resolved, Jefferson County will be responsive to complaints for up to two years from installation. Gene Bennetts, with Jefferson County, can be reached at 303-271-8487 or gbennett@jeffco.us.

Stay warm and I wish everyone a great Holiday Season!

-Brandon Moore
CKS/E HOA Board President

Normandy Contest

Normandy Elementary School's PTO is sponsoring a Holiday Lights Contest! Scan the QR code to enter your address to be included on the tour map, and the family whose home gets the most votes will win a prize!



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 NewsletterConnections.com or scan QR code.

Columbine Knolls South/Estates

CKS/E HOA, P.O. Box 620271, Littleton, CO 80162-0271
Email Address for Board/ACC: cksehoa@gmail.com
www.cksehoa.org

CKS/E 2023/2024 Board Members

Brandon Moore.....	President
Marty Hartley.....	Vice President
Dani Crane.....	Secretary
Mark Meihaus.....	Treasurer
Nick Aab.....	Project Requests
Ryan Bing.....	Member-At-Large
Amanda Gomez.....	Member-At-Large
Teresa Wallace.....	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.....	cksenhn@gmail.com
Annie Berger, Parks Co-Chair.....	ckseparts1@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.....	ckseparts1@gmail.com
Walt Barnhart, Scroll Editor.....	cksescroll@gmail.com
Newsletter Connections, Publisher, The Scroll.....	ckseeditor@gmail.com

State Legislators for CKS/E:

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

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

News Articles

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

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

*Winter is the time for comfort, for good food and warmth,
for the touch of a friendly hand and for a talk beside the fire:
it is time for home.*

-Edith Sitwell

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.*

Halloween Contest Winners

Ghosts and Goblins and Spirits Oh My!!! CKS/E HOA hosted the annual Halloween Decorating Contest at the end of October and it was a scary success. Many neighbors spent hours decorating and creating fun for all ages. The winners of gift cards this year were:

- Grand Prize \$200: 7797 S. Pierce Way
- 2nd Place \$100: 8052 S. Vance St.
- 3rd Place \$75: 7591 S. Reed Ct.
- Honorable Mention \$50/each: 7087 W. Nova Dr. and 6941 W. Friend Pl.

In order to be eligible, winners had to be HOA dues-paying members. The CKS/E Holiday Decorating Contest will be held later in December, so get decorating and submit your 2023-2024 membership dues if not already done. We can't wait to see our neighborhood shine!



Traffic and Roads Report

Update on 'Welcome to Jefferson County' sign: Unfortunately, I have yet to receive an update from Colorado Department of Transportation (CDOT) about the significant graffiti and damage to the sign just north of C470 and east of S. Platte Canyon. Please look for a follow-up in the January report.

S. Kendall Blvd./C470 roundabout: Within a few days of CDOT being advised of the difficulty differentiating the road from the roundabout's edge, I received confirmation that a yellow line will be painted on the roundabout's inside curb to make it safer for all drivers. Please look for a follow-up in next month's report.

Request for New Chatfield Park Sign on C470: A resident asked if a new sign could replace the deteriorating one on C-470 near Santa Fe Dr. Once again, kindly look for that update next month, too!

Please do not hesitate to email me at ckseparks1@gmail.com or call me at 303-408-6142 with any traffic and/or roads questions or concerns in or around our neighborhood.

–Annie Berger, Committee Chair

National Cocoa Day

December 13th ushers in a celebration worthy of the winter holidays with National Cocoa Day. What better way to warm up after a cold day outside?



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HOA Meeting Minutes: October 12, 2023

HOA Meeting Minutes

November 9, 2023

Marty Hartley, Vice-President, called the meeting to order at 6:31 p.m. at Deer Creek Church.

Board members present: Amanda Gomez, Marty Hartley, Mark Meihaus, Dani Crane and Ryan Bing.

Residents present: 3 residents

ACC PROJECT REQUESTS:

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

- South Yukon Court – Storm Door
- West Chestnut Drive – Roofing
- South Pierce Way – Painting
- West Walden Avenue – Landscaping
- West Clifton Avenue – Roofing
- South Upham Street – Fencing

Community Forum: None

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

Treasurer's Report:

- Board reviewed the monthly income, expenses, and balances for October, 2023, as submitted by Mark Meihaus.
- Board approved the 23/24 budget which included the minor reduction in the Clean-Up day line item.
- Mark clarified that the annual dues are attached to the property, versus the owner, in the current tracking database.

Dues Report: Presently, 278 (36.6%) of households have paid their annual HOA dues compared to 238 (31.3%) last year.

Special Events:

- Dumpster Day – nearly filled two 40-yard dumpsters and filled two truckloads for metal recycling.
- Halloween decoration contest – Awarded gift cards to 1st, 2nd, 3rd place winners and two honorable mention winners.
- Santa Visit (Winter Festival) is scheduled for December 1st, from 4:30 – 6:30 at Dairy Queen.
- Fall Festival – rescheduled due to weather. Reviewed “lessons learned” from this year and will incorporate into future planning.
- Board expressed appreciation for the Chairs of this committee and will help ensure support and volunteers for future events.

COHOPE:

- Fiber installation/DirectLink – Company selected from formal county procurement process. Installation in front yards because of access. Some damage has already been repaired. Fiber optic installation projected – March, 2024.
- Jeffco Short term rental plan changes – on hold

Parks and Roads Committees:

- Park upgrades – may result in playground and/or path closures.
- Resident concerns regarding potholes have been submitted to Jeffco, which has been pretty responsive.

continued on page 5

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- DOWNSIZING, INVENTORY, PACKING, DONATIONS, DECLUTTERING
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Meeting Minutes *continued from page 4*

- CDOT has been contacted – “Welcome to Jeffco” sign and adding lines on the Kendall/Chatfield roundabout.
- Foothills requires a permit for contractors having equipment on their property when working on houses that back-up to the parks.
- Recommendation – adding language to the Project Request form regarding this requirement.

New Business/Action Items:

- Priority – Increasing community involvement, including improved communication and participation (i.e. events)
- Ryan volunteered to draft an email communication plan, which will be presented at the next meeting.
- Priority – Efficient/thorough system for managing updated addresses, dues, emails and phone numbers.
- Metal signs used to communicate HOA activities - will review cost estimates at next meeting.
- New Neighbor forms – Walt will follow-up on submitted forms for inclusion in the Scroll, as appropriate.

Old Business:

- Blockworker Appreciation Project (Brandon, Teresa, Charlotte)– meeting scheduled this month.
- Fiber Install/DirectLink – Ryan provided update from meeting with County Inspector. Confirmed installation is a utility and being installed in the easements.
- Residents can report concerns and submit damage claims during the next 2 years. i.e. related damages discovered in late 2024, can be reported.
- Residents should contact DirectLink regarding damage claims/concerns. If dissatisfied with resolution, resident

can contact Jeffco.

- Reference material will be uploaded to the HOA website.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Brandon will send emails to Board members of possible violations and how to be consistent.
- Board reviewed status of Stage 3 and 4 violations. (Three have been closed.)
- Marty suggested sending acknowledgements to residents who have resolved their violations and will provide samples for the next meeting.

The next HOA Board meeting will be December 14th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 8:02 p.m.

NEWSLETTER CONNECTIONS

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Neighbors Enjoy Fall Festival

Dozens of our neighbors took in beautiful fall weather during the CKS/E HOA Fall Festival the afternoon of Oct. 21 in West Laurel Park. Pumpkins, face painting, a bouncy house, refreshments, a visit from local firefighters and their equipment and wonderful camaraderie were enjoyed during the event, which was coordinated by Erin Roark and Sarah Aragon, Special Events Committee Chairs for the CKS/E HOA.



Leslie from Snappy Face Painting was popular among the youngsters attending the Fall Festival Oct. 21.

Neighbors Rose Brandsma (left) and Gail Graves took advantage of the "pumpkin patch" and enjoyed the festivities at the Fall Festival.

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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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Parks Committee Report

West Laurel Park (WLP) Improvement Updates: If you haven't seen them yet, check out the new shade structures installed at the playground. They are part of the park's upcoming improvements. WLP is one of four Foothills' parks receiving substantial changes because of the 2017 Mill Levy. People living near Jim Hoida Park were lucky as their park was the first to be chosen. Two weeks before further work begins at WLP, an email will be sent out by Foothills Park & Recreation District (FPRD) to all HOA residents who were involved in the changes. Other residents can look for updates in upcoming Parks reports.

Maintenance: FPRD staff were notified at the end of August that the damaged posts at the edge of the playground were just replaced. They show the delineation line between the playground surfacing and the sidewalk and assist staff with snow removal. Staff were also notified in October that the edges of the blue, poured-in-place rubber at the playground were showing. As a result, last month



FPRD staff added more engineered wood fiber, i.e., the mulch surfacing, so the rubber edges will no longer show with this top off. In response to a question raised at last month's HOA meeting, all mowing operations in Foothills' parks are done for the year.

If you have concerns or questions about the trails or playgrounds in CKS/E, please don't hesitate to contact your Parks Committee who will try to get

answers and results promptly: Annie Berger: ckseparks1@gmail.com/303-408-6142 or Kathy Hofstra: 303-888-1661.

**-Annie Berger & Kathy Hofstra,
Co-Committee Chairpersons**

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The 3 Pillars of Giving

One of the most exciting things about giving is that there are countless ways to make a difference in the world. And while there really is no wrong way to be generous, you may find that by tapping into your unique skills and creativity that you walk away with an enriched experience

Time: Time may be the most valuable resource we all have—once it's gone, it's gone. That's why it's universally understood how precious the gift of time truly is. This type of giving is providing someone else with your own time to help others. Your gift of time may be direct, hands-on service such as tutoring children at a homeless shelter or an indirect service, such as stocking shelves at a food pantry.

Talent: Whether you share your unique skills or professional expertise, you can use your own talent to give back to your community, or anywhere there is a need. Examples may include a doctor providing pro bono office hours at a local clinic or an investment advisor who manages the endowment of a charity. It's not only rewarding for philanthropists to donate their talents, but also highly valued because it provides a service or expertise that is often out of reach for the recipients.

Treasure: When many people think of generosity, they think of donating their treasure—a euphemism for money or other items with value. While cash is the most common type of charitable donation, it may also come in the form of real estate, collectibles, and more.

—<https://foundationsource.com/>

Trail of Lights: Chatfield Farms

Now – Jan. 1, various evenings, 5-8:30 p.m. (closed Dec. 25). Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll.

Christmas Tree Cutting

Cutting down your own Christmas tree can be a memorable and festive experience for the whole family, but it's key to do this activity safely and legally. In Colorado, you typically need a permit to cut down a Christmas tree on public lands. Here are some spots where you can obtain a permit and some tips for doing this activity responsibly. All permits can be purchased online at recreation.gov.

1. Plan Ahead: Contact the forest service or visit their website for more information on permit availability, cutting dates, regulations, and designated cutting areas.
2. Choose the Right Tools: Bring a sharp saw for cutting and ropes or straps to secure the tree to your vehicle.
3. Select a Healthy Tree: A healthy tree will have vibrant green needles (avoid trees with brown or dry needles).
4. Dispose of the Tree Properly: Find a recycling program, chip the tree for mulch, or compost it.

—<https://www.coloradoparent.com/christmas-tree-cutting/>

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 & Blessed New Year*

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

Holiday's Evening

Sunday, December 10, 2023, 5:30 to 8 p.m.

The Friends of the Littleton Library and Museum and the Littleton Museum present Holiday's Evening Sunday, December 10, 2023 from 5:30 to 8 p.m. at the Littleton Museum.

Bring your family and friends to this popular outdoor evening event on the grounds of the living history farms. Be transported back to the winter holidays of the 1800s by costumed interpreters who bring the past to life by demonstrating what life was like in early Littleton.

Enjoy a wagon ride, snack on cornbread and cookies, enjoy live music, and look up at the stars as you sip hot cider. Dress warmly - it could be quite chilly! All activities and refreshments are included in the ticket cost.

—<https://www.littletonco.gov/Community/City-Calendar>

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates
Statement of Financial Position:
As of October 31, 2023

ASSETS	
CKS/E Bank Accounts	
Checking.....	2,193.66
Money Market	46,207.44
Total CKS/E Bank Accounts	48,401.10
FirstBank CD	20,429.73
Total Bank Accounts	\$68,830.83
Total Current Assets	\$68,830.83
TOTAL ASSETS	\$68,830.83
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	0.00
Pre-paid Dues	0
Res For Litigation	20,000.00
Res for Monument Repair	5,000.00
Res for Perimtr Landscaping	4,109.11
Retained Earnings	22,077.94
Net Revenue	17,643.78
Total Equity	\$68,830.83
TOTAL LIABILITIES & EQUITY ..	\$68,830.83

KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra
RE/MAX Professionals
303-888-1661

**May this Christmas season
Fill your home with joy,
Your heart with love,
And your life with laughter.**

Merry Christmas & Happy New Year!

Kathy

Denver Holiday Events

- * *Christmas in Color* * 11/18 - 1/02
www.christmasincolor.net
- * *Parade of Lights* * 12/2
www.denverparadeoflights.com
- * *Blossoms of Light* * 11/17 - 1/7
www.botanicgardens.org
- * *Trail of Lights* * Various evenings in Nov. 24- Jan. 1st
www.botanicgardens.org
- * *Denver Christkindl Market* * 11/17 - 12/23
www.christkindlmarketdenver.com
- * *The Polar Express Train Ride* * Select dates in Dec. and Jan.
coloradorailroadmuseum.org/polar-express
- * *Denver Zoo Lights* * 12/02 - 1/7
www.denverzoo.org
- * *Mile High Tree* * 11/17 - 12/31
www.denver.org/milehighholidays/tree

(Please visit websites for specific times and terms of events.)

www.kathyhofstra.com

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