

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

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

February 2024

Vol. 51 No. 02

### Book Club To Meet

Our neighborhood book group will meet Monday, February 19 at 9:30 a.m. The book this month will be "The House Across the Lake" by Riley Sager. For more information contact Betsy Marzonie at 303-915-0292.

### Traffic Safety

Our neighborhood is a great place for active families. Neighbors are constantly out walking with children, pets, riding bikes, or enjoying our two wonderful parks. As residents are using our sidewalks and crossing streets, it is critically important for drivers to be aware of pedestrian traffic, strictly follow all traffic laws, don't use cell phones, and abide by posted speed limits. This is especially true for younger, inexperienced drivers. Recently, one of our resident's family lost a beloved pet in a driving incident. Please help us prevent unfortunate accidents by being a safe and conscientious driver. Thank you!

### National Love Your Pet Day

**February 20th:** National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.

### Next HOA Meeting

Thursday, February 8th, 6:30 p.m.  
Deer Creek Church

### President's Letter

With winter weather in full force, I hope that everyone is staying warm and safe. Knowing Colorado weather, we can look forward to sunny days in the near future. The HOA Board braved the cold to develop plans and goals for the coming year including events, improved communication with homeowners, and reviewing rules and regulations. In order to make our goals a reality, it takes both a volunteer board and an active community. If you would like to help build our community by helping with events, becoming a block worker, or joining the board, please outreach us at [cksehoa@gmail.com](mailto:cksehoa@gmail.com). It is easy to think others will volunteer, but we truly need YOU to make a difference.

In the upcoming President's Letters, I will be covering some of our neighborhood's

*continued on page 2*



### Holiday Lighting Contest

This year we had the privilege of having three expert judges on our lighting contest panel with our HOA president's three school-aged sons! The panel enjoyed an evening driving throughout the neighborhood to view all the wonderful lighting displays that gave a festive feeling. Choosing the top decorated homes was very challenging! To be eligible, homes had to be current HOA dues-paying members. Unfortunately, a few of our top-rated homes were not current on dues and had to be eliminated. Congratulations to the following residents and thank you for bringing the magic of the holidays to light!

**1st Place** – 7024 W. Nichols Pl. (Gift Basket and \$200 Gift Card)

**2nd Place** – 7309 W. Laurel Pl. (Gift Basket and \$100 Gift Card)

**3rd Place** – 7190 W. Phillips Ave. (Gift Basket and \$75 Gift Card)

**Honorable Mentions** – 7857 S. Webster Ct. &  
7667 S. Pierce Way (\$50 Gift Cards)



## President's Letter

*continued from front page*

Amended, Restated and Consolidated Protective Covenants established in 2002 and the Consolidated Covenant Rules and Regulations adopted in July of 2020. The full documents can be reviewed at [www.cksehoa.org](http://www.cksehoa.org).

Covenant enforcement is not our favorite part of serving on the HOA Board, but is necessary to maintain a desirable neighborhood and reduce neighbor conflicts. By choosing to purchase in a Covenant Community, homeowners agree to abide by the Covenants even if they are not a dues-paying member. The Covenants were voted on by the community and the HOA Board has a fiduciary duty to enforce the Covenants when we become aware of a violation.

As a Board, it is always our desire to work with homeowners to resolve any Covenant related issues and we try to be flexible on solutions and cure periods when appropriate. If you get an initial Covenant notice, please consider it a friendly reminder and feel free to outreach the board at [cksehoa@gmail.com](mailto:cksehoa@gmail.com) with any questions or plans to resolve. If we don't receive communication and the situation is not resolved, we have no choice but to further escalate with a formal Covenant violation. If not resolved after two Covenant Violation notices, the situation will be forwarded to the HOA's attorney and the HOA has the authority to charge the homeowner for attorney fees. When homeowners choose to not comply with the Covenants, they are taking resources that could be used for community events and funding for projects to improve our monuments and parks.

If you would like to learn more about the HOA or provide feedback, please attend an upcoming board meeting or send us an email. Through civil and constructive feedback, we can continue to work to improve our neighborhood.

— **Brandon Moore, CKS/E HOA Board President**

## Why Does Leap Year Exist?

Leap Year exists because of the time it takes the Earth to orbit the Sun. There are 365 days in most calendar years, but in the time it takes for the Earth to go around the sun once, our planet actually spins 365 and nearly a quarter times. The reason we care about that extra quarter is because the Earth has seasons.

If we didn't account for this extra time, the seasons would begin to drift. This would be annoying if not devastating, because over a period of about 700 years our summers, which we've come to expect in June in the northern hemisphere, would begin to occur in December!

## 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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to [NewsletterConnections.com](http://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](mailto:cksehoa@gmail.com)

[www.cksehoa.org](http://www.cksehoa.org)

### CKS/E 2023/2024 Board Members

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

### CKS/E Committee Chairs 2023/2024

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

*One of the greatest regrets in life is being what others would want you to be, rather than being yourself.*

—*Shannon L. Alder*

## 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.*

# HOA Meeting Minutes

December 14, 2023

Brandon Moore, President, called the meeting to order at 6:29 p.m. at Deer Creek Church.

**Board members present:** Brandon Moore, Marty Hartley, Mark Meihaus, Dani Crane and Ryan Bing.

**Residents present:** 6 residents

## ACC PROJECT REQUESTS:

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

- South Pierce Way – Roofing
- South Wadsworth Court – Roofing
- West Nichols Place – Fencing

**Project requests approved during the meeting:**

- South Saulsbury Street – Gutter Guard Installation

**Community Forum:** Board reviewed letter requesting the option to own chickens. The request will be denied as chickens are not allowed under the current covenants.

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

**Treasurer’s Report:** Board reviewed the monthly income, expenses, and balances for November, 2023, as submitted by Mark Meihaus.

## DUES REPORT:

- Presently, 321 (42.2%) of households have paid their annual HOA dues compared to 347 (45.7%) last year.
- Board will review draft reminder card, with new logo, at the next meeting. Cards will be mailed in January.

## SPECIAL EVENTS:

- Major concern – Lack of volunteers for planning and helping with neighborhood events. If volunteers are not available, the event will need to be cancelled.
- Volunteer opportunities will be highlighted in the Scroll, with the goal of adding email communication regarding opportunities.
- Board will reduce the number of sponsored activities to Easter Event, Clean-up Day, Dumpster Day, Early Fall Festival, Winter Festival/Santa Visit and the 2 decorating contests. Sarah and Erin graciously agreed to coordinate 1-2 events.
- Santa Visit (Winter Festival) – successful, with about 45 kids in attendance using a designated spot at Dairy Queen. This event will continue to be held during the first weekend in December at Dairy Queen.
- Holiday Lighting Contest – Judging – next week. Dues-paying residents are eligible, while board members are in-eligible, for one of the 5 prizes.

## COHOPE:

- Committee focused on short-term rentals is in the process of being formed.
- COHOPE submitted recommendations regarding short-term rentals.
- Committee being formed – potential new library – south end of the county

*continued on page 4*

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## December Meeting Minutes *continued from page 3*

### Parks Committee – Traffic and Roads Committee:

- Annie indicated most current information will be posted in the Scroll for both committees.

### New Business/Action Items:

- Priority – Increasing community involvement, including improved communication and participation (i.e. events)
- Board member/ACC Chair resignation – Will need to recruit replacements for both positions. Brandon will process project requests until a replacement has been determined and trained.
- Confirmation – Requirement of 5 Board members, with 3 present to conduct business.
- Web-site updates – Backlog updates are now complete and the website will be updated monthly going forward.

### Old Business:

- New Metal Signs – Marty will create sample for review at the next meeting. Board approved \$75 for a prototype.
- Blockworker Appreciation Project – Next steps, identified during recent meeting - update contact spreadsheet, blockworker instructions and the New Neighbor packet.
- Blockworker Appreciation gifts - delivery to 50+ blockworkers planned within the next month. Board expressed appreciation to local business, Southside Pizzeria, for assistance with the gifts.
- Communication Plan – Ryan reviewed a draft plan and recommendations to provide a more efficient and effective way to communicate with neighbors.

Recommending an email option, using Smartwebs. Text messaging is not recommended.) Ryan will research Smartweb feasibility and provide an update at the next meeting.

- Process for mail/new residents/ un-deliverable mail – Mark will update Quickbooks spreadsheet, sending updates to Brandon for inclusion in Smartwebs. Goal – current/accurate contact info, including landlords/tenants for communication.

### Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Board agreed to send acknowledgement letters to residents who have resolved their violations, reviewing process and messaging at the next meeting.
- Brandon clarified that the July 2020 rules and regulations can be modified as long as they do not conflict with the 2002 covenants.
- As a next step, the Board will explore the need and feasibility of updating the rules/regulations including an open and transparent process for resident feedback.

The next HOA Board meeting will be January 11th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 8:16 p.m.

*To share your weakness is to make yourself vulnerable;  
to make yourself vulnerable is to show your strength.*

–Criss Jami

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# HOA Meeting Minutes

January 11, 2024

Brandon Moore, President, called the meeting to order at 6:31 p.m. at Deer Creek Church.

**Board members present:** Brandon Moore, Marty Hartley, Dani Crane, Amanda Gomez and Ryan Bing.

**Residents present:** 1 resident

## ACC PROJECT REQUESTS:

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

- South Pierce Way – Roofing
- West Clifton Avenue – Painting
- South Saulsbury Street – Window replacement
- West David Avenue – Painting
- South Pierce Way – Front door replacement

**Community Forum:** None

**Approval of the Minutes:** The December minutes were approved unanimously.

**Treasurer's Report:** Board reviewed the monthly income, expenses, and balances for December, 2023, as submitted by Mark Meihaus and presented by Brandon.

## DUES REPORT:

- Presently, 337 (44.3%) of households have paid their annual HOA dues compared to 361 (47.5%) last year.
- Reminder cards will be mailed in the next week.

## SPECIAL EVENTS:

- Holiday Lighting Contest – Gift cards/baskets have been delivered, with signs posted in their yards.

- Easter event -- Details to be determined. Resident suggested alternating parade/egg hunt, with a parade this year.

## COHOPE:

- Final approval has been granted to build 300 condo units and parking garage near the AMC theatre on Bowles.
- Short-term rentals – Final rules will be developed this year. Committee being formed.

## Parks Committee – Traffic and Roads Committee:

- No formal report. Current information will be posted in the Scroll for both committees.
- Brandon shared a resident's concern regarding speeding in the neighborhood and provided information on cost/process for adding speed bumps. An article will be submitted to the Scroll, reminding neighbors of this safety concern.

## New Business/Action Items:

- Food trucks may be available once a month at Wayside Meadows this summer. Dani will get more information for review at the next meeting.

## Old Business:

- New Metal Signs – Marty will order a prototype for review at next meeting.
- Communication Plan – Ryan will provide updates via email, with discussion planned for the next meeting.

## Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations. Current level 3 and 4 violations were discussed.
- Reviewed some of the common violations to help ensure consistency of enforcement.
- Board approved \$350 to create generic invoice to collect legal fees associated with level 3 and 4 violations.
- Reviewed some of the common violations compared with the related 2002 covenants and 2020 rules/regulations. Board identified several items that warrant further review/discussion for potential updates.
- The Board will determine process/timeline for updating some of the rules/regulations including an open and transparent process for resident feedback.

The next HOA Board meeting will be February 8th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 8:32 p.m.

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# Parks Report

**West Laurel Park Improvements Update:** Foothills Park & District (FPRD) staff was asked what purpose the two sets of waffles and traffic cones in the street in front of the park have. To our untrained eyes, they didn't appear to serve any we thought of and they make it difficult to park on the street because of their existence.

FPRD response: "Those are for storm water management and a requirement as part of the construction project. Professional designers, engineers, and contractors have placed them to protect our waterways from any construction-related debris entering the stormwater systems and on to our rivers and streams. While they may not appear to actively do anything (during) dry weather, they are intended to mitigate stormwater runoff in a rain or snow event. Cones, orange fencing, erosion control measures such as those,



and general disturbances on site are all part of the construction process and will be present throughout construction until we are complete. The presence and locations of all these items and activities will change throughout the construction process as needed." Residents are reminded that the park's construction process will not be complete until grass and other plant material are able to grow in the warmer weather.

**Signage:** FPRD was asked if the Wayside Meadows Park sign on S. Pierce St. could be replaced because it is so faded. The response was they have no plans or budget to refurbish the sign now.



However, they have been refurbishing park signs each year in conjunction with the projects at those sites. That is why West Laurel Park's sign is being refurbished as part of the construction there. Staff was also asked to replace an illegible sign at Water's Edge Park. The good news is that staff is aware of the sign and will remove it when work permits.

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

— Annie Berger & Kathy Hofstra, Co-Committee Chairs

## 3 Facts About President's Day

1. Presidents Day is celebrated on the third Monday in February, thanks to the 1968 Uniform Monday Holiday Act.
2. It was established in 1885 in honor of President George Washington's birthday.
3. Washington's birthday was actually on February 22, 1732 (this would be his 282nd birthday!)

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## Traffic & Roads Report

**Maintenance issues:** Jeffco Road and Bridges staff were asked to fill in the pothole in the gully by the traffic light on the west side of S. Pierce St. and W. Fairview Dr. and one at the corner of W. Morraine Dr. and S. Pierce Way. Their staff picked up, as requested, the branches near the sidewalk on W. Ken Caryl Ave east of Wadsworth.

After a resident mentioned in late December a street light was out at the corner of S. Quay Ct. and W. Nichols Pl., Xcel was asked to replace it.

When other residents expressed frustration that it now takes close to two minutes for the traffic light at Pierce and Fairview to change after people drive up compared to less time previously, Jeffco Traffic and Engineering was called. The request to change the timing of the signal so drivers don't feel the 'need' to run the light was sent to their Traffic Operations team to address. Look for a follow up next month.

**Ongoing Welcome to Jefferson County Sign saga:** For months I have tried to get the graffiti-damaged sign on C470 east of the S. Kendall Blvd/S. Platte Canyon exit replaced as it's a disgrace. Residents may recall attempts to replace the sign have been made with Jeffco Roads and Bridges and CDOT trying to ascertain whose responsibility the sign was. It seemed like CDOT was going to address the issue but that backfired. The request has now bounced back to the Sign Shop at Roads and Bridges who has received a work order for the sign's replacement. Stay tuned for updates on that as well as the edge of the roundabout at Kendall/Platte canyon being painted as it should have been ages ago!

**Speeding cars:** A resident expressed concerns about the number of people driving well over the speed limit, often while on a cell phone in our neighborhood as well as on Pierce. Sadly, beloved pets have died as a result. Animal owners: please leash your pets for their and everyone's safety. All drivers: we beseech you to slow down, keep your eyes on the road as driving recklessly is a real threat to children who may be playing in or near a street.

**Jeffco Speed Hump Policy:** After the same resident wondered if speed bumps could be installed on S. Pierce Way and W. David Dr. to help better manage the speeding issue, I read the Jeffco Transportation and Engineering's policy on "speed humps" as that's their term. I also called for answers to questions about their cost. The standard for getting speed humps installed is, in my opinion, quite grueling and certainly not for the faint of heart.

Here are some policy excerpts: Jefferson County considers residential "streets" (as opposed to generally mountain "roads" above 6,400 feet in elevation and which don't have curbs, gutters, and sidewalks) that carry greater than typical traffic, 1,000-plus vehicles per day, and have 12 or more residential driveways per 1/4 mile. Speeding is considered unusually high when 30% or more of drivers exceed the speed limit by at least five miles per hour. Speed humps are a physical design tool used to discourage motorists from speeding and, thereby, improve safety for all roadway users.

In order for speed hump(s) to be considered, a petition must

*continued on page 9*

## THE COLORADO MARKET IN 2024

*Interest Rates are finally starting to come down the first quarter of 2024 and are expected to stay lower for the foreseeable future. Buyers who were waiting for these drops in rates are going to start jumping into action bringing more people to the market and a higher level of buyer activity than in 2023.*

*Inventory remained relatively low throughout 2023. Many homeowners were comfortable with their interest rates and not willing to make a change. With rates coming down, we are expecting to see more homes hit the market in 2024 and an increase in inventory by possibly 3-6% over 2023.*

**Overall, we anticipate a busy 2024 spring real estate market!**

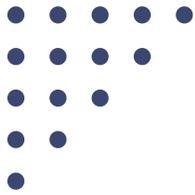
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# Rob Stark • (303) 503-5736

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 at RE/MAX in 2006. Over his 31-year career, he has achieved the RE/MAX Diamond Award, Lifetime Achievement, and Hall of Fame. He has also been recognized as 5280 Magazine’s Top Real Estate Agents.



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# Traffic & Roads Report

*continued from page 7*

be signed by 90% of the residents living adjacent to the affected street with just one signature per household considered. Seventy five percent of the petitioned residents must sign in support of the proposed speed hump(s). The petition form has three options: 1) Opposed, 2) In Favor, 3) In Favor and Willing to Contribute Funds and an opportunity for comments.

Importantly, the petition form includes an established cost for the speed hump installation. Speed humps are financed on a 50-50 cost-sharing basis between residents and Jefferson County. The cost of speed humps varies as it is based on the cost of materials at the time of installation. However, on average, the total cost is about \$100 per linear foot of speed hump, so the petitioners' cost would be about \$50 per linear foot or a single speed hump on a street that is 40 feet wide would be about \$2,000.

I am unable to spearhead getting speed hump(s) but would be willing to provide assistance.

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.

— Annie Berger, Traffic & Roads Committee Chair

# Black History Month

February is Black History Month, a four-week-long celebration during which we shine a light on—and seek to learn more about—the people, events, experiences, and contributions of Black America throughout the past 400-plus years.

# Valentine's Bazaar

*Aspen Grove, Littleton*

**Friday, February 9th from 4:00 p.m. to 8:00 p.m.**

*Includes FREE horse-drawn carriage rides.*

**Saturday, February 10th from 11:00 a.m. to 6:00 p.m.**

*Includes a special Pet photo with Cupid to benefit the Colorado Pet Pantry.*

Valentine's BAZAAR is popping up for the first time ever in Littleton at Aspen Grove Center on February 9 and 10 for the love of all things local! This indoor market will feature 60+ carefully curated vendors with a focus on jewelry, confections, art, fashion, and other Giftables, along with tastings, live music and craft cocktails.

- **General Admission:** FREE Entry, All Ages!
- **Friday Night Happy Hour: Friday 4 - 6 p.m.** \$25  
Two hours of bottomless beer and wine from 4-6 p.m. on Friday. Includes a Denver BAZAAR commemorative cup, and your choice of holiday shopping bag or lip balm.
- **Bottomless Mimosas: Saturday 11 - 1 p.m.** \$20  
Includes two hours of Bottomless Mimosas, Denver BAZAAR commemorative cup, and choice of holiday shopping bag or lip balm.
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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**



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**Beef for Sale.** Colorado Family Ranch. Price includes delivery & processing. 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**Miracle Flooring,** Patrick Mazzone owner. All flooring, any floors you walk on, he's got it! 720-327-0146.

**Bathroom Remodeling Specialist.** Hello neighbor I live in CKS/E. 25 years experience. Call to schedule your free estimate. Horizon Remodeling 720-314-1466.

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

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

**Furnace inspection w/ CO detection - \$49.99.** Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

**Tree Pruning and removal Specialists.** Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

**JACK OF ALL TRADES.** Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or [burtagent@gmail.com](mailto:burtagent@gmail.com).

**Tutoring** - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

**MUSIC LESSONS! Piano, Guitar, Bass,** Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

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

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

**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](http://www.haulit4less.com)

**DAN GRAY PAINTING 303-514-3232** Interior/ Exterior, Drywall and carpentry repair. Free est/ insured/30 years painting in Colorado.

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

**RootedU Health and Wellness.** Unlock your best self with RootedU Health & Wellness! Personalized training & nutrition coaching tailored to your goals. Elevate your fitness journey with us! Contact Jordan & Dillon: [lawbiz91@gmail.com](mailto:lawbiz91@gmail.com)

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

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

**Animals 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.

**Longtime Resident Passes**

Dick Enslow passed away of cancer on January 9, 2024, two weeks short of his 82nd birthday. Our heartfelt condolences to his family and friends.

Originally from Illinois, the Enslows moved to the area in the early 1970s. With his wife Carol, daughter Kedra and son Brad, Dick was one of the original residents of Columbine Knolls South on West Otero Ave. He was an early president of the HOA and active in the neighborhood. A great salesman and engineer, Dick was a proud member of the Sertoma Club and enjoyed vacationing, hunting, fishing and playing bridge and golf.

Several years ago Dick and Carol moved to a smaller house in a new housing development nearby, but remained close with their friends in the CKS/E community.

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

**Columbine Knolls South/Estates**

**Statement of Financial Position:**

**As of December 31, 2023**

**ASSETS**

CKS/E Bank Accounts	
Checking .....	2,104.52
Money Market .....	45,768.21
Total CKS/E Bank Accounts .....	47,872.73
FirstBank CD .....	20,636.74
<b>Total Bank Accounts .....</b>	<b>\$68,509.47</b>
<b>Total Current Assets .....</b>	<b>\$68,509.47</b>
<b>TOTAL ASSETS .....</b>	<b>\$68,509.47</b>

**LIABILITIES AND EQUITY**

**Liabilities**

Total Liabilities .....	0.00
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**Equity**

Opening Bal Equity .....	0.00
Pre-paid Dues .....	0.00
Res For Litigation .....	20,000.00
Res for Monument Repair .....	5,000.00
Res for Perimtr Landscaping .....	4,109.11
Retained Earnings .....	22,077.94
Net Revenue .....	17,322.42
Total Equity .....	\$68,509.47
<b>TOTAL LIABILITIES &amp; EQUITY ..</b>	<b>\$68,509.47</b>



# Kathy Hofstra

**Your Neighborhood Expert  
Living and Specializing in  
Columbine Knolls South/Estates!**



## *2023 Year End Neighborhood Sold Summary*

<u>Sold Date</u>	<u>Address</u>	<u>Style</u>	<u>Sq. Ft.</u>	<u>Total Sq.Ft.</u>	<u>% Fin. Bsmt.</u>	<u>Bed</u>	<u>Bath</u>	<u>Sold Price</u>
17-Feb	8154 S. Quay Ct.	Ranch	2,070	3,538	95%	3+1	2+1	\$ 775,000
14-Mar	7196 W. Clifton Ave.	Multi-L	2,030	2,630	100%	3+1	2+1	\$ 629,999
20-Mar	7936 S. Saulsbury St.	2 Story	3,020	4,078	0%	4	3	\$ 900,000
5-Apr	8250 S. Saulsbury Way	2 Story	2,314	3,042	76%	3	3	\$ 660,000
10-Apr	7269 W. Chestnut Dr.	Multi-L	2,035	2,395	0%	4	3	\$ 745,000
11-Apr	6421 W. Friend Pl.	2 Story	2,495	3,163	100%	3+1	3+1	\$ 800,000
13-Apr	7017 W. Elmhurst Ave.	2 Story	2,594	3,763	0%	4	3	\$ 895,000
14-Apr	7559 S. Quay Ct.	Multi-L	2,390	3,022	90%	4	3	\$ 505,000
31-May	8298 S. Reed Way	Multi-L	1,673	2,182	100%	3+1	3+1	\$ 645,000
20-Jun	7560 S. Reed Ct.	Multi-L	2,263	2,913	83%	4	2+1	\$ 812,000
20-Jun	7129 W. Chestnut Dr.	2 Story	2,356	3,488	62%	4	3+1	\$ 790,000
30-Jun	7171 W. Alder Ave.	2 Story	2,559	3,134	100%	4	3+1	\$ 759,000
26-Jul	7971 S. Upham St.	2 Story	2,319	3,338	44%	4	3+1	\$ 765,000
22-Aug	7632 W. Elmhurst Dr.	2 Story	2,016	3,647	23%	3+1	2+1	\$ 700,000
24-Aug	6865 S. David Ave.	Ranch	1,942	2,724	95%	3+1	2+1	\$ 690,000
8-Sep	7997 S. Vance Ct.	2 Story	2,246	3,349	75%	4	3+1	\$ 785,000
19-Sep	6999 W. Fairview Dr.	2 Story	2,026	2,789	95%	4	3	\$ 617,500
6-Oct	7433 W. Laurel Ave.	2 Story	2,675	3,790	87%	4	3+1	\$ 750,000
8-Dec	7005 W. Otero Pl.	2 Story	2,517	3,092	95%	5	3+1	\$ 850,000
15-Dec	6882 W. Walden Pl.	Ranch	1,942	2,724	100%	3+1	2	\$ 685,000
18-Dec	7776 S. Saulsbury St.	Multi-L	2,175	2,851	0%	3	2+1	\$ 605,000

**There were 21 homes sold in 2023 (20 in 2022 and 41 in 2021). The highest months for sales were April and May (June and July in 2022). The average days on the market was 24 days (19 in 2022). The sellers received approximately 94% of their final asking price (97% in 2022 and 104% in 2021). Home sold prices ranged from \$605,000 to \$900,000 (\$600,000 to \$909,000 in 2022), with the average sales price of \$731,595 (\$744,000 in 2022).**

Contact Kathy Hofstra, your neighborhood specialist, if you are thinking of moving or would like a free market evaluation of your home. The market has changed, and you need a knowledgeable and experienced agent to help you through the process.

**[Kathy@KathyHofstra.com](mailto:Kathy@KathyHofstra.com) 303-888-1661 [www.KathyHofstra.com](http://www.KathyHofstra.com)**