

THE SOUTH KNOLLS SCROLL

COLUMBINE KNOLLS
SOUTH / ESTATES
COVENANT CONTROLLED COMMUNITY

A Newsletter Serving the Columbine Knolls South/Estates Community

Save The Date!

Sat. July 1 – 2nd Annual Bike Parade
at Wayside Meadows Park

Tue. July 4 – Happy Independence Day!
No food trucks at West Laurel Park

Thur. July 13 – HOA Board Meeting
(Residents Welcome!), 6:30 - 8:00 p.m.

Tue. July 18 – Food Trucks at
Wayside Meadows Park, 5:00-7:30 p.m.

Please Take A Look At Your Trees!

If you have trees that overhang the sidewalk, please make sure the branches are trimmed up high enough for people to easily walk under them without having to duck or step out into the street. Also check for bushes growing over the sidewalks. Let's keep our neighborhood as walkable as possible. Thanks!

Community News

Blockworker Lisabeth Smith welcomes Casey and Emily Gustafson to the neighborhood! They moved here from Wheat Ridge in April. Casey is an accountant at DISH Network and Emily works as an administrative assistant for Littleton Public Schools. They have been enjoying going for walks and taking their 2 ½-year-old, Autumn, to the many playgrounds in our area! They are excited to be part of our beautiful neighborhood with kind neighbors, and we look forward to getting to know them, too!

Next HOA Meeting

Thursday, July 13th, 6:30 p.m.
Deer Creek Church

July 2023

Vol. 50 No. 07

President's Letter

Just like that, half of 2023 is over! I don't know that we've ever had as much rain as we've gotten so far this year. I just saw on the news that we are more than 4 inches over our average precipitation by this time of the year! I hope you are turning off your sprinkler systems and taking advantage of savings on your water bill. I know the rain has caused problems for some in the form of wet basements, so if you are among them, I wish you luck in dealing with that. While the extra green is lovely, our grass and gardens aren't the only things loving the extra moisture. As I walk around the neighborhood, I see the weeds are also growing like... well, like weeds! Please take advantage of the soft ground to pull them before they get too tall and established.

By the time this lands on your doorstep, we will have completed the rescheduled Parks Beautification Day. Please see Annie Berger's Parks Report in this issue for more details of the projects completed. Thank you to the residents who turned out, and a huge thank you to Annie for heading this up every year! She has a great rapport with the Foothills Parks & Rec staff, so they do a lot for us, and we appreciate their support.



If you turn out on July 1 for the 2nd Annual Bike Parade celebrating Independence Day, you'll have a chance to see some of the results of the clean-up! Bring your kiddos and their bikes for a short ride through the park, followed by a cool treat! Or just stop by and visit with neighbors.

This is the time of year that many of us are traveling and going on adventures. If you are like me, it's so fun to visit other places, and it's always nice to come home! Whether coming home from a trip or just from work or errands, every once in a while, please take a few extra minutes to drive a bit more slowly, look around, and remember what drew you to this neighborhood when you moved here. Enjoy the care that people take with their yards, wave to your neighbors, and appreciate the place you call home. We really do live in a great place!

— Best, Tracey Decker

HOA Meeting Minutes

June 8, 2023

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

Board members present: Tracey Decker, Nick Aab, Sam Wright, Norman Davis, Megan James, Dani Crane and Tom Majcen

Residents present: 4 residents

ACC PROJECT REQUESTS:

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

- South Reed Way - Fencing
- South Pierce Way - Fencing
- South Yukon Court - Landscaping
- West David Drive – Fencing
- West Morraine Drive - Fencing
- South Wadsworth Court - Windows
- West Nova Drive – Driveway
- South Vance Court – Roof
- West Clifton Avenue - Painting

Project requests approved during the meeting:

- West Otero Place - Fencing
- South Saulsbury Way - Painting
- South Vance Street - Fencing
- West David Drive – Solar installation
- South Reed Street – Painting (previously pending paint samples)
- South Wadsworth Court – retaining wall replacement

Community Forum:

- Resident concern – solicitor activity, even with signs posted on houses; HOA cannot enforce

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

Treasurer’s Report: The Board reviewed the monthly income, expenses, and balances for May 2023, as compiled by Mark Meihaus and presented by Tracey Decker.

Dues Report: Presently, 436 (57.4%) of households have paid their annual HOA dues compared to 460 (60.5%) last year.

Special Events:

- Dumpster Day – looking for sponsor(s) and dumpsters/trash truck; possibly adding metal recycling for paid residents and a fee-based option for non-CKS/E residents
- Parks Beautification Day – June 17th. Board unanimously approved \$150 for coffee/doughnuts. Please attend!

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 (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.

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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.*

Board Meeting Minutes *continued from page 2*

- Bike Parade – July 1st. Volunteers needed to mark route and add decorations, set up refreshments
- Movie nights/Block parties – Options under review. More info will be forthcoming.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Board voted unanimously to change the “cure” period from 30 days, the default time in the software, to 10 days for most stage 1 and stage 2 violations, to more closely align with the covenants (ex. trash containers, commercial and recreational vehicles); manual overrides to 30 days for others (ex. paint, roofing, landscaping)
- Board members encouraged to help monitor, adding any violations to SmartWebs.

COHOPE: Annual *Nights Out* scheduled – August 1st (not scheduled for our neighborhood this year due to low attendance in the past)

Jeffco creating 40-person task force to develop draft plan for short term rentals. Our covenants require minimum of 6-month rental period.

Parks and Roads Committees: No reports. Information will be provided in the Scroll.

Old/Backlogged Business:

- Recruitment – Elections Coordinator – in process
- Web-site contract executed. Updates expected to be completed by the next meeting. Currently, return email address option not required, so often we do not have a way to reply. Will contact Webmaster regarding adding this feature, to improve communication with residents.
- New CKS/E logo – in process. Board unanimously approved \$100 to finalize design, incorporating feedback from meeting.

New Business:

- Board unanimously approved increasing annual donation to Deer Creek Church for our meeting space from \$500 to \$600.
- Current Board Members encouraged to start talking with prospective Board members now.

The next HOA Board meeting will be July 13th at Deer Creek Church at 6:30 p.m. The meeting was adjourned at 7:56 p.m.

Eye Injury Prevention Month

Of the approximately one million eye injuries in the United States each year, health experts say 90% are preventable. The leading causes of eye injury are sports accidents, fireworks, yard and workshop debris, and household chemicals.

Parks Committee Report

Parks Beautification Day Redo a Success! Sincere thanks to the following residents and the weather gods on June 17th who helped make cleaning up our parks fun: Walt Barnhart; Kevin, Christine & Katie Black; Steven Berger; Tracey Decker; Ron Ipson; Danuta, Amanda & Sebastian Kuzbiel; Sager, Keri & Lilah Kern; Ashley & Parker McClure; Tom & Matthew Majcen; Mark Meihaus; Sam & Kris Rivas; and Sam Wright. As one said, "We're glad to help as it's only a couple of hours a year!"

Some serious fluffing of the Wayside Meadows Park playground was a huge focus and entailed sweeping up the wood chips by the shelter, evening up the chips under the play structures and swings, trimming tree suckers by the playground, cleaning out the dugout, and ever-so-fun weeding! Several young children seemed to delight in digging up dandelions while discovering new flowers. Other residents scraped up mud off the path by the creek, picked up trash by it and on the park's western side, and pruned the junipers at the entrance to West Laurel Park so the sidewalk could again be walked on by two people at once. We hope that Tom and Matthew's backs are none the worse for wear for placing 1,800 pounds of stones in the south Elmhurst and Pierce entrance. Since it was too swampy on June 17th to paint the bridges or shelters as planned, the Kern family, especially little Lilah, were excited to paint one or more later in June. Special thanks to Sarah McAfee from Foothills Park & Recreation District (FPRD) who came on her day off to provide great assistance and a truck's worth of tools. Thanks to all those unnamed residents who make it a habit of making a big difference in our parks throughout the

year. If anyone's name was inadvertently omitted, please tell us so you can be recognized next month.

When neighborhood clean-up was canceled because of the snow on Earth Day, Cub Scout Leader Ryan Stadler and his boys did a clean-up project instead at Clement Park while school was still in session. Thanks to you, too.

Wayside Meadows Park Updates: After numerous complaints/concerns raised by residents, FPRD staff shored up the westernmost bridge and tightened the planks. Feel free now to stomp on it all you like! Staff also fenced off the hole by the Wadsworth culvert and have been working on getting it filled in. After a resident was worried about trees interfering with power lines on S. Pierce St., FPRD hired a local tree contractor to remove the trees. FPRD staff were immediately notified of a small tree down across the sidewalk on Pierce south of Fairview.

Another homeowner told the Committee a man was using the park's paths as his own personal racetrack while riding his motorcycle for an extended period and at excessive speeds. She suggested more signs might be needed. FPRD was asked what could be done about this issue which sadly crops up every summer. The response: "It sure is frustrating when our parks and trails get used inappropriately. Unfortunately, this is not the only location it happens." Rule signs at both CKS/E parks state: "No Unauthorized Vehicles." FPRD staff "could litter the park with signs and that is no guarantee they will be adhered to. Regarding enforcement, FPRD staff have passed this information along to

continued on page 5

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Parks Committee Report *continued from page 4*

their ranger to look out for this activity at Wayside.” Residents of CKS/E are encouraged to report any criminal activity to the Jefferson County Sheriff’s non-emergency line: 303-980-7300 or call 911 for an emergency.

After the mid-June rains, a resident questioned the amount of water in the retention pond between the King Soopers strip mall and the houses that back up to W. Clifton Ave by S. Upham St. The retention pond is doing exactly what it should – it looks like a regular pond but with a riser at a higher point to retain a permanent pool of water to control stormwater runoff.

Update about West Laurel Park Improvements: After the revised bid was sent out to contractors in early June, FPRD staff began reviewing bids received from contractors. That was very promising as none were received in the first round. Stay tuned in this space for updates!

When FPRD maintenance staff has some extra time, they’ve been asked to remove the unsightly juniper stumps at the park’s northwest corner on W. Laurel Ave. FPRD was asked to cut down the bushes last winter as they made it hazardous for people walking on the dangerously icy sidewalk in front.

Looking for something unusual this summer? Look for fantastic tree sculptures, including the owl and Yoda tree located at 7524 W. Laurel Ave. after the homeowner wanted to repurpose his diseased tree. It was carved by chainsaw master Bongo Love who was featured on Discovery Channel’s *A Cut Above*. Love

is also the genius by the sports-themed tree at the Pierce St. entrance to Clement Park, the Blue Heron located at the park’s Shelter N, and the owl tree at Dancing Willows Park.

If you have concerns or questions about the trails or playgrounds in our wonderful neighborhood, please don’t hesitate to contact your Parks Committee who will try to get answers and results promptly: Annie Berger: 303-408-6142 or Kathy Hofstra: 303-888-1661.

— Annie Berger and Kathy Hofstra,
Committee Co-Chairpersons



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Mule Deer 30, 34, 42, 47
North Ranch Road 71, 75, 77



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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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Traffic and Roads Report

Update on W. David Dr. crosswalk: I am thrilled to report that the very long anticipated safety improvements to the crossing on W. David Dr. between West Laurel Park and Wayside Meadows Park have finally been completed! Jeffco Transportation and Engineering Division staff were first contacted almost a year ago requesting a safer passage for pedestrians between both parks. After surveys, etc. were done, and then waiting for warmer weather, staff installed a crosswalk and four signs alerting drivers approaching eastbound and westbound to slow down because of the upcoming crosswalk. My sincere thanks to Jeffco staff for making our neighborhood safer. The HOA was also thanked “for bringing this high-crossing location to our attention.”

Leaning signs: Thanks to HOA President Tracey Decker for noticing that a speed bump sign just north of W. Phillips Ave. and S. Upham St. was leaning so far away from the street and covered by a resident’s vegetation, it was difficult to notice. Within a week, a new sign was installed and the homeowner(s) had cooperated by trimming their trees at the request of Jeffco Road and Bridge staff. KUDOS to both County staff and the homeowner for taking care of this safety issue so promptly!

A few days later, another damaged sign was also noticed on S. Upham St. just south of Chatfield. It, too, was obscured by heavy vegetation on a resident’s fence. The County was again asked to repair/replace the sign and ask the resident(s) to cut back their vegetation so the sign can again be visible.

This is a reminder to all homeowners whose trees and bushes may be blocking signage or sidewalks – please see how you can make CKS/E safer for everyone. Thank you.

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

Yard Of The Month Winners!

Congrats to David and Melody Wright, their address is: 7273 W Otero Avenue. They are the winners of “Yard of the Month” for June!

– Tracey Chizlett, CHR



Park and Recreation Month

Since 1985, Americans have celebrated Park and Recreation Month in July to promote the importance of parks and recreation in health and wellness, conservation, and social equity. Parks are the cornerstone of nearly every community, serving millions of people as places anyone can go to be active and healthier, connecting with nature and gathering together.



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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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Community Clean Up Day Photos



Fourth of July Fireworks

The first fireworks were used as early as 200 BC. The tradition of setting off fireworks on the 4 of July began in Philadelphia on July 4, 1777, during the first organized celebration of Independence Day. Ship’s cannons fired a 13-gun salute in honor of the 13 colonies. The Pennsylvania Evening Post reported: “at night there was a grand exhibition of fireworks (which began and concluded with thirteen rockets) on the Commons, and the city was beautifully illuminated.” That same night, the Sons of Liberty set off fireworks over Boston Common.

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Grow and Give Locally

Grow Food, Share the Harvest

Food banks and pantries, shelters, and meal services may all use fresh produce. Find a local emergency food provider or others in need in your area. Here are a few examples:

- **Life Center Littleton**
5804 S Datura St, Littleton, CO 80120
<https://www.lifecenterlittleton.org/>
- **South Fellowship Food Bank**
6560 S Broadway, Littleton, CO 80121
- **Grace Point Community Church**
90 E Orchard Rd, Littleton, CO 80121
303-798-6387
<https://gracepointcc.org/>
- **St. Mary Parish Pantry**
6853 S Prince St, Littleton, CO 80120
<https://stmarylittleton.org/need-help/st-mary-parish-pantry-food/>

Grow and safely harvest your produce. Try to donate soon after your harvest. Remind the person receiving the produce that it should be washed before consumption. Report your donation to Grow & Give at https://colostate.az1.qualtrics.com/jfe/form/SV_abjMH25aSk3uLC6. Your donation report will be added to the statewide total. Fresh, home-grown produce distributed to those in need is the core mission of CSU's Grow & Give project.

–<https://growgive.extension.colostate.edu/give>

Celebrate The 4th With Fireworks

Big Belmar Bash - Community celebration from 5 p.m. to 10 p.m. in Belmar Downtown Lakewood. Music, kid's activities, local vendors, food and drinks. The gathering will take place throughout Belmar, including along S. Teller St. and in the Belmar Plaza. Event is held rain or shine. Drone light show starts at about 9:15 p.m.

The show, which features a fleet of drones equipped with state-of-the-art LED lights, will feature a mesmerizing display of synchronized drones, creating a breathtaking visual experience that is sure to leave audiences in awe. The drones will perform intricate maneuvers, forming patterns and shapes in the sky while displaying a variety of colors and effects.

Littleton Red, White & You – 5 p.m. to 10 p.m. at Clement Park. Food vendors, beer & wine garden, Kids Zone, community exhibits, Colorado Avalanche "Game On" Street Hockey, bounces houses, FREE concert featuring That Eighties Band at 7 p.m. Fireworks at 9:30 p.m. Bring a chair or blanket. Event runs rain or shine. No pets allowed. Limited parking. Go here for parking options. 7306 W. Bowles Ave., 303-409-2100.

Littleton 4th of July Fireworks – In partnership with Englewood and Sheridan. Starts at 5 p.m. at Belleview & Cornerstone Parks. Enjoy local business vendors and food trucks. Bring a picnic dinner and blankets. Fireworks start at 9:15 p.m. Both parks — Belleview and Cornerstone — are located near the intersection of W. Belleview and S. Windermere.

Highlands Ranch July 4th Fireworks – A spectacular display of fireworks at Highland Heritage Regional Park. Bring your blanket, and beverage, and hang out to enjoy the fireworks. Food trucks to be announced. Bike, walk, and ride-share whenever possible, as no shuttles will be provided to the park. Fireworks begin around 9:30 p.m. 9651 S. Quebec. St.



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

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

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

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

Tom's Top Notch Painting: Interior/Exterior Tom Martino Approved 303-523-2941.

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

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Free Summer Concert Series in Clement Park

Foothills Park & Recreation District is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. This outdoor series of concerts incorporates community collaborations and grant funded performances which are free, open to the public and family friendly. Performances are held at the Grant Family Amphitheater in Clement Park, Thursdays at 7 p.m.

- July 13: Michael C Experience
- July 20: Roka Hueka
- July 27: Lookin Back
- August 3: Michael Friedman Band
- August 10: Lucky Catch

—<https://www.foothills.org/events/foothills-entertainment-series/>

America was not built on fear. America was built on courage, on imagination, and an unbeatable determination to do the job at hand.

—Harry S. Truman

This Space Intentionally Left Blank for Teen Services

| Columbine Knolls South/Estates | |
|---|--------------------|
| Statement of Financial Position: | |
| As of May 31, 2023 | |
| ASSETS | |
| Current Assets | |
| CKS/E Bank Accounts | |
| Checking | 2,351.74 |
| Money Market | 39,483.84 |
| Total CKS/E Bank Accounts | 41,835.58 |
| FirstBank CD | 20,000.00 |
| Total Bank Accounts | \$61,835.58 |
| Total Current Assets | \$61,835.58 |
| TOTAL ASSETS.....\$61,835.58 | |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Total Liabilities | |
| Equity | |
| Opening Bal Equity | 0.00 |
| Prepaid Dues | 80.00 |
| 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..... | 23,619.91 |
| Total Equity | \$61,835.58 |
| TOTAL LIABILITIES & EQUITY . \$61,835.58 | |



KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra
RE/MAX Professionals
303-888-1661

#1 SELLING AGENT

for COLUMBINE KNOLLS SOUTH/ESTATES

- Personally Sold Over 270 Homes in Our Neighborhood
- Sells an Average of 25 Homes per Year
- Member of RE/MAX Hall of Fame & Lifetime Achievement Award
- Inducted into RE/MAX Circle of Legends 2019
- 30+ years Residential Real Estate Sales Experience
- RE/MAX Professionals Sells Half the Homes in Our Neighborhood
- Ranked in the Top 1% of Realtors Nation Wide
- RE/MAX Professionals Ranked #1 in 2022 Sales for South Jefferson County

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

| Address | Style | Sq. Ft. | Total Sq.Ft. | % Fin. Bsmt. | Bed | Bath | List Price | Sold Price |
|------------------------|---------|---------|--------------|--------------|-----|------|------------|------------|
| Active: | | | | | | | | |
| 7971 S. Upham St. | 2 Story | 2,319 | 2,769 | 45% | 4 | 3+1 | \$750,000 | |
| Under Contract: | | | | | | | | |
| 7171 W. Alder Ave. | 2 Story | 2,559 | 3,134 | 100% | 4 | 3+1 | \$759,000 | |
| 7129 W. Chestnut Dr. | 2 Story | 2,356 | 3,488 | 75% | 4 | 3 | \$785,000 | |
| 7560 S. Reed Ct. | Multi-L | 2,263 | 2,913 | 85% | 4 | 2+1 | \$825,000 | |
| Sold: | | | | | | | | |
| 8298 S. Reed Way | Multi-L | 1,673 | 2,182 | 100% | 3+1 | 2+1 | \$660,000 | \$645,000 |

Since the beginning of the year, it was predicted that the first half of the year would be challenging with some uncertainty in the real estate market. As we close out the spring market, much of the market has failed to engage in normal spring behavior! It is predicted that we have inventory just waiting to enter the market. There appears to be some pent-up demand from sellers that need to sell but are happy with their current mortgage rate and not quite ready to list their homes. The lack of inventory of homes for sale has created a lack of active buyers. The buyers appear to be experiencing some fatigue and are waiting for the perfect home or to uncover a good deal and what they perceive as good value!

But there is good news! The number of new listings is starting to show that the second half of the year might be much more active. Active listings at the end of May are 13% higher than April. Under contract homes are up almost 3% and closings in May were up almost 7% from April! Average prices for all residential homes are up 2.7% from April!

Sellers: If you have been hesitant to enter the market, now is the time as the summer buying activity will be in full swing soon!

Buyers: Inventory is growing, sellers are getting more realistic in their pricing, and we should see a downward trend with interest rates!

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

303-888-1661 | kathy@kathyhofstra.com