

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

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

### Coming Events

**Food Trucks:** Second and Fourth Tuesday of every month – Wayside Meadows Park

**Summer Festival:** Aug. 17 – Details to follow

### Welcome New Neighbors!

Block worker Linda Berry would like to welcome Bryan Vetovitz to the neighborhood. He moved to his home on W. Fairview Dr. in early June from Denver. Bryan is retired from the U.S. Air Force and is currently working for The Department of Labor's Job Corps. He enjoys camping, hiking, biking, golfing, and doing home improvement projects. Welcome, Bryan!

Block worker Chris Barnhart is thrilled to welcome new neighbors Chris Williams and Lauren Hartel and their infant son Jacob to W. Otero Ave.! Prior to moving here they lived in Denver for a year and in Washington, D.C. for 10 years. Chris, an electrical engineer, works as a software developer. Lauren has a degree in international economics and works in international health development. They enjoy outdoor activities, camping and hiking. Both are volunteer paramedics. Nice to have you in our community!

### Project Request Form



### Next HOA Meeting

Thursday, July 11th, 6:30 p.m.  
Deer Creek Church

July 2024

Vol. 51 No. 07

### President's Letter

Summer is in full swing with 4th of July celebrations and neighborhood BBQs underway. Did you know that the average cost of a professional fireworks show is roughly \$2,000 per minute? While fireworks can be a fun way to celebrate our country's independence, please abide by local and state laws, be considerate of neighbors, pets and Veterans, clean up trash, and be aware of fire risks.

Over the past month, the CKSE HOA sponsored three events helping to bring neighbors together and keep our neighborhood looking great. I want

to give a special thanks to Keri Kern for organizing not one, but two clean-up days. We had some great volunteers including neighborhood kids that stained the Wayside Meadows Park fence, picked up two buckets of trash out of our creek, and removed mud on the bike path. On the second clean-up day, we removed a significant amount of dead tree branches and trash from S. Pierce St. near the north side of our neighborhood. We also hosted our annual Dumpster Day event and filled two 40-yard dumpsters and 4



truckloads of metal. Thanks to our neighbor and board volunteers at the event.

In the past few months, we have seen an increase in the number of projects being completed without the required project approvals from the HOA. This causes significant challenges as the scope and materials may have to be modified. Please review the rules and regulations and project request form which can be found at [www.cksehoa.org](http://www.cksehoa.org) prior to starting a project. There is also a QR code in the scroll for easy access to the project request form.

The CKSE HOA Board is in the process of reviewing and updating the CKSE Consolidated Covenant Rules and Regulations. As part of this process, we want to get as much feedback from our neighbors as possible to help guide the project. We had a group of neighbors provide feedback at the June 13<sup>th</sup> meeting and have another input session at the July 11<sup>th</sup> meeting at Deer Creek Church at 6:30 p.m. If you are unable to attend, feedback can be provided at [cksehoa@gmail.com](mailto:cksehoa@gmail.com). Areas of review at the first meeting included commercial advertising on vehicles, shed requirements, and small transport vans (i.e. Sprinter or Transit vans). Please see the article further in the Scroll for project details.

Thank you again to everyone who volunteers in our neighborhood to make it a great place to live.

— Brandon Moore, CKSE HOA-President

# Photos From June 2nd and 9th Community Clean-Up Events



more on page 9

## 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
- 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
- Tom Majcen, COHOPE .....cksehoa@gmail.com
- Charlotte Bagwell, Historian.....cksehoa@gmail.com
- TBD, Membership/Blockworker Chair..... TBD
- Annie Berger, Parks Chair .....ckseparks1@gmail.com
- 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
- 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 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).

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*If we ever forget that we are one nation under God,  
then we will be a nation gone under.*

*—Ronald Reagan*

## 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.



## 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.*

## CKSE Rules and Regulations Update Project

The CKSE HOA Board is undertaking a project to review the current Columbine Knolls South/Estates Consolidated Covenant Rules and Regulations (Board Approved 7/24/2020). The document provides administrative, enforcement provisions, and supplemental information as provided for in section F-2 of the Amended Restated Consolidated Protective Covenants adopted in 2002. The potential revisions will not amend or be in contradiction with the 2002 document as the Protective Covenants cannot be modified in whole or part until 2032.

As all CKSE homeowners are bound by the Protective Covenants and Rules and Regulations regardless of dues payment, the CKSE HOA Board would value your input on potential revisions. This can be done by reviewing the current Consolidated Covenant Rules and Regulations on CKSEHOA.org and either emailing CKSEHOA@gmail.com or attending the upcoming board meeting on July 11th, at 6:30 p.m. held at Deer Creek Church. Areas of discussion at the first feedback session included commercial logos on vehicles, shed requirements, and small transport vans (i.e. Sprinter and Transit vans). Thank you for your constructive feedback.

*In America, nobody says you have to keep the circumstances somebody else gives you.*

—Amy Tan

## Traffic and Streets Report

**Sidewalk Update:** Jeffco Road & Bridge stated that since CKS/E is on their 2025 Overlay List, their contractor is estimated to replace concrete as needed throughout the neighborhood and also take care of the storm drain/sidewalk issues that had been reported to them by the end of next month.

I was asked to check with Road & Bridge staff about damage done adjacent to a resident's house purportedly by a Jeffco contractor doing curb cuts. The resident was concerned that plants had been cut down and left with no plans to do anything. Staff stated that they were already in touch with the resident.


If you have any concerns or questions about traffic or streets in, or adjacent to CKS/E, please don't hesitate to email me at ckseparks1@gmail.com.

— Annie Berger, Traffic & Streets Committee Chair

## Red, White & You

Wednesday, July 3, 2024 in Clement Park

Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display. Event runs rain or shine.



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# HOA Meeting Minutes: June 13, 2024

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

**Board members present:** Brandon Moore, Ryan Bing, Amanda Gomez, Teresa Wallace, Marty Hartley and Dani Crane. **Residents present:** 10 Residents

## ACC PROJECT REQUESTS:

### Project requests approved during the meeting:

- S. Upham St. – Painting
- W. Otero Pl. – Fencing
- S. Quay Ct. – Painting
- W. Elmhurst Ave. – Little Library (Agreement signed)

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

- W. Walden Pl. – Painting
- W. Fairview Dr. – Landscaping
- S. Quay Ct. – Painting
- S. Teller Ct. – Roofing
- W. Fairview Dr. – Painting
- W. David Ave. – Radon Mitigation
- S. Upham St. – Window Replacement
- S. Quay Ct. – Garage Door Replacement
- W. Elmhurst Ave. – Driveway/Walkway Replacement
- S. Wadsworth Way – Fence
- S. Pierce Way – Roofing
- W. Chestnut Dr. – Painting
- S. Yukon Ct. – Roofing
- W. Fairview Dr. – Roofing
- W. Morraine Dr. - Roofing

- S. Walden Pl. – Landscaping, Fence and Shed
- S. Saulsbury Ct. – Driveway/Patio
- W. David Dr. – Painting

## Community Forum/New Business:

- Brandon summarized the process, rationale and parameters for reviewing and updating the rules/regs. i.e. 1) cannot conflict with the covenants; 2) purpose-clarification/interpretation of covenants; 3) apply to all residents; and 4) need periodic review per the covenants.
- Identified 3 areas of consideration based on review of violations and the corresponding covenants and rules/regs, new county ordinance and rules/regs of neighboring subdivisions.
- 3 areas - Commercial logos on vehicles, sheds (detached structure) and sprinter/transit vans.
- Other considerations – resident feedback, current trends, potential impact on neighborhood appearance/value, resident cost/challenges with compliance, and consistency, sustainability and cost of enforcing the requirements.
- Board will vote on revised document at September meeting, incorporating feedback from residents and a legal review.
- Per resident suggestion, more specific information on the 3 areas will be noted in the Scroll and the website.

**Approval of the Minutes:** The May Minutes were approved unanimously.

*continued on page 5*



## RECYCLE YOUR PAINT

Saturday, June 29, 2024  
9:00am -1:00pm

NEW LOCATION! St. Francis Cabrini Parish  
6673 W. Chatfield, Littleton, CO 80128  
(corner of Chatfield and S. Pierce St.)

**What to bring:**

- Paints: Oil, acrylic, latex\*
- 5 gallon cans or smaller
- Unlimited amounts
- Original, labeled, non-leaking containers

\*ACCEPTED: Latex paint (acrylic), oil paint (alkyd), stains, shellacs, lacquers, sealers, varnishes, urethanes.

\*NOT ACCEPTED: Aerosols (spray) paint, paint thinner, solvents, cleaning agents, adhesives, drywall mud, roof patching, etc.

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### RECENT PROJECTS WE'VE DONE IN OUR KEN-CARYL COMMUNITY

TILE ROOFS

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Mule Deer 30, 34, 42, 47

North Ranch Road 71, 75, 77

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# HOA Meeting Minutes *continued from page 4*

## Treasurer's Report:

- Board reviewed the monthly income, expenses, and balances for May, 2024 prepared by Mark and presented by Brandon.

**Dues Report:** Presently, 424 (55.8%) of households have paid their annual HOA dues compared to 461 (60.7%) last year.

## Special Events:

- Dumpster Day – 74 owners, including 10 new members – filled 2 dumpsters and 4 truckloads of metal recycling
- Parks Beautification Days – See Scroll for information.
- Next event – Summer/Early Fall Festival – August 17th, with more information to follow.

**COHOPE:** <https://cohopejeffco.com>

- New south library location – to be determined.
- Short-term rentals – Proposed rules/guidelines anticipated in October.

## Parks Committee – Traffic and Streets Committee:

- Brandon summarized options/limitations on West Laurel Park porta-potty location, resulting from meeting with Foothills. Any potential modifications would need to be funded by the HOA.
- Discussed resident suggestion – feasibility of adding frisbee golf practice area to help increase West Laurel Park usage. Another resident suggestion – orienteering course (i.e. Bear Creek Lake Park). No action will be taken at this time.

- Current information will be posted in the Scroll for both committees.

## Old Business/Updates:

- Fiberoptic installation sidewalk paint reported to Jefferson County Road and Bridge. Fiber company is reviewing with HOA Board and HOA is requesting that the paint be removed through pressure washing or other method.
- Continue to report damages from fiberoptic installation. A commercial crew has been assigned to conduct the repairs. Info will be noted in the Fiber FAQ on [www.cksehoa.org](http://www.cksehoa.org).
- Board approved funding, from the President's budget, for signage noting availability of Food Trucks.

## Covenant Violation Updates:

- Discussion – ideas – how to further educate owners on the requirement to submit project requests. Recently, several incidences were noted where requests were not submitted, risking non-approval. (Could result in legal action, increased cost to owner)
- Jeffco is unable to enforce dead or dying trees. The HOA Board will continue to enforce under the covenants as dead and dying trees present a health and safety risk.
- Recently increased neighborhood inspections, including excessive weeds, damaged fences and recreational vehicles/trailers.
- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate. Current violations were discussed.

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

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<p><b>Sundays</b> <b>HIGHLANDS RANCH</b> MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p><b>Wednesdays</b> <b>LITTLETON</b> JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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## Yard of The Month

Our June Yard of the Month Winners are **Dave and Terry Vigil, 7028 W. Nova Dr.** Come and check out their beautiful yard!

If anyone would like to nominate a yard, please reach out to me at [coloradohomestracey@gmail.com](mailto:coloradohomestracey@gmail.com) or 303-408-6969 before July 13th for the August edition. Thank you for making CKS/E beautiful!

— Tracey N. Chizlett

## Concerts 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. All concerts start at 7 p.m. and are held on select Thursdays.

- July 11: The Grass Project – bluegrass, progressive instrumental
- July 18: Roka Hueka – Latin ska, rock, cumbia, reggae
- July 25: Groove ‘N Motion – variety band, R&B, funk
- August 1: SoundTrack Chamber Orchestra – orchestral movie soundtrack
- August 8: Julia Kirkwood – alternative pop, rock



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## Parks Committee Report

**Wayside Meadows Park & S. Pierce St. Clean Ups:** My heartfelt thanks go to Keri Kern for spearheading clean-up projects at the park and along the ditch on S. Pierce St. on both June 2nd and 9th respectively while I was on vacation. That was especially helpful after April’s Parks Beautification Day had to be canceled once again due to snow. Thanks to an enthusiastic crew of our younger residents, the fence around the playground was stained, trash was picked up, weeds were pulled around the rocks, the mulch in the playground was raked and leveled out, and dirt was shoveled off the sidewalk north of the easternmost bridge on June 2nd. After Foothills Park & Recreation District (FPRD) staff had come by earlier in the week with chainsaws to cut the dead undergrowth, Pierce’s former “jungle” between S. Fairview Dr. and W. Ken Caryl Ave. also looks so much better after a small but enthusiastic group of residents on June 9th collected and moved everything to the sidewalk for the chippers, and also used loppers to further clean the ditch and the entrance.

The volunteers also included: Suzanne Cellura Andau and Taiga Andau, Ryan, Mason, and Julian Bing, Nick, Remy, and Reeva Ellenberg, Marty Hartly, Sager and Lilah Kern, Ron Ipson, Dillon Miskimins, Ashley, Layla, and Charlotte McClure, Brandon, Ethan, Austin, and Corbin Moore, Lindsay Moore, Daniel Neumann, Jen and Brooks Robinson, Chelsie, Steve, Carter, and McKinley Sabey, Sheri and Marty Skolnick, Brittany Visosky, and Mary and Dennis Whitney.

**West Laurel Park Improvements Update as of 5/14:** Great news - The contractor, SCL, is wrapping up the renovations! All bluegrass sod and trees have been planted. Staff have

been working through some issues getting power to the site from Xcel Energy to power the irrigation controller and have been manually turning the water on during the day. Xcel is on site setting the meter so we will hopefully be energized today. Once energized, SCL will be at each valve box making the final connections to the irrigation system to run fully automated.

The last bit of work will be cleaning up the front of the park where the junipers and the staging were. When the weather is consistently warm, the soils will be scraped and amended just prior to planting grass seed. FPRD staff estimates Mother Nature should make that possible in the next couple of weeks.

On behalf of the HOA, I extend my sincerest thanks to all Foothills staff who were involved in this massive project from Day One, to SCL, and to all residents who voted for the mill levy and then patiently awaited the completion of the improvements so we can now enjoy more fully the park’s fantastic amenities.

**Update on Port-a-Potty Location:** As mentioned in the May report, concern was raised by residents about its new location at the park’s entrance. After a discussion with FPRD’s Park Planner, there is not a good secondary option. The original location is not viable because of issues with vendors servicing it. In addition, putting it next to the sidewalk leading toward the pavilion and eating area was not desired and potential changes to parking lot design in future years could cause issues. If it were moved ten feet to the west, it would cost roughly \$6K-\$10K to extend and pour a new concrete pad and would only slightly alleviate some of the concerns. Turning the

*continued on page 9*

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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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# Parks *continued from page 7*

opening toward the park would be an option but would entail an additional sidewalk. However, that would be cheaper than other choices. The good news is that three trees with year-round pine needles to provide cover have already been planted. The HOA was informed that the new enclosure's design, one of only two in the District, is much nicer than re-purposing old playground posts and welding panels/painting.

**Update on Frisbee Golf at West Laurel Park:** The Board of Directors discussed at last month's meeting the possibility of having a one- or two-hole frisbee golf course on the southern flat section of the park. Concerns were raised about possible safety issues to walkers and other park users. A resident mentioned an orienteering course as an alternative. The Board decided to wait until the park is finished and then evaluate possible additional options.

**Other:** After a resident stated a homeowner's fence was abandoned on FPRD property south of Wayside, a Park Ranger was asked to notify the homeowner and the fence was promptly removed. Thanks to everyone involved for their assistance!

If you notice anything that requires attention in the parks or trails, please don't hesitate to notify me @ 303-408-6142 or ckseparks1@gmail.com as extra sets of eyes are always appreciated!

-Annie Berger, Parks Committee Chair

# Community Clean-Up Day



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

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

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

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

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

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

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

**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

**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

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

**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.

**4th of July vs Independence Day**

As many history buffs know, there's some irony to rise of the phrase "Fourth of July" since the date itself has little significance. Congress approved a declaration of independence on July 2, 1776, and John Adams expected that to be the most important date in American history. The official Declaration, however, was approved two days later by a committee. The first printed copies read "In Congress, July 4, 1776." Since that broadsheet was tacked up in cities all over the nation, the date stuck.

-<https://slate.com/>



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

**Columbine Knolls South/Estates**

**Statement of Financial Position: As of May 31, 2024**

**ASSETS**

CKS/E Bank Accounts	
Checking .....	3,315.48
Money Market .....	44,260.28
Total CKS/E Bank Accounts .....	47,575.76
FirstBank CD-0926 .....	0.00
FirstBank CD-8060 .....	20,831.88
<b>Total Bank Accounts .....</b>	<b>\$68,407.64</b>
<b>Total Current Assets .....</b>	<b>\$68,407.64</b>
<b>TOTAL ASSETS .....</b>	<b>\$68,407.64</b>

**LIABILITIES AND EQUITY**

**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 .....	17,220.59
<b>Total Equity .....</b>	<b>\$68,407.64</b>
<b>TOTAL LIABILITIES &amp; EQUITY .....</b>	<b>\$68,407.64</b>

# 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 265 Homes in Our Neighborhood
- 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

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

<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>List Price</u>	<u>Sold Price</u>
<b>Active:</b>								
6919 W. Fairview Dr.	2 Story	3,119	4,071	0	4	4	\$974,900	
<b>Under Contract:</b>								
7415 W. Clifton Ave.	2 Story	2,938	4,069	0%	4	3	\$772,300	
7736 S. Pierce Way	2 Story	2,769	3,881	51%	4+1	4	\$850,000	
<b>Sold:</b>								
7141 W. Alder Ave.	2 Story	1,993	2,794	98%	3	3+1	\$628,000	\$610,000
8249 S. Saulsbury Way	Multi-L	1,973	2,333	0%	2+2	2+1	\$649,900	\$637,900
8275 S. Reed St.	2 Story	1,883	2,467	100%	3	3+1	\$659,000	\$655,000
6422 W. Friend Pl.	2 Story	2,554	3,144	51%	4+1	3+1	\$875,000	\$888,000

The inventory of homes on the market has increased by approximately 31% from April to May, which is the highest jump we have ever seen in this time frame. We now have a total of 9,159 active listings which is 75% higher than this time last year. It seems that individuals who were planning to hold off on selling have either grown tired of waiting or have had to move. Although we currently find ourselves in a neutral market, the trajectory suggests a shift towards a buyer's market. Prices have decreased slightly, but the market should see a significant uptick once the Fed decides to lower interest rates.

Give me a call for a free market evaluation on your home.

[www.kathyhofstra.com](http://www.kathyhofstra.com)

303-888-1661 | [kathy@kathyhofstra.com](mailto:kathy@kathyhofstra.com)