

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

CKS/E HOA \$80/Year: Dues Payment Options



Coming Events

Meet & Greet

Connect with your HOA Board and
Community Volunteers
Thurs., August 14th, West Laurel Park

Welcome New Residents!

Blockworker Jeremy and the CKS/E neighborhood welcome Bill and Deb Needell of W. David Ave. Bill and Deb moved into the neighborhood in May from Black Forest, Colorado, to enjoy their retirement. The two discovered the CKS/E neighborhood after searching the south metro area and quickly fell in love with the homes, trees and walking trails. They are also musicians and play acoustic classic rock, folk, and original songs. Welcome, Bill and Deb!

Blockworker Judy and the CKS/E neighborhood welcome Blake and Taylor Benson along with their 3 sons, Ryker (10), Brixton (8), and Wayland (4) to their new home on W. Walden Dr. Blake is an electrician with Luminus Electric, a local company. Taylor is a stay-at-home mom. The family moved from Leawood, a nearby subdivision, in need of a larger home. For fun, the family enjoys walking, biking, and camping. The two older sons are involved in baseball. Taylor likes golfing, and Blake likes to hunt in the fall. They are also Colorado Rockies fans. Welcome, Benson Family!

July 2025

Vol. 52 No. 07

Board's Corner

Happy Fourth of July! We hope that you can enjoy some of the hosted festivities around the Denver metro area. There are plenty to choose from and my family plans to attend the Red, White & You celebration at Clement Park on July 3rd (<https://www.ifoohills.org/events>). As we celebrate our country's birthday, please be safe and mindful of neighbors with pets or noise sensitivities. Illegal fireworks can be reported at (303)-980-7340.

Last October, I joined the Board as a Member-At-Large and am the Blockworker

Committee Chair. I have had an extremely rewarding and engaging experience by getting to know many of the blockworkers who deliver our monthly Scroll and learn about our neighborhood. I decided to volunteer for the CKS/E HOA Board after filing my first project request and attending several monthly Board meetings. The camaraderie that the Board shared through the passion of improving our neighborhood inspired me to volunteer. Through the diverse ways the HOA Board supports our community, I realized that I, or anyone, could easily give back to my neighbors.

Like me, if you're curious about what our HOA does for the neighborhood, I encourage you to get your feet wet and attend the next HOA meeting. It is a good opportunity to observe, or engage in, the various committees that support our neighborhood, from Covenant Control to Special Events, to Communications. It also provides an insight into our collaboration with external organizations

such as other HOAs or Foothill Parks & Recreation District.

If you like what you see at the meeting or can't make the July monthly meeting, we will be hosting a Meet & Greet before our August monthly meeting. Our Board members and Committee Chair volunteers will be available to chat and answer your questions. We'll then hold our regular meeting for you to again observe (or engage!). Mark your calendars now for August 14th at West Laurel Park.

Communities flourish when individuals unite for a shared goal. We hope to see you at our upcoming Board Meetings!

—Kalena Stauffer; Member-At-Large & Blockworker Chair



Project
Request
Form

Next HOA Meeting

Thursday, July 10th, 6:30 p.m.

Deer Creek Church

HOA Meeting Minutes

MEETING ATTENDANCE

Meeting Date: June 12, 2025. Brandon Moore, President, called the meeting to order at 6:30 p.m. at Deer Creek Church.

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

Residents present: 5 residents.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

PROJECT REQUESTS

Project requests approved during the meeting:

- W. Elmhurst Ave. – Shed

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

- S. Webster Ct. – Roof
- W. David Dr. – Fence
- W. Nichols Pl. – Concrete walkway
- S. Teller Ct. – Painting
- S. Saulsbury St. – Painting
- S. Upham St. – Roof and painting

COMMUNITY FORUM

- None.

NEW BUSINESS

- RV/Boat parking on the sidewalks: this is a covenant and Jefferson County violation.
- Monument Repairs and Refresh (W. Ken Caryl Ave. and S. Webster St.): Board unanimously approved funds for juniper removal/shrub trimming and monument repair this summer, using budgeted funds. Reviewed 4 estimates for landscaping and 2 for repairs. Board plans to consider additional landscaping later.

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

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

Dues Report: Presently, 431 (56.7%) of households have paid their annual HOA dues compared to 424 (55.8%) last year.

COMMITTEE REPORTS

Special Events

- Dumpster Day, with metal recycling: 80 residents, which is 8% over last year. Maxed out 2 dumpsters and 4 truckloads (metal recycling). Discussed lessons learned, noting some suggestions for next year.
- Fall Festival: Tentatively planned for a Saturday in September. Contacting potential musicians for live music.

Parks Committee: See report in The Scroll.

Traffic & Streets Committee: See report in The Scroll.

Council of HOAs for Planned Environment (COHOPE):

- Jefferson County drafted proposed Short-Term Rental Rules and Regulations, tentatively effective in 2026. Comment period is open until July 20. Detailed information is available at www.jeffco.us/2613/Regulations-Updates.

continued on page 3

Columbine Knolls South/Estates

CKS/E HOA, P.O. Box 620271, Littleton, CO 80162-0271

Email Address for Board/ACC: cksehoa@gmail.com

www.cksehoa.org

CKS/E Board Members

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

CKS/E Committee Chairs

Marty Hartley, ACC / Project Requests Chair.....	cksehoa@gmail.com
Kalena Stauffer, Blockworker Chair	cksemem9@gmail.com
Tom Majcen, COHOPE	cksehoa@gmail.com
Andy Stauffer, Communications & Scroll Editor ...	cksescroll@gmail.com
Charlotte Bagwell, Historian.....	cksehoa@gmail.com
Annie Berger, Parks Chair.....	ckseparks1@gmail.com
Erin Roark & Sara Aragon, Special Events	TBD
Annie Berger, Traffic & Streets Chair	ckseparks1@gmail.com
Newsletter Connections, Publisher, The Scroll	ckseeditor@gmail.com

State Legislators for CKS/E:

State Senate: Chris Kolker: chris.kolker.senate@state.co.us, 303-866-4883

House District 28: Rep. Sheila Lieder: SheilaForColorado@gmail.com

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

News Articles

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

Emergency Phone Numbers

Animal Control: 303-271-5070

or report to animal-control@jeffco.us

Jeffco Roads & Bridges (streets/potholes, etc.):

303-271-5219, Press #2

Jeffco Sheriff's Office (non-emergencies only): 303-277-0211

Jeffco Sheriff's Office Fireworks Hotline: 303-271-8200

South Metro Fire (non-emergencies only): 720-989-2000

Poison Control Center: 1-800-222-1222

*For other important phone numbers,
refer to your current neighborhood directory.*

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com**

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.



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HOA Meeting Minutes, *cont. from page 2*

OLD BUSINESS UPDATES

- Communications: Andy summarized results, insights and suggestions resulting from reviewing 40 community newsletters and conversation with the Scroll Editor. Andy will draft a SOP for the Scroll content submission/review as well as process for the New Neighbor forms.
- Website Prototype Update: Launch date projected to be within the next month.
- ADU Update for Rules and Regulations: No progress.

COVENANT VIOLATION UPDATES

Stage 4 Violations:

- Lawsuit in process, including weeds/landscaping issue.

Stage 3 Violations: There are no outstanding stage 3 violations.

Other Violations:

- Update/discussion of residence with ongoing in-operable vehicle issue. Complaint will be submitted again to Jefferson County.
- Update/discussion of long-term vacant residence with lawn issues. Stage 2 letter will be sent.

NEXT MEETING

The next HOA Board meeting will be on July 10, at Deer Creek Church at 6:30 p.m.

Meeting was adjourned at 8:25 p.m.

I think of a hero as someone who understands the degree of responsibility that comes with his freedom.

—Bob Dylan

Yard of the Month

One yard of the month winner will be selected each month. This month's winner is the home of Sam and Brenda Wright at 7024 W. Nichols Pl. If anyone would like to nominate a yard, please reach out to me at coloradohomestracey@gmail.com or 303-408-6969. Thank you for keeping CKS/E beautiful!

—Tracey N. Chizlett



July is hollyhocks and hammocks, fireworks and vacations, hot and steamy weather, cool and refreshing swims, beach picnics, and vegetables all out of the garden.

—Jean Hersey

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appointment
necessary!**



Parks Committee Report

A primary goal of your HOA is for residents and other users of our neighborhood parks to always have a safe and fun experience, especially in the summer when more people are out in the parks.

Golf Carts in CKS/E: After noticing an increase in the use of golf carts on our sidewalks and parks trails, I asked for assistance from a ranger with Foothills Park & Recreation District (FPRD) who provided the following information. Wayside Meadows Park is mostly owned by, and all managed, by FPRD with a portion owned by Jefferson County. The District manages West Laurel Park but it is owned by Jefferson County.

There are no areas in unincorporated Jefferson County where neighborhood electric vehicles or golf carts may be operated on roadways because they are not street legal, due to not being registered vehicles. They are likewise prohibited from trails which are typically designated for pedestrian and non-motorized traffic only.

In summary, unless you have a specific permit or are on a golf course, golf cart owners should assume that driving a golf cart on trails in Jefferson County is prohibited.



Motorized/Electric Scooters: After also requesting help about the increasing frequency of young kids regularly using motorized/electric scooters on the paved and dirt paths in both Wayside Meadows Park and West Laurel Park, this response was received. "Toy vehicles" are human-, gas-, or electric-powered vehicles with wheels typically less than 14 inches in diameter. Toy vehicles include mini-bikes, stand-up scooters, and go-peds. Toy vehicles may not be operated on public roadways but may be operated on private property with the owner's permission. They may not be operated on sidewalks if motorized; they may be operated on sidewalks if human powered."

Parents: Please, kindly tell/ remind your children that not only is it illegal to operate them, but there are also significant safety concerns with their use.

West Laurel Park: Residents whose homes back up to Foothills Park & Recreation District (FPRD) property or along roadways are again reminded that open spaces are not residents' personal trash can! Grass clippings, tree limbs, and other yard waste must be disposed of properly. Thank you!

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

—Annie Berger; Parks Committee Chair



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Traffic & Streets Committee Report

Newly Paved Streets: Since the last Report, the contractor hired by the Jefferson County Road and Bridge Division has painted arrows on all the speed humps, painted lines at the S. Pierce St. and W. Fairview Dr. intersection, and repainted the crosswalk on W. David Dr., connecting West Laurel and Wayside parks.

After a resident was concerned about a new gouge at the W. Fairview Dr and S Saulsbury St intersection, the Division's Engineering Inspector reported that, "The steepness of the roads has resulted in trucks scraping the asphalt. To try and address this, we extended the milling further up the road to create a smoother transition. Unfortunately, we won't be able to make any more adjustments to fix this issue right now."



New Street Sign: Friends and businesses trying to find homeowners on W. Nova Pl. by S. Yarrow St. were happy to find out that four days after Jefferson County Transportation Engineering Division staff were notified to replace the missing the street sign, it was replaced.

However, residents on W. Nova Pl. are still hoping that new No Parking signs will be placed near the intersection of S. Yarrow St. and W. Laurel Ave. to make the blind curve safer to navigate.

Street Signs at Intersections: If there is any road signage near your property, please take a few moments to ensure it is clearly visible. If the sign is not, take a few minutes to trim any branches or remove barriers, so the sign is fully visible to ensure visibility from the road. Thank you for helping to make the neighborhood safer for everyone.

Litter Pick Up Ahead Sign: Jefferson County Road and Bridge Division staff has been asked to remove or change the sign just north of the S. Pierce St. and W. Chatfield Ave. intersection.

If you have any concerns or questions about traffic or streets 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 & Streets Committee Chair

Neighbor Recognition

Huge kudos to Keri and young Lilah Sager for spending hours picking up six bags of pine needles from the north side of the Pierce/Fairview entrance last month! Additional thanks go to the three families who volunteered to dispose of the needles with their trash.



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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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Our Condolences

Long time resident of W. Walden Dr., John La Breche, passed away in April 2025, at the age of 99. He worked as a General Manager and Chief Financial Officer for the McGee Company until his retirement at age 87. He received many trophies and accolades at the game of golf. He was a member of the Rocky Mountain Packard Club. He was also a first member of Pinehurst Country Club, and a founding member of Norte Dame Catholic Church. John married his wife, Edna, in 1948, after serving in the US Navy. He is preceded in death by his wife Edna, after 54 years of marriage, and eight children. John will be missed by all his neighbors.

Interim Services At South County Library

Interim services have officially launched at the South County Library location (11100 Bradford Rd.). This site is now serving as a weekly stop for the South County Bookmobile, offering residents convenient access to Bookmobile services and on-site programs. Additional programming is being introduced, paving the way for a vibrant array of activities leading up to the grand opening of the full South County Library in 2027. For more information about the South County Library Project and upcoming services, please visit Jeffco Library's website at <https://jeffcolibrary.org/south-county>.

June Events a Success

June proved to be a bustling month in our neighborhood, highlighted by two successful events.

Neighborhood Garage Sale: This year's garage sale welcomed approximately three dozen participants, creating a vibrant marketplace for residents. A special thank-you goes to Teresa Wallace of Realty One Group Premier for sponsoring, organizing, and placing light-hearted directional signs. We hope shoppers uncovered some hidden treasures while sellers decluttered their homes.

Dumpster Day: Just a week later, Dumpster Day was another hit, with 80 residents taking part in the cleanup efforts. We managed to fill two 40-yard dumpsters completely and collected four truck beds full of metal for recycling. Our heartfelt thanks go to everyone for maintaining order during the event, especially with the nearby baseball game. Your adherence to guidelines greatly contributed to the smooth operation of the day, allowing us to continue offering this service year after year.

By scheduling Dumpster Day shortly after the Garage Sale, the Board aimed to facilitate ongoing household cleaning efforts with a cost-effective disposal option. The Board values your feedback on these events and welcome suggestions for future activities. If you'd like to volunteer or have ideas to share, please contact us at cksehoa@gmail.com.

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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.



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

Columbine Knolls South/Estates

**Statement of Financial Position:
As of May 31, 2025**

ASSETS

Current Assets

Checking.....	\$4,270.92
Money Market.....	\$46,844.93
Total CKS/E Bank Accounts	\$51,115.85
FirstBank CD-8060	\$21,766.05
Total Bank Accounts	\$72,881.90
Total Current Assets	\$72,881.90
TOTAL ASSETS	\$72,881.90

LIABILITIES AND EQUITY

Liabilities

Total Liabilities	\$0.00
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Equity

Res. For Litigation	\$20,000.00
Res. For Monument Repair	\$5,000.00
Res. For Perimeter Landscaping....	\$4,109.11
Retained Earnings	\$20,232.05
Net Revenue.....	\$23,540.74
Total Equity	\$72,881.90

TOTAL LIABILITIES & EQUITY ..\$72,881.90

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Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Active:								
8296 S. Reed St.	2 Story	1,885	2,755	100%	4+1	3+1	\$715,000	
6898 W. Nova Dr.	2 Story	2,116	2,878	0%	4	3	\$775,000	
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	99%	4	3+1	\$785,000	
7591 S. Reed Ct.	2 Story	3,309	4,261	100%	5	3+1	\$999,000	
Under Contract:								
7573 S. Saulsbury	2 Story	2,926	4,239	80%	4+1	3+1	\$850,000	
7863 W. Friend Dr.	2 Story	2,744	4,301	100%	4	3+1	\$885,000	
Sold:								
6922 W. Walden Pl.	2 Story	3,118	4,070	0%	4	3	\$839,900	\$825,000
7082 W. Morraine Dr.	2 Story	2,725	3,837	90%	5	3+1	\$950,000	\$940,000

Denver's real estate market, historically characterized by a tight housing supply, is experiencing a significant shift. It now ranks among the top U.S. metropolitan areas for rapidly growing unsold inventory, placing third behind San Jose and Las Vegas.

Key Market Indicators:

- **Active Listings:** At the end of May, active listings surged to 13,599, a 48% increase year-over-year. This marks the highest inventory level seen in the Denver Metro area since 2011.
- **Closed Sales:** Closed home sales in May were down 9.5% compared to May 2024.
- **Pending Sales:** Despite the slowdown in closed sales, there's a positive sign: pending sales (homes under contract) are up over 10% from May of last year.

The early spring slowdown caused some concern, but this recent burst of buyer interest in May's under-contract homes could lead to a rare summer surge in buyer activity.

Opportunities for Buyers and Sellers:

Sellers are learning the importance of patience in this market, with price reductions and seller concessions becoming more common. Buyers, having been patient throughout the year, are continuing to seek the right home at the right price, condition, and location. Give me a call if you would like to discuss how this changing market might impact your real estate goals.

www.kathyhofstra.com

303-888-1661 | kathy@kathyhofstra.com