

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community



July 2026

Vol. 53 No. 07

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



CKS/E HOA
ATTN: TREASURER
P.O. BOX 620271
LITTLETON, CO
80162-0271



Coming Events

Music in the Park

Aug. 15, 5-8 p.m.

CKS/E 50th Anniversary Reunion

Aug. 29, 1-4 p.m.

Important Links



Project Request



cksehoa.org

Next HOA Meeting

Thurs., July 9th, 6:30 p.m.

St. Gregory's Episcopal Church
See cksehoa.org for more details.

President's Letter

Last month's June Scroll highlighted opportunities to join the HOA Board and explained how strong neighborhoods depend on dedicated board members and volunteers. This month, I want to emphasize our urgent need for new board members. Three of our seven current board members, including the vice president and treasurer, will step down when their terms end on September 30, 2026. Without residents willing to serve, we may struggle to continue special events such as the Easter Egg Hunt, Dumpster Day, and Music in the Park—and even essential responsibilities such as covenant enforcement and project request reviews could be at risk. To learn more about each board position and the expected time commitment, please visit cksehoa.org and review the roles and responsibilities documents in the Documents section under Important Forms and Information. Soon, we will invite interested candidates to submit statements for inclusion in the September election. I'm proud to call this neighborhood home, and I hope you are too. Please consider joining the HOA Board so we can continue to take pride in our community for years to come.

— Marty Hartley, CKS/E President

JOIN THE CKS/E HOA FOR A

50th Anniversary
Gathering

RECONNECT, REMINISCE, AND ENJOY AN AFTERNOON TOGETHER

St. Gregory Episcopal Church
6653 W Chatfield Ave

Saturday, Aug. 29
1 - 4 p.m.



FREE RSVP

RSVP to Kalena by Aug. 24 | cksehoa@gmail.com | 720-245-7279

HOA Board of Directors Meeting Minutes

June 11, 2026

MEETING COMMENCEMENT

- Marty Hartley, President, called the meeting to order at 6:40 p.m. after the meet/greet, at West Laurel Park.
- **Board Members Present:** Marty Hartley, Brandon Moore, Mark Meihaus, Kalena Stauffer, Zak Zakrzewski, Teresa Wallace, and Dani Crane.
- **Residents Present:** 7 residents (8 residents attended the meet/greet.)
- The May meeting minutes were unanimously approved.

ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

Project requests approved via email vote /auto approval:

- W. Clifton Ave. – Painting
- W. Fairview Dr. – Painting
- S. Webster Ct. – Fence
- S. Saulsbury Ct. – Painting
- W. Moraine Dr. – Painting
- W. Otero Ave. – Painting
- W. Walden Dr. – Painting
- S. Pierce St. – Roof

COMMUNITY FORUM

- **Day Lily Sales:** More than 150 plants were purchased, generating \$210 in proceeds for the HOA budget. The Board thanked Andy for preparing and carrying out the project.
- **Attached Structure:** A resident requested information on a recently completed project in the neighborhood. The Board summarized the approval process, project dimensions, and communication with the homeowner.

OLD BUSINESS

- **Monument Landscaping Plan:** The planting and rock mulch installation have been completed. Janet is monitoring plant health weekly and treating aphid issues. The watering plan is working out well. The Board approved a maximum of \$200 for replacement and additional plants.
- **2025-2026 Priorities:**
 - **Community Involvement/Enhanced Communication:** Member website accounts now total 53, representing 7% of households. Electronic project request submissions have also increased.
 - **Succession Planning/Roles and Responsibilities:** The Board reviewed recruitment strategies, including Scroll articles, banners, and flyers, to help maintain sufficient membership and support viability. Summaries of the roles/responsibilities have been completed and posted on the website.
 - **Demonstrate Value of Dues:** 50th Neighborhood Anniversary: An announcement will be noted in the Scroll and website, including contact information and QR code for RSVPs.

REPORTS TO THE BOARD

- **Treasurer's Report:** Board reviewed monthly income, expenses, and account balances for May 2026.

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

Marty Hartley	President
Brandon Moore	Vice President
Dani Crane	Secretary
Mark Meihaus	Treasurer
Kalena Stauffer	Member-At-Large
Teresa Wallace	Member-At-Large
Zak Zakrzewski	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
Tian Li & Janet Toenjes, Monument Landscaping Chairs	cksehoa@gmail.com
Vacant, Parks Chair	cksehoa@gmail.com
Erin Roark & Sara Aragon, Special Events	cksehoa@gmail.com
Steve Mazzini, Traffic & Streets Chair	cksehoa@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.

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.

Emergency Phone Numbers

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or report to animal-control@jeffco.us

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303-271-5219, Press #2

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



Meeting Minutes, *continued from page 2*

- **HOA Membership:** 412 households (54.2%) have paid their 2025-2026 annual HOA dues compared to 431 (56.7%) last year.
- **Communications/Scroll Updates:** Andy previewed content for the upcoming Scroll.
- **COHOPE:** The Jefferson County short-term rental web-page now includes a map of active, licensed short-term rentals. Currently, there are no approved rentals in CKS/E.
- **Traffic and Streets:** No report
- **Special Events:**
 - **Dumpster Day:** Scheduled for 9-11 a.m. on June 27, along W. Elmhurst Dr. near Wayside Meadows Park. Brandon is finalizing negotiations on the schedule and cost.
 - **Music in the Park:** Food will be available for purchase at the Bandwagon Sandwich Co. Food Truck.

COVENANT VIOLATIONS

- **Stage 4 Violations (Lawn Maintenance Issue-2 properties):** Court denied motion to quash service of lawsuit. A Hearing set for other matters is scheduled for June 16.
- **Stage 4 Violation (Lawn Maintenance Issue):** A June 8 drive-by showed what appeared to be recent landscaping improvements. Full payment of legal fees remains unresolved. The board is closely monitoring progress on the resolution requirements.

NEXT MEETING

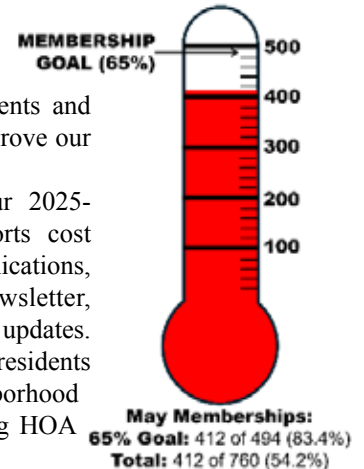
- The next HOA Board meeting will be on July 9 at 6:30 p.m. The location will be St. Gregory's Episcopal Church.
- The meeting was adjourned at 7:34 p.m.

HOA Dues Goal

The Columbine Knolls South/Estate HOA operates on volunteer membership of just \$80 per year. This is just a fraction of the average Colorado HOA fee of \$99 per month! Despite our low dues, our neighborhood continues to thrive with beautiful homes and a strong sense of community. Membership dues help fund covenant enforcement, which protects property values, and community events that bring neighbors together. These efforts make our neighborhood a safer, more welcoming place to live.

However, membership rates have declined slightly in recent years, hitting just 59% last year. To continue offering the services and events residents value, we're setting a goal to reach 65% membership this year. More members mean more resources, more events and more opportunities to improve our neighborhood.

Did you know: Your 2025-2026 membership supports cost of neighborhood communications, including the Scroll newsletter, event signage, and website updates. These tools help to keep residents timely informed of neighborhood activities while supporting HOA transparency.



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Music In The Park – August 15

This year's annual Music in the Park will be held August 15 from 5-8 p.m. at West Laurel Park. We will once again welcome Sam Ness to play live for our neighborhood!

Sam made a big entrance to the stage when he started performing in his high school Show Choir and Musicals, earning him awards such as Colby Show Choir Invitational Outstanding Male Soloist Award. In 2023, Sam took the Madison Area Music Awards Male Vocalist of the Year and Acoustic Guitar Player of the Year. His newest album is set to be released early 2026, *Of Heart and Home*.

Come enjoy a night of music with neighbors and friends. There will be a free face painter and BandWagon Sandwich Co Food Truck available for purchase. We can't wait to see you there!

LIVE
MUSIC

Sam Ness

15
AUGUST
5-8 PM



WEST
LAUREL
PARK



Welcome New Residents

The CKS/E neighborhood is happy to welcome our new neighbors, Andrew and Linda Cignatta, to W. Nova Dr. Andrew and Linda moved into our neighborhood in May from Arvada. They moved to Colorado, from Connecticut, six years ago. The couple has 3 children and 5 grandchildren and are both retired. Andrew enjoys biking and kayaking while Linda babysits the grandchildren and enjoys cooking. Welcome to the neighborhood, Andrew and Linda!

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SUN 05	City Park Jazz Concert 6-8 p.m. (all Sundays)
TUES 14	Denver Art Museum Free Day
WED 29	Sunset Yoga - Hudson Gardens (7:30-8:30p)
Always Free	- Colorado School of Mines Geology Museum - Walking tours of Colorado State Capitol - Littleton Museum/Farm



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Want To Make a Difference in CKS/E? Join The HOA Board!

Strong neighborhoods don't happen by accident — they happen when neighbors get involved. In the coming months, several long-time HOA board members will be transitioning out of their roles, creating opportunities for new volunteers to help shape the future of CKS/E.

Whether you're passionate about community appearance, communication, neighborhood events, or simply want to better understand how the HOA works, serving on the board is a meaningful way to contribute — and easier than many homeowners realize. Over the next few editions of The Scroll, we'll spotlight different board roles and share how the Board has streamlined processes to make volunteering more manageable, efficient, and rewarding.

This Month's Spotlight: HOA Treasurer Board Member

The treasurer plays a central role in keeping the HOA financially healthy and confidently moving forward. The treasurer is basically the numbers person who keeps the community's finances running smoothly without making it feel like a chore. He/She tracks income and expenses, keeps the books organized, and makes sure the board always knows where things stand. Think of the treasurer as the voice in the room who can say, "Yes, we're on track" or "Here's what we should adjust".

In addition, the treasurer plays a key role in developing the association's annual budget, coordinating with board members to forecast needs and allocate resources responsibly. While there are no prerequisites for the treasurer role, he/she would benefit from good computer and website navigation skills, basic financial accounting knowledge, and comfort with numbers. The primary tool of the HOA treasurer is QuickBooks Online.

Daylilies Raise Funds For Neighborhood

Many residents may have noticed an impromptu "Daylily Sale" taking place over the past few months. These lilies were originally removed from the W. Elmhurst Ave. and S. Pierce St. entrance monuments ahead of their rejuvenation during Parks Beautification Day. Rather than compost the plants, volunteers divided and potted them so they could be offered for sale throughout the neighborhood.

This simple idea turned into a fun way to reuse the plants while raising funds for our community. The sale concluded in June and was a tremendous success, with more than 150 daylilies finding new homes. In total, the effort raised \$300, which will go toward neighborhood outreach and enrichment projects.

Thank you to everyone who contributed. We hope your new daylilies thrive and become a living piece of our neighborhood's shared legacy.

— Andy Stauffer, CKS/E Resident



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COMPASS





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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The Evolution of Columbine Knolls South/Estates Part II

Looking back at the June newsletter, recognition of three important people is certainly in order. Current residents Ken Janusz and Bill Kacena were HOA presidents who merit numerous accolades for their outstanding service in the early 1980s. Mavis Kacena, as well, is to be recognized for her exceptionally fine work as the newsletter editor for many years.

Following up now with later development of the neighborhood, 159 households found homes in the southernmost part of CKS/E in the late 1980s to early 1990s; that area had been called Chatfield Estates/Amendment No. 1. Lu Anne Padgett and Sharlene Hume were early blockworkers (volunteer neighborhood liaisons); in addition, Sharlene organized the first neighborhood Easter Hunt, and more residents became involved in the neighborhood. There were eight blockworker areas by 1993 with six more positions added in the next year.

The small shopping center, with a King Soopers, occupies the space to the west of the neighborhood. A group of residents worked closely with the developers to create a property that meets the needs and desires of the community. Residents appreciate the concrete path along S. Wadsworth Blvd. that extends from the Wayside Meadows path up to the shopping center. It's an ideal opportunity to take a walk and get a bag or two of groceries. S. Upham St. is the thoroughfare running between the CKS/E homes and the shopping center. This posed numerous challenges. Citing traffic and safety concerns, many residents were strongly opposed to the opening of a vacated section of the street. Eventually, the street was reopened. A speed bump and four-way stop aim to slow traffic.

The HOA board and various committees continued to work on the beautification of the neighborhood. Concerns ranged

from traffic, sound barriers, weeds, maintenance of the parks and perimeters, and drainage issues in Wayside Meadows. Resident Annie Berger faithfully and smartly applied for Matching Funds from Foothills Park and Recreation District. Working closely with Kathy Hofstra, the two organized an amazing event where West Laurel Park received a new playground in one day. The original playground was torn out on a Saturday morning and replaced with an all new one by that evening. CKS/E was especially fortunate to be the recipient of a similar new playground build at the Wayside Meadows Park the following year. Hopefully, current and former residents will take the time to check out the playgrounds.

Through the years, there have been numerous ways to get involved and be part of the CKS/E community. Residents can look forward to garage sales, shredding days, and dumpster days. There are both Halloween Decorating and Holiday Lighting Contests, as well as concerts in the park and activities for children.

One year a group of residents sponsored a wonderful Pool Tour; it was a chance to see lush backyards and beautiful outdoor features. People have volunteered to fix a fence, paint where needed, clean up trash and use doggie bags as they walk along paths. The Architectural Control Committee (ACC), which Al Nemes chaired for many years, continues to handle covenant matters and project requests - helping ensure the neighborhood remains well-cared for and a desirable place to live.

Many CKS/E boards and volunteers are to be thanked and recognized for their years of service to the neighborhood. That includes the 60-person blockworker team which connects with neighbors on a monthly basis. May the years ahead continue to go smoothly for all the volunteers and the entire neighborhood.

— Charlotte Bagwell, CKS/E Historian



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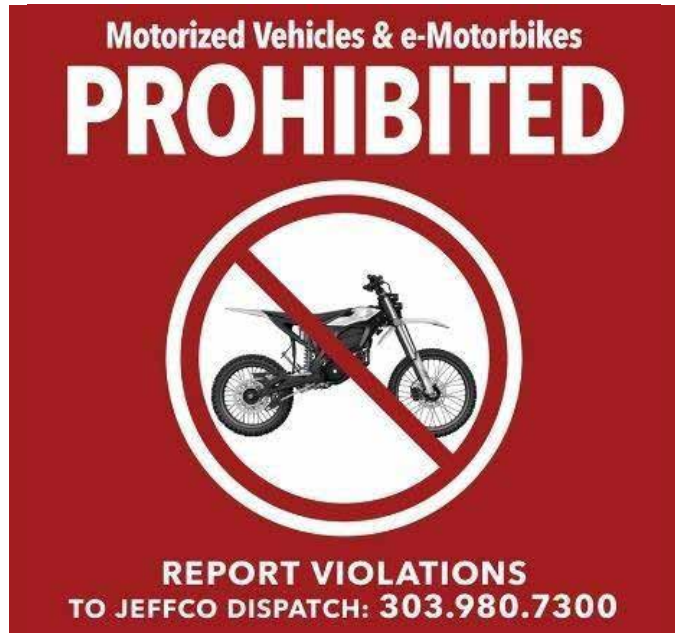
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What's The Difference And What Are The Rules? E-Bikes Versus E-motos

E-motorbikes and Motorized Vehicles are PROHIBITED in all Foothills Park & Recreation District parks, trails and properties.

It is prohibited for anyone to park or operate a motor vehicle, including but not be limited to, all-terrain vehicles, golf carts, scooters, motorcycles, motorized bicycles (including mini-bikes, pocket bikes and dirt bikes), off-highway vehicles



of any kind or description, or snowmobiles on any District property not intended for such use. This includes park property, lawns, turf (whether real or artificial), athletic fields, restricted roadways, or bicycle or pedestrian pathways, or in any area posted as prohibited.

Many of these vehicles are marketed online as “e-bikes,” but once you check the specs, they exceed the 750-watt legal limit and are legally classified as motor vehicles. The real issue isn’t e-bikes, it’s e-motos. These are high-powered electric motorcycles disguised as bicycles. Manufacturers often add non-functional pedals in an attempt to skirt motor vehicle regulations. With motors ranging from 1,000 to 6,000+ watts and top speeds of 30–65+ mph, these vehicles require a driver’s license, insurance and registration under Colorado law.

Report unsafe e-moto activity using Jefferson County Sheriff’s Office anonymous reporting tool at jeffcosherrifco.gov/safety/e-bikes/report or call Jeffco Dispatch at 303-980-7300.

— For more information, see ifoothills.org/e-bikes-versus-e-motos

Be Someone Day

On July 21, National Be Someone Day challenges each of us to take ten seconds to make a difference in a child’s life.

What can you do in ten seconds? We can shift gears or water a plant. We can hear or tell a bad joke. In ten seconds, we can change our minds, and after doing so, say a prayer of thanks. When we walk into a room, in that time, we can register the pain in someone’s eyes and begin to provide comfort. We can praise and honor someone who deserves it.

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Free Concerts in Clement Park

Foothills Park & Recreation District is once again offering FREE, family-friendly Concerts in Clement Park! Seating is on a natural, sloped lawn – bring blankets or lawn chairs.

When: Thursdays at 7 pm, June 4 - August 13. No concert July 2.

Where: Grant Family Amphitheater in Clement Park

July 9: Trash Pandas – pop, country, rock covers

July 16: Little Moses Jones – R&B, hip hop

July 23: Hand Turkey – soul, pop

July 30: Ninety2k – '90s and '00s rock

August 6: Cass Clayton Band – rock, soul, funk

August 13: Dr. Lunch – funk jazz

— For more information, see
ifoothills.org/foothills-entertainment-series



*We're blessed with the opportunity
to stand for something,
for liberty and fairness.
And these are things worth fighting for,
worth devoting our lives to.*
—Ronald Reagan

Father Daughter Take A Walk Day: July 7th

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity. The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

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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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Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

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

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

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

Kiwanis Club of Columbine

"Improving the world one child and one community at a time."

Ongoing projects that you can join. You can consider them one and done, help once and see if they fit your needs.

- Sheridan Food Bank – Every Thursday preparing and distributing food. Serving about 150 families each week.
- Project Cure – once a month (kid friendly) Sorting Medical Supplies
- Meals on Wheels – Every Weekday (Each member drives about once a month)
- Working with Schools – every week (Library & tutoring)
- The Action Center – Sorting Clothing – date pending
- Meetings with breakfast, project updates, and a timely speaker.
- And more...

The Kiwanis Club of Columbine is a volunteer-led organization of 63 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome—no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together. Regular meetings every Wed 6:45AM at 4Gs restaurant, Platte Canyon and Bowles. Other meetings for late risers.

For information check our web site columbinekiwanis.org or email ken at KenSweet@Gmail.com Or send me an email and just say hi.

Columbine Knolls South/Estates

**Statement of Financial Position:
As of May 31, 2026**

ASSETS

Current Assets

Checking.....	\$3,593.74
Money Market.....	\$38,770.72
Total CKS/E Bank Accounts	\$42,364.46
FirstBank CD-8060	\$22,584.48
Total Bank Accounts	\$64,948.94
Total Current Assets	\$64,948.94
TOTAL ASSETS	\$64,948.94

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	\$24,675.75
Net Revenue.....	\$11,164.08
Total Equity	\$64,948.94
TOTAL LIABILITIES & EQUITY ..	\$64,948.94

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
- 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!

Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Active:								
7454 W. Otero Pl.	2 Story	2,232	3,296	96%	5	3	\$825,000	
7325 W. Clifton Ave.	2 Story	2,173	3,227	100%	4+1	3+1	\$870,000	
7180 W. Fairview Dr.	2 Story	2,637	3,749	50%	4+1	3+1	\$875,000	
6908 W. Nova Dr.	2 Story	3,118	4,070	0%	4	3	\$889,000	
7549 S. Quay Ct.	Ranch	2,304	3,532	42%	3+1	3+1	\$1,150,000	
Under Contract:								
8278 S. Reed Way	Multi-L	1,886	2,552	0	3	3	\$610,000	
7588 S. Quay Ct.	2 Story	2,297	3,370	42%	4+1	3+1	\$975,000	
Sold:								
8254 S. Reed St.	Multi-L	1,617	2,456	100%	3	2+1	\$625,000	\$665,000
7018 W. Elmhurst Ave.	2 Story	2,871	4,347	95%	4+1	3+1	\$924,900	\$920,000
7205 W. Clifton Ave.	2 Story	2,910	4,041	0%	5	3	\$925,000	\$925,000
6869 W. Nova Dr.	2 Story	2,116	2,878	100%	4+1	3+1	\$959,000	\$940,000
7751 W. Upham St.	2 Story	2,725	3,837	0%	5	3	\$930,000	\$950,000

Denver's real estate market is transitioning into a more balanced arena, with median prices creeping up to \$615,000 despite stubbornly high interest rates. While listings fell in May, steady buyer demand means well-priced homes are still moving—sellers just need to be prepared with smart concessions, and buyers should focus on rate-buydown strategies rather than waiting for prices to drop.

www.kathyhofstra.com

303-888-1661 | kathy@kathyhofstra.com