

THE SOUTH KNOLLS SCROLL

COLUMBINE KNOLLS SOUTH / ESTATES COVENANT CONTROLLED COMMUNITY

A Newsletter Serving the Columbine Knolls South/Estates Community

Save The Date!

Thur. June 8 – HOA Board Meeting (Neighbors Welcome!), 6:30-8:00 p.m.

Tue. June 6 & June 20 – Food Trucks 5:00-7:30 p.m. (back to alternating parks, so check the Facebook page for details)

Sat. June 17 – Parks Beautification Day, 9:30 a.m. at Wayside Meadows Picnic Shelter

Sat. July 1 – 2nd Annual Bike Parade, 9:00 a.m. at Wayside Meadows near the playground



Next HOA Meeting

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

Reminder:

Trash cans/bags must be kept out of view (in a garage or behind a fence) except on trash day. They can be placed on the street the night before, but then they should be put back in the afternoon or evening of pick-up day, please! Thank you.

— **Your HOA Board**

June 2023

Vol. 50 No. 06

President's Letter

Hello again! Most of May felt a little like we got dropped in Seattle! I hope your homes all fared well with the rain and that your yards and gardens are greening up. Summer heat will soon dry us out, so I guess we should appreciate the rain while it's here – it seems that much of the state got pulled out of the drought during the last couple of weeks, which is very good news!

Our Special Events committee is still working on summer plans, but I know there is a 2nd annual Independence Day Bike Parade in the works — the kids who turned out last year really enjoyed it! The food trucks are back to twice a month (1st & 3rd Tuesday) alternating parks, and it's getting nice enough out that we can stay and enjoy eating in the park and visiting with neighbors. Cheers to that!

Speaking of parks, Neighborhood Parks Beautification Day will be held on Saturday, June 17th (9:30 a.m.) since we got snowed out on 4/22! I hope to see many of you there helping to clean up trash, collect branches, and work on other projects as needed. There is something to do for any age, so even the little ones can help! And again, the more of us there are, the less time anyone needs to spend cleaning up, so please grab your family and your neighbors and meet us at the Wayside Meadows picnic shelter. I look forward to working with you!

Even if you are unable to join us on June 17th, please take other opportunities to keep our neighborhood nice by picking up trash as you're walking or watching your kids at the playground, or helping out a neighbor. Recently, I saw some people out on a corner picking trash out of the bushes, and when I thanked them, they just said, "It needed it!" I didn't get their names, but I love that sentiment! Maybe it will inspire someone else to do the same! "How far that little candle throws his beams! So shines a good deed in a weary world." ~William Shakespeare

— **Your neighbor, Tracey Decker**

PARKS BEAUTIFICATION DAY! (Let's try this again, without the snow)

Saturday, June 17, 9:30 a.m.

- **WHAT?** Spring cleaning for our parks & trails
- **WHERE?** Meet at Wayside Meadows Park shelter for refreshments, tools, trash bags, and a game plan
- Round up your family and neighbors, grab your gloves, closed-toe shoes, long pants and head on over!
- Questions? Call Annie Berger at (303) 408-6142

HOA Meeting Minutes May 11, 2023

Tracey Decker, President, called the meeting to order at 6:33 p.m. at Deer Creek Church.

Board members present: Tracey Decker, Tom Majcen, Nick Aab, Mark Meihaus, and Brandon Moore.

Residents present: 7 residents

ACC PROJECT REQUESTS:

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

- South Reed Way - House Painting (Pending from last meeting)
- South Upham Street - House Painting
- South Upham Street - House Painting and New Roof
- West Nichols Place – Fence Replacement
- South Saulsbury Street - House Painting and Upper Windows/Garage Door Replacement
- South Saulsbury Court – Front Yard Landscaping

Project requests approved via email without vote (pre-approved materials) since last meeting:

- South Quay Court – Replace Roof
- West Fairview Drive – Replace Roof
- West Fairview Drive – Replace Roof
- South Reed Way – Replace Roof
- West Clifton Avenue – Install Solar Panels

Project requests approved during the meeting:

- South Saulsbury Court – House Painting (same colors, conditional on samples)
- South Reed Street – House Painting (same colors, conditional on samples)
- West Otero Avenue – Replace Fence (same as existing)
- West Friend Place – House Painting
- South Saulsbury Court – House Painting
- South Pierce Way – Extend Driveway; Landscaping
- West Otero Avenue – Xeriscape to replace dead grass
- South Saulsbury Street – Replace Roof with approved product; Replace doors and windows

Community Forum:

- A resident inquired on the process for starting a covenant violation

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

Treasurer’s Report: The Board reviewed and approved the monthly income, expenses, and balances for April 2023, as presented by Mark Meihaus.

Dues Report: Presently 428 (56%) of households have paid their annual CKS/E HOA dues compared to 450 (59%) last year. Membership reminder cards were sent to 351 residents earlier this month; several memberships renewed since then for an increase of 2% over last month.

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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.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher, the editor or the Association of the goods or services offered therein. The opinions expressed in this newsletter are not of the editor or the publisher. Neither the Board, editor or publisher intend to provide any professional service through this publication.

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.



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Board Meeting Minutes *continued from page 2*

Special Events: No report

Covenant Violation Updates:

- Violations are being monitored, with notifications sent for identified violations.

COHOPE:

- Met with County representative; pressed them on changes to the short-term rental rules (still not finalized)
- SB23-213 is dead for now but will be brought back to vote next year (re: state taking over for counties on planning and zoning)

Parks: No report. Information will be provided in the Scroll.

Old/Backlogged Business:

- Replacement of Blockerworker and Blockworker Captain - in process

New Business:

- We checked with our attorney about the legal requirements of providing Covenants to new residents. Residents are legally bound by covenants when they move into a covenant-controlled community and the courts consider it the homeowner's responsibility to know the covenants. The Board voted to discontinue sending covenants via certified mail to real estate agents and/or title companies and continue including them with the welcome packet that gets delivered when they move in.
- New webmaster taking over HOA website maintenance as of May 15 for an annual cost of \$360; HOA president will sign new contract. Voted unanimously to approve.

- Approved \$100 to add some larger rocks at entrance at Elmhurst & Pierce to contain smaller rocks that have recently started washing out with heavy rains. A few Board members will help with the work.
- Approved \$600 to purchase lights on sale to keep when replacements are needed at the entrances.

The next HOA Board meeting will be June 8th at Deer Creek Church at 6:30 p.m. The meeting was adjourned at 7:40 p.m.

Blockworker Notes

Katie Stadtmuller is stepping down as blockworker for area 15 (includes a portion of Fairview and Walden). Thank you so much, Katie, for your many years of service. We appreciate your delivering the Scrolls during rain, wind, snow and sun!

A homeowner in area 15 has stepped up to take over as blockworker. Pat Estes, an original owner here in CKS/E, will be delivering the Scroll, welcoming incoming neighbors and providing any news from those homeowners. Thanks so much, Pat, for volunteering to help out the HOA and your fellow homeowners. A big thank you to both Katie and Pat!

*Raising kids may be a thankless job,
but at least the pay sucks.*

–Jim Gaffigan

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Parks Committee Report

Parks Beautification Day (PBD), which was scheduled to coincide with Earth Day in April, had to be canceled at the last moment, unfortunately, because of a late winter storm. Our profuse thanks go to the handful of hardy residents who came out in the snow to check if it was still a go! We hope that they and many more residents will come to the Wayside Meadows Park playground shelter on Saturday, June 17th at 9:30 a.m. for the rescheduled PBD! Come one, come all - your parks need YOU for a late spring clean-up, please.

Wayside Meadows Park: Ryan Stadler, leader of Cub Scout Den 554 at Normandy Elementary, had hoped his young Scouts could participate in our annual clean up to celebrate Earth Day. Luckily, they were able to plan a clean-up project instead at Clement Park last month to help give back to the community. Go Scouts!

Gary and Becky Englebright expressed concern about the decking on the south side of the park's westernmost bridge being so loose that it has caused the bridge to bounce several inches. As a result, Foothills Park & Recreation District (FPRD)'s Park Foreman is "looking into supplies to make improvements to the bridge." Let's hope those improvements help address what has become an ongoing problem.

The Englebrights were also worried that the vegetation had been cut back too much by FPRD staff in the culvert area in the southwestern part of the park which resulted in the vegetation to fall in and potentially block the stream along the entire drainage. In response, the Park Foreman opened up the culvert area, dropped the water level, and agreed to continue monitoring the area.

After Ryan Hill on S. Pierce Way asked the Committee for assistance about the dead trees behind his property, a meeting was set up with FPRD's Urban Parks Supervisor.

West Laurel Park: Update on the park's major improvements: In a lengthy phone call with FPRD's Park Planner in late April, the Committee learned that the construction bid had gone out to bid through all the standard bidding processes but no company submitted a bid. That very unusual situation was likely due to there being so much work now available for contractors. FPRD had to therefore back out of the bid process and request new bids with more open deadlines to make it more attractive to contractors. FPRD staff hoped contractors would have been sent new bids by the end of last month. The new timeframe is from November 1 to June 1, 2024, for all four parks in the bidding package.

The bid includes replacing the irrigation, playground improvements, new trees, a sanolet enclosure, and site improvements. The park re-design includes a shade over the playground at the request of residents. FPRD is still looking at how to provide that by working through the building permit process. The Committee was advised that instead of a single use fabric roof, multiple smaller shades may have to be used.

Interested in the concept plan for the exciting improvements? Here's the link: <https://www.ifoohills.org/wp-content/uploads/2022/06/West-Laurel-Park-Concept-Design.pdf>

During the same phone call, the Park Planner was reminded of the safety concerns of the westernmost bridge at Wayside, and the regular flooding of the creek near the same park's east-

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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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Parks Committee Report

continued from page 4

ernmost bridge in the winter. That flooding results in ice buildup on the paths leading to and from the bridge. The Park Planner said he would convey both issues to the Urban Parks Supervisor.

Thanks to Rose Brandsma who picks up trash on a regular basis at the park while out for a walk.

Kudos to the above residents who helped make a difference in our neighborhood and those unknown residents who make our parks more attractive for everyone.

A reminder to dog walkers, courtesy of a sign seen in Anchorage, Alaska: "SCOOP the POOP. Bag it. Take it. Trash it! It's that easy!"

If you have concerns or questions about the trails or playgrounds in our wonderful neighborhood, please don't hesitate to contact your Parks Committee co-chairs who will try to get answers and results promptly: Annie Berger: ckseparks1@gmail.com or Kathy Hofstra: 303-888-1661.

— Annie Berger & Kathy Hofstra,
Committee Co-Chairpersons

Welcome, New Neighbors!

Kinsey & Ryan White and their family recently moved to West Clifton Ave. They have three children: Carsten (7), Lennox (3) and Oren (8 months). Ryan works as an autopsy tech for Denver, and Kinsey as a tissue bank operations supervisor. They love spending time outdoors and in the mountains, and they are a Taekwondo-, dancing-, and music-loving family who look forward to meeting their new neighbors! We look forward to meeting you, too!

— Blockworker Jan Leavitt

Yard Of The Month Winners!

Congrats to Larry and Catherine Farnsworth on being the first winners of "Yard of the Month" for May!

—Tracey Chizlett, CHR




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He is a fourth generation Coloradan, born and raised in Denver. Rob married his high school sweetheart Leanne. They have two daughters and have been active in their community, schools and members of St. Francis Cabrini Church in Littleton since they moved to Columbine Knolls in 1997.

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Traffic & Roads Report

The following is a chronological list of traffic/road concerns that have arisen since the last report. As you will read, it was an unusually busy time!

Sign Issues: On 4/23, I emailed Jeffco Road and Bridge Division requesting that a sign by the new pedestrian crossing on Pierce and Elmhurst be replaced after it had landed up in the bushes after being hit (see photo). The service request was closed on 5/11, indicating the sign was replaced.



On 4/26, I emailed Jeffco Traffic and Engineering Division expressing concern about far too many drivers going southbound on Pierce and then turning west at the Ken Caryl intersection failing to either notice or possibly heeding the "No Turn on Red" sign (see photo). I asked if it could be made larger so it would be more visible, or if a second sign could be placed prior to the intersection so drivers in the right turn lane might notice it, or if flashing lights could be placed around the sign so it could be noticed. Here's the response received on 5/3 from a traffic engineer:



"The No Turn on Red sign is a standard size for a regulatory sign at a traffic signal. These signs are only intended to be installed near the traffic signal head (aka the red light), so the County cannot install a second sign on the approach to the

intersection. Further, flashing lights on signs are not permitted on traffic signals. Since the sign meets standards for both size and location, it is likely that motorists are choosing to ignore the sign. Our Division works closely with the Sheriff's Office, so we will bring this up at our next meeting with them to discuss the potential for additional enforcement." PLEASE, CKS/E drivers, remember NOT to turn right on red at the Pierce and Ken Caryl intersection.

Asphalt Patching Update: Kudos to Ryan Bing for notifying the HOA on 4/26 that he had requested Jeffco Road and Bridge Division do asphalt patching in certain areas in our subdivision. He was advised that "Columbine Knolls South (/Estates) is on the 2024 Overlay list for new concrete and asphalt. They will begin the concrete towards the end of this year, and the road repave will happen next year. This list is reevaluated each year and prioritized as needed based on budget, workforce, and time. We will send a patch truck through the neighborhood in the next few weeks to mitigate the potholes." Thanks, Ryan for being proactive!

Fence Concerns: On 5/4, a resident whose back yard backs up to Ken Caryl reached out to me about the integrity of her fence after due to recent high winds "many support beams (were) splitting and bowing" the fence. She was especially concerned "for the fence to (blow) down overnight and (her dog to) get out on the main busy road." I forwarded the resident's email to Jeffco Road and Bridge Division who responded: "We do maintain sound barrier fences along Ken

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- Joy L.






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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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Traffic & Roads Report

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Caryl Ave. between Wadsworth and Pierce. However, the County sound barrier fence is not intended to provide security or containment for pets; that is the responsibility of the owner.” I am still waiting to learn what the County can do to assist the homeowner.

IF residents have damage to fences caused by trees on Foothills Park & Recreation District (FPRD) property, please let me know as FPRD staff can then “take a look at it.”

FYI: Jeffco does NOT “have any County-maintained fences on the west side of Pierce between Ken Caryl and Chatfield or the north side of Chatfield between Wadsworth and Pierce.”

Please do not hesitate to email me at ckseparks1@gmail.com with any traffic and/or roads questions or concerns in or around our neighborhood. I will certainly do what I can to get issues resolved.

— Annie Berger, Committee Chair

Free Family Summer Activities

- Go for a nature walk
- Set up an obstacle course
- Visit the fire station
- Build a blanket fort inside
- Make microwave s’mores
- Make a painters tape race track
- Visit the library
- Scavenger hunt
- Visit an aquarium
- Pool day
- Visit a local farm
- Go hiking
- Go camping
- Go fishing
- Fly a kite
- Make a DIY craft
- Finger paint with pudding

Non-Herbicidal Control of Grassy Weeds in Lawns

- Mow as high as practical during the summer months for the particular grass species present in your lawn. Mow bluegrass, buffalograss, tall fescue, fine fescue and ryegrass at 2 1/2 to 3 inches during the summer. The seeds of some weeds require high light intensity to germinate. The shaded environment near the soil surface in a high-mown lawn helps deter weed seed germination. In addition, the higher mowing height produces a healthier grass plant. Crabgrass and other annual grassy weeds are much more common and aggressive in lawns that are mowed less than 2 inches.
- Mow often enough so that no more than one-third of the grass blade is removed in a single mowing. Letting grass grow tall and then cutting it back to a low height reduces turf density, allowing weed seeds to germinate and grow more easily. It is especially important to mow a lawn more frequently in the spring, when the grass is growing faster. A lawn may require mowing every three to five days during the spring and early summer.
- Irrigate properly to help reduce annual weed infestation. Light, frequent irrigation encourages weed seed germination, even if a preemergence herbicide has been applied.
- Fertilize according to the needs of your lawn species.
- Core cultivate (aerate) the lawn at least once a year to reduce compaction and to control thatch.



— <https://extension.colostate.edu/>

MARKET UPDATE Columbine Knolls South

Below is aggregate data for Columbine Knolls South from November 1, 2022 through April 30 2022.

NUMBER OF
HOMES SOLD

11

AVERAGE
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AVERAGE DAYS
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51

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Father's Day Activities For Every Kind of Dad

Host a Game Night: He taught you all his poker, Uno and Monopoly tricks, now it's time to literally beat him at his own game. Odds are the student won't become the master when it comes to card and board games with Pa, but you'll have a ton of fun trying to out weasel him, that's for sure.

Pack a Picnic: Fix up a lunch of his favorite foods (hello, roast beef on rye) and enjoy a picnic outside in your local park, or stay closer to home and eat al fresco in the garden or the front yard.

Have a Movie Night: Let Dad pick the film (even if it's some obscure historical documentary you have no interest in). Let him choose the snacks, too.

Share Some Memories: Make a greatest hits video of your family over the years and get everyone seated to watch it together. Make sure to play it on the big screen so everyone can see exactly how nervous you were at graduation. Cue the waterworks.

Work Out Together: Keep your dad in tip-top shape by cueing up a HIIT class on YouTube and getting a sweat on together. (Or if that's too much for him, try to get him to join you in your Sunday night vinyasa class.)

Go Golfing: Let him show off his stroke while you hone your skills. Alternatively, you can take him to a nearby Top Golf where you can also grab some bites and drinks.

Fire Up the Grill: Let Dad try out those new barbecue tools that you just gifted him and offer up these yummy BBQ side recipes to boot. You'll be looking at one very happy grill-master when all is said and done.

Play a Video Game Together: Even if he isn't the most technologically-savvy, we bet he can get on board with Call of Duty: Black Ops 3.

Enjoy the Great Outdoors: If you and your dad always bonded over camping trips or park visits, surprise him with an exciting day enjoying the great outdoors. You can either hit up a longtime favorite or test out a new location. 'Tis the season for hiking, fishing and cycling, after all.

Take a Hike: If you're not prepared to go all in on a full weekend of roughing it in a tent, don't worry—we all have our limits, after all. Instead, pack a satisfying picnic spread and schedule a day hike for some invigorating physical activity and time spent in nature. Bonus points if you make the experience extra special by picking a hike that culminates in an amazing scenic view.

Go for Ice Cream: Sometimes the best celebrations are the simplest ones—like treating someone to ice cream. Whether it's your own dad or the father of your kids, the guest of honor will surely appreciate this sweet and nostalgic activity involving everyone's favorite frozen childhood treat (preferably enjoyed at an old-timey ice cream parlor).

Go Fishing: Historically, your old man's favorite activity was filed in the 'snoozefest' category, but Father's Day is a perfect occasion to give it another go. In fact, you might be surprised by how much the adult you enjoys the quiet connection that comes from being out on the water, chatting with someone you love while you wait for a whopper to bite.



SUMMER MEANS
HAPPY TIMES
AND
GOOD SUNSHINE!

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

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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.

Summer Fun Kids Can Do On Their Own

Kids are out of school for the summer. They start out excited, but that can fade quickly into boredom. Here are some ideas to keep them busy.

- Build with Legos
- Make marshmallow and toothpick houses
- Play hide and seek
- Make paper airplanes. Have a contest to see whose flies the farthest
- Jump on the trampoline
- Write a story
- Stack cups game
- Watch learn-to-draw videos
- Play Simon Says
- Have a staring contest
- Play Would You Rather
- Hula hoop
- Play hopscotch
- Blow bubbles (Set up a bubble refill station for hours of fun – with less mess!)
- Put on a fashion show
- DIY Tic-Tac-Toe

The biggest lesson for my kids is that they know they are the most important things I have. No matter what is going on in my life, your kids are forever.

– Lin Manuel Miranda

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates		
Statement of Financial Position:		
As of March 31, 2023		
ASSETS		
Current Assets		
CKS/E Bank Accounts		
Checking	1,375.42	
Money Market	41,133.50	
Total CKS/E Bank Accounts		42,508.92
FirstBank CD	20,000.00	
Total Bank Accounts		\$62,508.92
Total Current Assets		\$62,508.92
TOTAL ASSETS.....		\$62,508.92
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Opening Bal Equity	0.00	
Res For Litigation	0,000.00	
Res for Monument Repair	5,000.00	
Res for Perimtr Landscaping.....	4,109.11	
Retained Earnings.....	9,026.56	
Net Revenue.....		24,373.25
Total Equity		\$62,508.92
TOTAL LIABILITIES & EQUITY		.\$62,508.92

KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra

RE/MAX Professionals
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- RE/MAX Professionals Sells Half the Homes in Our Neighborhood
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- 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:								
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	
Under Contract:								
8298 S. Reed Way	Multi-L	1,673	2,182	100%	3+1	2+1	\$660,000	
Sold:								
7559 S. Quay Ct.	Multi-L	2,390	3,022	90%	4	3	\$519,900	\$505,000
7017 W. Elmhurst Ave.	2 Story	2,594	3,763	0%	4	3	\$849,900	\$895,000

2023 Free Days

Denver Museum of Nature and Science

Dmns.org

9-18, 10-15, 12-4

Denver Art Museum

denverartmuseum.org

6-13, 7-11, 7-30, 8-8, 9-9, 9-12

Colorado State Capital Building

capital.colorado.gov

Free tours Mon.-Fri.

Denver Botanical Gardens

Botanicgardens.org

6-6, 7-5, 8-15, 11-24

Denver Zoo

denverzoo.org

10-7, 11-7, 11-12

United States Mint

usmint.gov

Free tours Mon.-Thurs.

*Check website prior to visit for details and availability as restrictions or advance reservations may apply.

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