

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

Coming Events

Family Park Clean-Up Day 1 – Sunday,
June 2nd 10:00 a.m. – 12:00 p.m., Wayside
Meadows Park (Meet at playground)

Dumpster Day – June 8th, 9:00 to 11:00 a.m.,
Wayside Meadows Park

Adult Park Clean-Up Day 2 – Sunday
June 9th 9:00 a.m. – 11:00 a.m., Meet
at S. Pierce and W. Fairview

Neighborhood Garage Sale – June
21st-23rd

Neighborhood Garage Sale To Be Held

The Columbine Knolls South/Estates neighborhood garage sale will take place June 21st – 23rd from 8:00 a.m. - 4:00 p.m. The event, sponsored by Teresa Wallace of Realty One Group Premier, will be advertised at the entrances and on social media.

Residents who want to participate can e-mail, call or text Teresa at teresa4colorado@gmail.com, 720-849-9236. Include your address to be included on the map, which will direct shoppers to your house. Please reach out to Teresa by Monday, June 17th.

Project Request Form



Next HOA Meeting

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

June 2024

Vol. 51 No. 06

President's Letter

This spring has been adventurous and busy to say the least. We have had snow storms, wind storms, solar eclipses, aurora borealis, and, fingers crossed, the Avalanche and Nuggets will still be progressing in the playoffs at time of publishing.

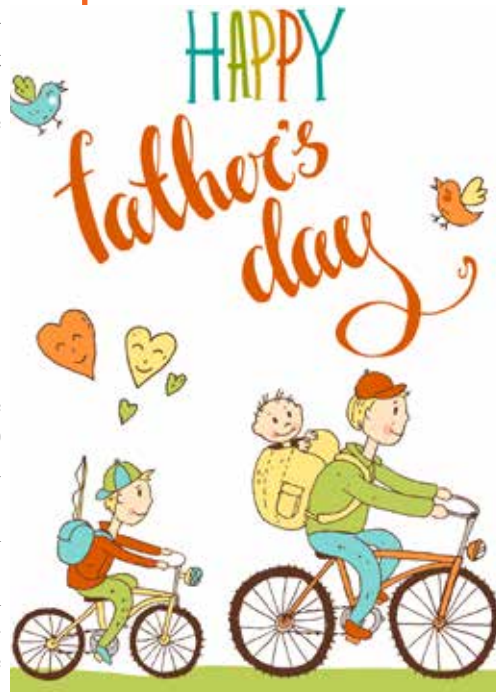
If you have been busy as well with yard clean-up and spring cleaning, I have an event for you! The CKSE HOA is hosting our annual Dumpster Day on Saturday, June 8th from 9:00 a.m. to 11:00 a.m. at Wayside Meadows Park (west of the baseball field). You have to be a current HOA dues-paying member (\$80/year) to participate and can pay at the event if needed. We will also have metal recycling to keep as much out of the dump as possible. Please limit disposal to one truck bed/SUV load unless we have extra room after 10:00 a.m. We will have 2 dumpsters like last year and will accept items until they are full or 11:00 a.m. No tires, appliances with refrigerant, paints/stains, dirt/concrete, or electronic devices will be accepted. If you have questions in advance, email cksehoa@gmail.com. If you have items around your house that can have a second life, Teresa Wallace is sponsoring a CKSE neighborhood garage sale June

21st-23rd. To participate or ask questions, please email Teresa4colorado@gmail.com or call 720-849-9236.

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. Please see the article further in the Scroll for details, but we hope to hear from you through email at cksehoa@gmail.com or by attending an HOA meeting on June 13th or July 11th. The meetings are at Deer Creek Church at 6:30 p.m. and the first half of the meeting will be dedicated to neighbor feedback and discussion.

The HOA and our community events are made possible by our neighbor volunteers. It has been great to see new faces at monthly meetings and receive offers of help. I would like to start prompting you to think about what you can do to help CKSE. Can you volunteer at an event, deliver Scrolls, help a neighbor in need, or maybe join the board? Please outreach us at cksehoa@gmail.com if you can help. Thank you for your help in keeping CKSE a great place to live.

— Brandon Moore, CKSE HOA President



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 an upcoming board meeting on June 13th or July 11th. Thank you for your constructive feedback.

Clean-Up Days To be Held

Hey, Columbine Knolls South/Estates residents! While we had to cancel this year's Parks Beautification Day due to the snow, I'm putting together two weekend events to get some of the higher priority jobs done! Join me for:

Family Park Clean Up - Sunday, June 2, 10:00 a.m. – 12:00 p.m., meeting at Wayside Meadows Park Playground. Perfect for the whole family! Jobs to include fence staining (the stain is clear, let's get those kids painting!), weed pulling, trash pickup, playground stick collection, and mulch raking. If we have a few willing adults, we'll also shovel dirt off the walking path where the footbridge likes to flood.

Teenager/Adult Clean Up – Sunday, June 9, 9:00 a.m. – 11:00 a.m. As we'll be primarily alongside the busy road, this day is best for older kids and adults. Meetup at S. Pierce and W. Fairview. The goal is to pick up large sticks and limbs along W. Ken Caryl and S. Pierce, as well as any major problem spots along the park walking path. Foothills will be joining us for this bigger task.

Text me with questions! 717-333-1154.

–Thanks! Keri Kern



Keri Kern and her daughter, Lilah..

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/Questionscksehoa@gmail.com
 Tom Majcen, COHOPEcksehoa@gmail.com
 Charlotte Bagwell, Historian.....cksehoa@gmail.com
 TBD, Membership/Blockworker Chair.....TBD
 Annie Berger, Parks Chairckseparks1@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 Editorcksescroll@gmail.com
 Newsletter Connections, Publisher, The Scrollckseeditor@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.

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.

You can tell what was the best year of your father's life because they seem to freeze that clothing style and ride it out.

–Jerry Seinfeld

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.

HOA Meeting Minutes

May 9, 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, Teresa Wallace and Mark Meihaus.

Residents present: 7 Residents

ACC PROJECT REQUESTS:

Project requests approved during the meeting:

- W. Otero Pl. - Fence
- S. Quay Ct. - Painting

Project requests approved via e-mail vote since last meeting and confirmed:

- W. Wadsworth Way – Pool Removal
- W. Friend Pl. – Painting
- S. Quay Ct. – Fence
- W. David Ave. – Roofing, including detached structure
- W. Alder Ave. - Fence
- W. Clifton Ave. – Fence/Metal Gate
- S. Saulsbury St. – Backyard Landscaping
- W. Phillips Ave. – Driveway Replacement/Walkway Expansion
- S. Vance Ct – Landscaping
- W. Walden Dr. – Pre-painted Siding
- W. Otero Pl. – Painting
- S. Yukon Way – Fence
- W. Nova Dr. – Painting
- W. Walden Dr. – Roof Repairs/Gutter Replacement
- S. Vance St. - Fence
- W. David Dr. - Fence

Community Forum:

- Tracey Chizlett, CHR Realty requested feedback on continuing to sponsor shredding events, since attendance has dwindled and suggestions for other possible events. i.e. Paint Recycling (but it was noted it is difficult to do for HOAs), sponsorship for Fall Fest, Drug Take Back Day. Tracey will consider options and follow up as needed.
- Question regarding window-mounted A/C units. No rules/regs currently applied to window-based A/C. No project request form required.
- Russian Olive Trees are planned to be removed by Foothills Parks and Recreation over an extended time period as they are viewed as an invasive weed. They provide shade but have large spikes and spread easily.
- Do we know if/when county will maintain sidewalks?
- Question about water collection and compost requirements or rules/regs/covenants.
- Community Garage Sale, sponsored by Teresa Wallace, Realty One Group Premier, will be held on June 21st – 23rd. Contact info and other details will be noted in the Scroll. Signage and maps will be posted for advertising and drinks/donuts will be available to participating residents.

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

Treasurer’s Report:

- Board reviewed the monthly income, expenses, and balances for April, 2024 as presented by Mark Meihaus. Mark addressed balance of dues to enable response to covenant violations, including any legal fees.

continued on page 4



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

Golden Eagle Lane 26, 32, 47, 67, 70

Mule Deer 30, 34, 42, 47

North Ranch Road 71, 75, 77



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HOA Meeting Minutes *continued from page 3*

Dues Report: Presently, 418 (55.0%) of households have paid their annual HOA dues compared to 425 (55.9%) last year.

Special Events:

- Dumpster Day – June 8th, 9-11 a.m.; Dumpsters and metal recycling will be available to paid HOA members. Coffee and donuts will be available for volunteers. Dues will be accepted on site if residents are not yet paid.
- Resident Kalena Stauffer has expressed interest in helping with events. Thank you! Volunteers are always welcome.

COHOPE: <https://cohopejeffco.com>

- Legislation and other updates noted on the website.
- New Library location narrowed to four locations. Two existing buildings and two locations. No re-use of school buildings.
- Free culture passes available.
- Foothills will place a mill levy question on 2024 election. Want to renew expiring mill levy.
- Indoor Circus at SW Plaza May 20th.

Parks Committee – Traffic and Streets Committee:

- Current information will be posted in the Scroll for both committees.
- Park Beautification Day – Rescheduled for some time in the Fall.
- Updates provided on West Laurel construction project, including request for relocation of the new port-a-potty, Foothills Parks and Recreation will be planting 3 trees around enclosure. There is a cost to remove the concrete and rebuild. Noted water was shut off for a short time

recently while construction continued. Will re-engage with more options.

New Business/Action Items:

- Rule/regulation updates - The next 2 board meetings will include time for public comment – areas of proposed rule changes. Also can email to share feedback.
- Covenants are not under consideration for this effort since they cannot be changed until 2032.
- Expedited Project Approval Process – Noted it was a process update, does not affect the requirements for a project approval. Voted to implement the process and amend as needed.
- Noted past challenges with requests saying they will match existing. Need to get paint samples or paint color codes to ensure it is same or acceptable.
- Resident noted legislation for fire-hardened materials HB24-1091 may impact the existing covenants, for example roofing.

Old Business:

- QR code for project requests added to scroll to make process access easier.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate.
- Community members shared thoughts and concerns.
- Noted fence repair is ongoing.

The next HOA Board meeting will be June 13th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 7:42 p.m.

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

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Parks Committee Report

Parks Beautification Day Postponed Again: Because of a spring snowstorm for the second year in a row, the neighborhood clean-up day scheduled for April 20th was again canceled. Sincere thanks to the hearty souls who still showed up at Wayside Meadows Park’s shelter, and to **Tracey Decker**, and **Keri and Lilah Kern** for picking up weeds the next day at the playground. They reported it was an easy project as the ground was so wet!

Thanks to Keri Kern for organizing park clean-up days in my absence. Please see the related article in this newsletter for more information.

Wayside Meadows Park: 4/30: A resident advised me there was a large swarm of honey bees near the baseball field in the park. Fortunately, the bees, which are very important to the ecosystem, were relocated that night so they were no longer a threat to anyone using the park. Thanks, residents, for the extra set of eyes and ears! Foothills Parks & Recreation District (FPRD) staff was asked for an update on the rusted piece atop the slide also at Wayside. The answer: “Staff clean(ed) what they could on the piece of the playground right now. We are looking into it, and it will take time.”

West Laurel Park Improvements Update: 4/26: Several questions about the renovations were sent to Sean Kitners, SK, FPRD Park Planner, about the extensive renovations taking place at the park. **1.** When will the new benches be installed by the playground? **SK:** The park is under construction and has not been completed. New benches are a part of the overall project and those will be installed as part of the construction process. The specific date is to be determined as they have other tasks they are working as well. The project completion schedule is on track as previously shared. **2.** There’s been a traffic cone up on the hill by the old irrigation box for a long time. Do you know when that will be removed? **SK:** The cone is marking where the electric meter and equipment will be installed as part of the park improvement construction project. The park is still under construction and the cone will be removed upon completion. The specific date is to be determined. **3.** I talked with the HOA president and other residents on 4/20 about the possibility of installing one- or two-disc golf baskets on the south, flat stretch of West Laurel Park (WLP). He was certainly open to further discussion and agreed to bring it up at next month’s (May) HOA meeting. **SK:** I will be happy to discuss this further. Please keep in mind that we do not have any funds allocated for this project and would not be able to move forward without funding or strong support from the community as a whole. **4.** General update on the park: **SK:** At the moment, I

do not have any specific information other than once the water is able to fully operate as planned, we will plant the remaining trees, seed, and sod. During establishment of the vegetation, you will see daytime watering to ensure healthy plants.

5/15: I asked for an update on the project. **SK:** We are working through getting power turned on with Xcel and hopefully that will happen soon. Additionally, a leak was found at the water tap that required additional work. As soon as water and power are available, we will plant the grass sod, seed, and trees. Once the sod and seed are in place, we will be able to begin removing the erosion control logs.

Snowstorm Damage Update: 4/26: FPRD staff was sent photos of downed Russian Olive branches by the bench in the open space south of WLP when walking toward W. David Dr. and more on the same path near the street. FPRD acknowledged receipt of the photos and passed them on to staff. Even though it was not on Foothills’ property and therefore not their responsibility, District staff promptly cut down and moved a homeowner’s massive tree that had fallen onto the sidewalk at S. Pierce St. and W. Fairview Dr. CKS/E residents are very fortunate to get such timely assistance from FPRD staff considering the District has 70 greenbelt areas to maintain!

If you have concerns or questions about our parks in our wonderful neighborhood, please don’t hesitate to let me know so I can try to get answers and results promptly: ckseparks1@gmail.com or 303-408-6142.

— Annie Berger, Parks Committee Chairperson

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Traffic and Streets Report

Sign concern: 4/15: After residents asked if the damaged and graffitied stop sign at S. Saulsbury Ct. and W. Morraine Dr. could be replaced, Jefferson County Road & Bridge Division was notified. After hearing nothing, a follow up request was sent on 4/24 which prompted a call on 4/25 from the Area 1 Senior Supervisor. He said the sign would be replaced as soon as possible but I “needed to know there is only one man doing sign replacements in unincorporated Jefferson County.” The residents were happy that a new sign was installed the next day!

4/29: A request was sent for the decades-old swastika etched into the concrete on S. Yarrow St. to be covered over. After hearing nothing, a follow up request was sent on 5/15 and the following response was received: “Concrete replacement is scheduled in your neighborhood, including S Yarrow St, in about a month, and our contractor will replace the cross pan at that time.” Good news on both fronts!

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



National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

*It is admirable for a man to take his son fishing,
but there is a special place in heaven for
the father who takes his daughter shopping.*

—John Sinor



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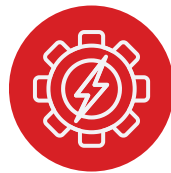
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Mutt Market: A Pup Friendly Market

Aspen Grove, Saturday, June 8, 10 am - 2 pm

Join us for our fourth annual Mutt Market benefitting the Humane Society of South Platte Valley. It's the best dog-friendly and dog-focused market in town. The event is free, but registration is required. Please RSVP for any dogs or humans attending! Here is what's on deck for this year:

- 25 local dog-friendly vendors
- Caricature artists
- Bubble foam pit
- Animal communicator
- Barkin' BINGO (with great prizes)
- Musical Sit
- 2nd annual dog look-a-like contest
- Dog washing station supporting HSSPV
- DIY dog flea powder with Apothecary Fairy
- DJ, food trucks, beer, wine, and canned cocktails from the BARBOX

– <https://aspengrovecenter.com/event/mutt-market/>

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.

Yard of The Month

Our June Yard of the Month Winners are Steve and Joan Gorshing, 7553 W Elmhurst Dr. If anyone would like to nominate a yard, please reach out to me at coloradohomestracey@gmail.com or 303-408-6969 before June 13th for the July edition. Thank you for making CKS/E beautiful!

– Tracey N. Chizlett



*It was June, and the world smelled of roses.
The sunshine was like powdered gold over the grassy hillside.
–Maud Hart Lovelace*

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What Clients are Saying About Duane...

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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Petersen Custom Glass 720-810-1160 Veteran & family owned. Fast, friendly service specializing in shower enclosures, window replacement, mirrors & glass tabletops. **10% off materials with mention of this ad.** petersenglass.com

AKC REGISTERED LABRADOR PUPPES FOR SALE. Born mid April, ready for new homes after June 15, 2024. Call or text 719-349-0679. Farm raised with lots of love!

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

Miracle Flooring, Patrick Mazzonei owner. All flooring, any floors you walk on, he's got it! 720-327-0146.

JACK OF ALL TRADES. Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

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

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

Sunny Carpet Cleaning 303-742-0855

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.

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.



This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates
Statement of Financial Position:
As of April 30, 2024

ASSETS	
CKS/E Bank Accounts	
Checking	2,524.48
Money Market	46,993.03
Total CKS/E Bank Accounts	49,517.51
FirstBank CD-0926	0.00
FirstBank CD-8060	20,831.88
Total Bank Accounts	\$70,349.39
Total Current Assets	\$70,349.39
TOTAL ASSETS	\$70,349.39
LIABILITIES AND 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	19,162.34
Total Equity	\$70,349.39
TOTAL LIABILITIES & EQUITY	\$70,349.39

KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



#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

Kathy Hofstra

RE/MAX Professionals
303-888-1661

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>
Active:								
7736 S. Pierce Way	2 Story	2,769	3,881	51%	4+1	4	\$850,000	
6919 W. Fairview Dr.	2 Story	3,119	4,071	0	4	4	\$975,000	
Under Contract:								
7141 W. Alder Ave.	2 Story	1,993	2,794	98%	3	3+1	\$628,000	
8249 S. Saulsbury Way	Multi-L	1,973	2,333	0%	2+2	2+1	\$649,900	
8275 S. Reed St.	2 Story	1,883	2,467	100%	3	3+1	\$659,000	
7415 W. Clifton Ave.	2 Story	2,938	4,069	0%	4	3	\$772,300	
6422 W. Friend Pl.	2 Story	2,554	3,144	51%	4+1	3+1	\$875,000	
Sold:								
7497 W. Nichols Pl.	2 Story	2,431	3,289	37%	4	3	\$750,000	\$720,000
7763 S. Yukon Way	2 Story	2,465	3,165	50%	3+1	3+1	\$799,000	\$770,000
7284 W. Otero Ave.	2 Story	2,799	3,911	0%	4	3	\$840,000	\$867,000

The Denver Metro area ranked as the hottest housing market in the country for a second year in a row according to a report from U.S. News & World Report! Inventory at the end of April was 51% higher than at this same time last year and we expect it to continue to climb through May and June. Buyers, you have more choices in the market now, so don't procrastinate waiting for prices to come down as the market is up an average of 5% year over year. Sellers don't lose out on this hot market to sell!

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

www.kathyhofstra.com

303-888-1661 | kathy@kathyhofstra.com