

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

June 2025

Vol. 52 No. 06

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



Coming Events

Dumpster Day: Sat., June 7th,
Wayside Meadows Park



CKS/E Annual Dumpster Day

**Wayside Meadows Park
June 7th from 9 – 11 a.m.**

Are you ready to free up space taken by unused items in the garage or basement? Join the CKS/E HOA Board at this year's Dumpster Day! This event is for CKS/E residents who have paid their \$80 annual dues for 2024-2025. Dues may be paid at the event.

Dumpsters will be located at Wayside Meadows Park, west of the baseball field on W. Elmhurst Dr. Drop-offs are restricted to one load (maximum of one pickup bed). Allowable items include mattresses, furniture, yard waste, construction material, and metal recycling. We cannot accept tires, paints, chemical, refrigerators/freezers, televisions, oil, solvents, or dirt. For questions, please contact cksehoa@gmail.com.

Board's Corner

There are many reasons why I love this time of year, but one of the biggest is to see how our neighborhood blossoms in the spring! While you're out and about walking, riding a bike, or playing in one of our great parks, you can see the pride so many folks take in their homes. One of my roles on the Board of Directors is to coordinate project requests. It's wonderful to see the number of requests we receive for landscaping, painting, roof replacements, and many other projects that maintain and enhance the appearance of the homes in our CKS/E community. What you don't see very often are the things that can detract from the appearance and property values of a neighborhood like visible trash containers (on non-pickup days), RVs and/or commercial vehicles, unsightly detached structures, and poorly maintained landscaping. While these issues can arise from time to time, the Board does its best to address them quickly in a courteous and respectful manner with homeowners.

So how is it that our mature neighborhood continues to be attractive and appealing? The primary credit goes to our homeowners who take pride in their homes and this community. Second, and this is not to pat ourselves on the back, is a committed and engaged Board and a helpful group of other volunteers. The typical tenure of our Board members and volunteers is just a few years (although we have a few long-term volunteers/former Board members that are still making great contributions!). As such, to ensure the Board can continue its mission to support our neighborhood, we need new Board members and other volunteers to fill vacancies and enhance our capabilities. Although I've been a resident for 24 years, I just joined the Board two years ago and I'm very happy I did. It's been a rewarding and enjoyable experience.

The time commitment for Board members can range from a few hours a month to a few hours a week, depending on the role, plus a monthly 1.5-hour meeting. The time commitment for other volunteers is typically less and can also vary seasonally depending on the area of interest, such as special projects or event planning. Becoming a Board member or volunteering in another way can be quite fulfilling and is a wonderful opportunity to meet folks from areas within the larger CKS/E neighborhood.

A great way to learn more about getting involved is to attend the public Board meeting held on the second Thursday of the month from 6:30 – 8:00 p.m. at Deer Creek Church (8131 S. Pierce St.). You can also send questions regarding roles and responsibilities to cksehoa@gmail.com. We hope that you will consider becoming part of the team that supports our beautiful and inviting neighborhood!

— Marty Hartley, CKS/E Vice President



**Project
Request
Form**

Next HOA Meeting

Thursday, June 12th, 6:30 p.m.
Deer Creek Church

HOA Meeting Minutes

Meeting Date: May 8, 2025. Brandon Moore, President, called the meeting to order at 6:28 p.m. at Deer Creek Church.

MEETING ATTENDANCE

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

Residents present: 3 residents.

ARCHITECTURAL CONTROL COMMITTEE

(ACC) PROJECT REQUESTS

Project requests approved during the meeting:

- S. Vance Ct. – Garage Addition, contingent on verification of Jeffco approval of easement

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

- S. Webster Way – Shed, Driveway, Retaining Wall
- S. Yarrow St. – Patio, Sidewalk
- W. Alder Ave. – Fence
- S. Yukon Ct. – Roof
- W. Nova Dr. – Roof

COMMUNITY FORUM – None.

NEW BUSINESS

- Street Milling Finishing: Brandon followed up with Jeffco. Install of speed bumps on S. Upham St. and W. Elmhurst Ave. will be completed within one month.

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
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9:00AM - 1:00PM

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HOA Meeting Minutes, *continued from page 2*

- **Monuments Refresh:** This year, the plan is to complete upgrades to one monument (W. Ken Caryl Ave. and S. Webster St.) with budgeted funds. Brandon will seek estimates on juniper removal. Based on projected costs/budget, Board will determine plans for landscaping.
- **Monument Repair (W. Ken Caryl Ave. and S. Webster St.):** Received two quotes. Per vendor recommendation, will proceed with repairs upon completion of juniper removal.
- **Communications:** Andy will talk with The Scroll publisher regarding content options, i.e. adding info on Littleton/Foothills events. Andy provided sample articles which could also be posted on the website.

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

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

Dues Report: Presently, 428 (56.3%) of households have paid their annual HOA dues compared to 418 (55%) last year.

COMMITTEE REPORTS

Special Events

- **Easter Egg Hunt:** Estimated attendance of 75-100 adults/children. Positive feedback – overall event, egg toss, snow paths, Easter bunny, prize wheel. Will continue with having the event rain or shine, versus rescheduling. Will consider offering 2 face painters next year.
- **Parks Beautification Day:** Estimated 40 adults and children completed general clean-up, including weed-pulling and monument work. The goal is to have more projects next year.

- **Dumpster Day with metal recycling:** Saturday June 7 from 9 - 11 a.m. (two 40YD Dumpsters \$1,100).
- **Community Garage Sale:** May 30th – June 1st, sponsored by Teresa Wallace, Realty One Group Premier. Residents can “register” their location and signs will be posted.
- **Food Trucks:** At this point, trucks have not been confirmed for this year. Brandon will double-check on availability.

Parks Committee: See report in The Scroll.

Traffic & Streets Committee: See report in The Scroll.

Council of HOAs for Planned Environment (COHOPE):

Next meeting – Dan Trujillo, Regional Director, Xcel Energy – will answer questions and provide information on programs, etc. Can submit questions in advance.

OLD BUSINESS UPDATES

- **ADU update for Rules and Regulations:** In progress.
- **Document Retention Update:** Documents will now be stored in Google Drive on an ongoing basis.
- **Website Prototype Update:** Launch date goal projected to be within the next month, incorporating feedback on design/functionality. The Minutes, Scrolls and financial reports will be posted for the current year and two prior years.

COVENANT VIOLATION UPDATES

Stage 4 Violations: No resolution or response from the attorney demand letter. The Board unanimously approved proceeding with litigation, which will include the landscaping and weeds issue.

Stage 3 Violations: None.

NEXT MEETING

The next HOA Board meeting will be on June 12th, at Deer Creek Church at 6:30 p.m.

Meeting was adjourned at 7:54 p.m.

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Realtor, CNE, Broker Associate

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A Successful Easter Event

After a snowy runup to the CKS/E HOA Annual Easter Egg event, the weather turned out to be extremely nice and we had an astounding turnout of about 100 attendees! Luckily, the snow was no issue because the Easter Bunny and his HOA volunteers made some amazing snow mazes where all the eggs were hidden. It turned out to be a hit with the kids!



This year, additional activities included a prize wheel with lots of extra goodies and an egg toss. There were about 2 dozen pairs that participated, and we were all blown away by how good everyone was at throwing eggs! The cooler weather must have hardened those eggs for some extra distance! Congratulations to the winners of the egg toss that were at least 15-feet apart while throwing and catching single handed. We expect this to become an annual event, so keep practicing in the off-season to take the crown next year!



We want to extend a huge thank you to Teresa Wallace who put together the event, including the custom-built prize wheel! In addition, thank you to the volunteers who helped before and during the event as well as Chick-fil-A

and Southside Pizzeria for co-sponsoring the event to make it a success. Finally, thank you to so many in the neighborhood for turning out and make the Easter Event so fun and memorable. We look forward to seeing everyone again next year!



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Parks Committee Report

Parks Beautification Day Update: For the first time in a couple of years, there was glorious weather on the late April day for our annual neighborhood clean-up in conjunction with Earth Day. No doubt the weather encouraged a great turnout from residents of all ages throughout CKS/E to meet at Wayside Meadows Park for refreshments before spreading out to collect trash on the park's western edge from W. Chatfield Ave. north along S. Wadsworth Blvd., picking up and then personally disposing of eight bags of needles at just one of the entrance monuments on S. Pierce St., getting rid of pesky weeds by the playground, leveling out and raking the engineered wood fiber or mulch under the playground equipment, and picking up sticks and other debris throughout the park. It was heartwarming to see so many children enthusiastically wanting to help and hear a boy say, "I saw this (Parks Beautification Day notification) in the newsletter and I've been looking forward to it."

Heartfelt thanks go to the following residents who volunteered to help spruce up our community and looked like they were having fun giving back to the neighborhood:

Tracey Decker, Dominika & Stefania Hannah, Eric & Elliot Hevener, Marty Hartley & Dani Crane, Sager, Keri, & Lilah Kern, James, Ashley, Layla, & Charlotte McClure, Tom Majcen, Scott Manley, Mark & Barb Meihaus, Dillon, Kayla, Adalyn, & Kalyn Miskimins, Roland, Sarah, Olive, & Arthur Scott, Marty & Sheri Skolnick, Andy, Kalena, Charlie, & Cindy Stauffer, Kevin & Teresa Wallace, Chris Williams & Lauren Harteale, and Katy Yeager. A special thanks also goes to Foothills Park & Recreation District's Parks Operations Coordinator Sarah McAfee for helping to spearhead the event

and bringing a truckload of trash grabbers and other supplies. Please accept my apologies if I inadvertently omitted anyone.



Two Friendly Reminders: Residents whose homes back up to either Wayside Meadows Park or West Laurel Park and are planning exterior improvements that require access to either park or open space must request a Temporary Access Permit prior to using any Foothills property. Please call or email Sarah McAfee at 303-409-2317/smcafee@fhprd.org

I can imagine how enticing it is for residents whose homes back up to our parks, Foothills' open spaces, or Jefferson County property to just toss tree limbs and grass clippings over fences, but PLEASE refrain from having others pick up your yard mess. Thanks for your cooperation!

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

— Annie Berger, Parks Committee Chair



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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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Traffic & Streets Committee Report

Newly Paved Streets: Even though there were several hiccups throughout the paving process, I hope all residents are thrilled with the end result. Some residents expressed a growing concern in early May that since the new pavement was laid and the speed bumps/humps removed, there was an increase in vehicles speeding through the neighborhood. The Jeffco Road and Bridge District II-South Senior Supervisor was promptly notified of the concerns and asked when the speed humps would be reinstalled, the striping be redone, and the remaining wattles picked up from the gutters. The concerns were relayed to the Jeffco Road and Bridge Engineering Inspector who stated on 5/13, that the County “was working on scheduling the speed humps for early next week. When they are done, striping will take place.” On 5/15, he added that he would “drive through the area to collect the wattles that have been left behind. The good news is that, although the weather is uncertain, we will have a crew working on the speed humps on Monday (5/19). Shortly after that, we will focus on installing the markings and striping. Thank you for your patience, as we had some scheduling issues.”

Thank you, CKS/E residents, for your understanding and cooperation during the long process of getting brand new streets in the neighborhood. A special thanks goes to those who swept up debris on sidewalks ahead of the street sweepers. If there are any remaining issues, please let me know.



PLEASE Slow Down: Unfortunately, some drivers regularly ignore the stop sign at S. Upham St. and W. Elmhurst Dr. next to Wayside Meadows Park. Remember: Children walk and bike to and from their homes to play at the park, and that corner is also a school bus stop. Getting anywhere a minute faster is not worth an accident. Thank you for your understanding.

Another Pothole: After the Jeffco Road and Bridge Area Supervisor was told of the large pothole in the center lane on westbound W. Ken Caryl Ave., a little east of the Valero gas

station, it was added to the repair list.

King Soopers on Chatfield Update: As previously reported, one of the sidewalk blocks had heaved immediately north of the car wash at the King Soopers shopping center. It resulted in a resident tripping. After some delays, the management company stated that they “will be having our vendor out at the property 5/3/25 to repair the sidewalk. There will be three full sections replaced.” After being asked, the management company removed one dead tree, but has been slow to act about other dead trees on the periphery of the open space that need to be removed and replaced in a timely fashion.

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. Remember: extra sets of eyes are always helpful!

— Annie Berger, Traffic & Streets Committee Chair



Yard Of The Month!

One yard of the month winner will be selected each month. This month’s winner is the home of **Martin and Sheri Skolnick at 7861 S. Upham. St.** 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



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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 April 30, 2025

ASSETS

Current Assets

Checking.....	\$1,587.92
Money Market.....	\$50,876.71
Total CKS/E Bank Accounts	\$52,464.63
FirstBank CD-8060	\$21,766.05
Total Bank Accounts	\$74,230.68
Total Current Assets	\$74,230.68
TOTAL ASSETS	\$74,230.68

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....	\$4,106.11
Retained Earnings	\$20,232.05
Net Revenue.....	\$24,889.52
Total Equity	\$74,230.68
TOTAL LIABILITIES & EQUITY ..	\$74,230.68

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Active:								
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	99%	4	3+1	\$800,000	
7573 S. Saulsbury	2 Story	2,926	4,239	80%	4+1	3+1	\$885,000	
7591 S. Reed Ct.	2 Story	3,309	4,261	100%	4+1	3+1	\$1,025,000	
Under Contract:								
6922 W. Walden Pl.	2 Story	3,118	4,070	0%	4	3	\$839,900	
7082 W. Morraine Dr.	2 Story	2,725	3,837	90%	5	3+1	\$950,000	
Sold:								
8293 S. Reed St.	2 Story	1,885	2,755	100%	4+1	3+1	\$665,000	\$685,000
7982 S. Vance St.	2 Story	3,047	3,999	0%	4	3	\$825,000	\$827,500
6866 W. David Ave.	Multi-L	2,386	3,261	100%	3+1	2+1	\$849,000	\$839,000
7204 W. Walden Dr.	2 Story	3,016	3,968	0%	4	3	\$849,000	\$855,000
7590 S. Reed Ct.	2 Story	2,330	3,290	0%	4+1	3+1	\$925,000	\$940,000

Good news for the Denver Metro housing market this spring! We're finally seeing a more balanced landscape. The days of scarce inventory are shifting, with active listings blossoming to around 12,000. Sellers are actively listing their homes, and buyers are taking a thoughtful approach, seeking strong value and quality. April's activity remains robust, with over 7,000 new listings and over 4,300 pending sales. Sellers, be mindful that Denver ranked 5th nationally for price reductions and concessions on a significant 59.2% of homes last month. Buyers, your current cautiousness is understandable, but keep your long-term housing goals in sight. The present market offers some of the most compelling values and opportunities we've seen in over a decade.

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