

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

March 2024

Vol. 51 No. 03

Upcoming Events

CKSE Easter Celebration – March 30th

See www.cksehoa.org for details

Drive Benefits Food Bank

The Second Annual Neighborhood Food Drive, coordinated by local realtor Teresa Wallace, is happening now through March 17th. The food drive benefits the Life Littleton Food Bank, which is especially lacking boxed breakfast foods like granola bars and boxes of cereals. Any canned goods or non-perishable items are welcome.

Items can be dropped off on Wallace's porch at 7545 S. Webster St. anytime between now and March 17th. Your donation will enter you in a raffle for DQ Ice cream cake or a \$50 gift basket from Riley's Natural Pet Supply.

If you have questions or need your items pickled up, please contact Teresa at 720-849-9236.



Next HOA Meeting

Thursday, March 14th, 6:30 p.m.

Deer Creek Church

President's Letter

Normally the winter months are slower for the HOA, but this year seems to be picking up quickly with new situations to solve and processes to improve. Over the past month, we received communication from homeowners on multiple concerns ranging from park damage, fireworks, drainage issues, and fiber network installation damage. The HOA board, Parks Committee, and Traffic and Streets Committee have been working with Foothills Parks and Recreation and Jefferson County to find solutions and have already seen some solutions implemented. We are thankful to neighbors that help us identify problems and communicate with the HOA board through cksehoa@gmail.com. By working together, we can keep CKS/E a great place to live.

DirectLink received a permit through Jefferson County last fall to install DirectLink fiber network in CKS/E. The installation has caused concerns and or damage within the easement in multiple yards. The HOA has published a "Fiber FAQ" on the www.cksehoa.org site that answers the most common questions. It is important to document damage when discovered and pay special attention when sprinklers get turned on in the next few months. DirectLink can be contacted at support@dlbroadband.com or 720-851-1111. If further escalation is needed, Jeffco Development and Transportation can be contacted at 303-271-8487 or gbennett@jeffco.us.

continued on page 2

DirectLink Contact Information

Problems or questions with the work to install DirectLink infrastructure? DirectLink's contact is Kiera Jones from Community Relations: kjones@bambroadband.com. Phone: 303-529-1111.

Other DirectLink Contacts:

Donald Ray, Construction

Nicole Cimino, Marketing

The Jefferson County Construction Inspection Supervisor in Transportation & Engineering Division who oversees the DirectLink work is Gene Bennett, gbennett@jeffco.us. His office phone is 303-271-8487 if you continue to have trouble with DirectLink's work.

President's Letter *continued from front page*

With Spring quickly approaching, we see a significant increase in project requests. Before starting a project, it is important to determine if HOA approval and/or Jefferson County permitting is required. The Consolidated Covenant Rules and Regulations located on www.cksehoa.org has helpful information on the approval process and a chart on page 4 indicates which projects need approval regardless of HOA membership. Please submit your project request form located on the website 30-days in advance when possible, allowing the HOA board to review, research, and provide a decision on the request.

The Board is also working on upcoming 2024 events. The next event will be the CKS/E HOA Easter Celebration on March 30th rain or shine. We are in the process of getting approval to host the event at Wayside Meadows Park due to West Laurel Park construction. Make sure to visit www.cksehoa.org for the latest updates on time and location. We will also be moving our Dumpster Day event up to June this year so get ready to start your spring cleaning and making sure your HOA dues for 23-24 are paid to participate.

— **Brandon Moore, CKS/E HOA Board President**

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 HartleyVice 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 Co-Chairckseparks1@gmail.com
 Kathy Hofstra, Parks Co-Chaircksehoa@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.

*Easter is one of my favorite holidays with the kids.
 They get to run loose, and we always have our family
 and loved ones all around us!*

—*Camila Alves*

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
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 Poison Control Center: 1-800-222-1222

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

HOA Meeting Minutes

February 8, 2024

Brandon Moore, President, called the meeting to order at 6:29 p.m. at Deer Creek Church.

Board members present: Brandon Moore, Marty Hartley, Dani Crane, Amanda Gomez, Teresa Wallace, Mark Meihaus and Ryan Bing.

Residents present: 4 residents

ACC PROJECT REQUESTS:

Project requests approved during the meeting:

- West Otero Place – Painting and Venting Upgrades

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

- South Saulsbury Street – Front Security Door Installation
- South Vance Court – Roofing

Community Forum: A resident initiated clarification on board quorum/majority voting rules. Per the bylaws, a majority of board members must be present to be considered a quorum for transaction of business. If the board consists of less than 3 members, then all members must be present, with unanimity required on any board decisions.

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

Treasurer’s Report:

- Board reviewed the monthly income, expenses, and balances for January, 2024 as presented by Mark Meihaus.
- Mark will check on the status of Scroll revenue. While these funds have been received previously, revenue has not been received in recent months.

Dues Report: Presently, 351 (46.2%) of households have paid their annual HOA dues compared to 371 (48.8%) last year.

Special Events:

- Easter event - March 30th, Wayside Meadows Park, “Rain or Shine”, Time TBD. Announcement will be noted in the Scroll.
- Board will organize, with Teresa as the primary contact. Requesting additional volunteers via the Scroll.
- Dumpster Day – Evaluating feasibility of moving event to June.

COHOPE: <https://cohopejeffco.com>

- Short-term rentals – Colorado Senate Bill 24-033 “Lodging Property Tax Treatment” introduced, with voting probably in March. See <https://leg.colorado.gov/bills/sb24-033> for details. Jeffco planning on hold.
- Hospital (Wadsworth/Coal Mine) – renovation – medical offices
- RV Street parking – violations enforced by Jefferson County, contact Jeffco Planning & Zoning with complaints.
- DirectLink concerns– Contact info will be noted in the Scroll.

Parks Committee – Traffic and Streets Committee:

- No formal report. Current information will be posted in the Scroll for both committees.
- Speed Humps - Brandon reported on call with Jeffco. Speed humps cannot be self-funded, including by an HOA. Must comply with Jeffco rules/criteria for installation as they are responsible for maintenance, i.e. must have 1000 vehicles daily. Jeffco’s recommendation – continued reminders in the Scroll and neighbor contact with Sheriff’s department.

continued on page 4

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Meeting Minutes *continued from page 3*

New Business/Action Items:

- Wayside Meadow trail damage – Caused by a SW Water contractor, who is responsible for repairs. (Timeline TBD). An update was posted on the HOA Facebook page. Board expressed appreciation to Foothills for quick response, including on-site review, and customer service.

Old Business:

- New Metal Signs – Reviewed prototype, recommending some modifications. Marty will update designs and projected cost, sending to Board for email vote prior to the next meeting.
- Communication Plan – Ryan provided updates, based on research and contact with Smartweb. The platform does have functionality for emails, text/phone messages and sending letters. (Cost currently covered in our license agreement.) Ryan will contact Smartweb regarding some technical questions for discussion at the next meeting.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate. Stage 3 and 4 violations were discussed, with next steps unanimously approved.
- Board unanimously approved a generic invoice template to be used to collect legal fees caused by homeowners in breach of CKS/E covenants.

The next HOA Board meeting will be March 14th at Deer Creek Church at 6:30 pm. Meeting was adjourned at 8:15 p.m.

Traffic and Streets Report

Eagle-eyed residents might have noticed the latter part of the committee's name has changed from 'Roads' to 'Streets.' That is to reflect Jefferson County terminology that 'streets' are considered to be residential and have curbs, gutters, and sidewalks whereas 'roads' are generally above 6,400 feet in elevation and do not have those characteristics.

Potholes: Jefferson County's Road and Bridge's mill and patch crew made repairs as requested to the potholes on W. Morraine Dr. at S. Pierce Way as well as at the intersection of S. Pierce St. and W. Fairview Dr. Please don't hesitate to let me know if there are other potholes that require filling in during the rest of the winter season.

Speed Hump Update: Thanks to HOA President Brandon Moore for following up with the resident's request last month for speed humps to be installed in two areas. Jeffco policy is that there must be in excess of 1,000 vehicles daily, speeding verification, AND 75% of those residents must be willing to support new speed humps. Though a traffic study has not recently been done in our neighborhood, the traffic count is not anywhere close in nearby neighborhoods and, therefore, likely ours too.

It is more important than ever to have residents and guests follow the speed limits to keep pedestrians, children playing on our streets, and animals safe. Thank you to everyone for S-L-O-W-I-N-G D-O-W-N.

continued on page 5

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Traffic and Streets Report *continued from page 4*

Signs: If my attempts to get the paint-splattered ‘Welcome to Jefferson County’ sign on C470 replaced sound like a broken record, I certainly understand. I am still waiting to receive an update for that to be done as well as having a yellow strip painted on the edge of the roundabout at S. Kendall Blvd. and Platte Canyon. The latter was supposed to have happened at the time of the roundabout’s construction.



thanked for getting that done so promptly.

Are you aware of the ‘No Turn on Red’ sign at the southwest corner of the intersection of S. Pierce St. and W. Ken Caryl Ave? If not, you’re in the majority as scarcely any drivers seem to be aware of the sign or are choosing to



disobey the no-turn-on-red directions. As a result, I asked the Transportation Operations & Planning Manager for Jefferson County Transportation and Engineering why that sign was put up and what is/was the perceived need for it. I also asked if Jeffco would consider removing the sign since there is essentially no adherence to it. This was the response: “Let me do some digging on the history of the sign and discuss with my team. I do see a valid point in removing the sign - if compliance is low and targeted enforcement hasn’t resolved the issue, we don’t want to expose vulnerable road users in the crossing where motorists aren’t complying. If we find that the sign has a true need based on crashes or similar data, we will bring this intersection to the attention of the Sheriff’s Office during our next coordination meeting.” Stay tuned for updates.

I am still also awaiting an update from Jeffco Traffic and Engineering’s Traffic Operations team to look into changing the timing of the light at S. Pierce St. and W. Fairview Dr. so that drivers do not feel the need to run the light.



However, in the Good News Dept., less than a day after requesting a new stop sign be installed at the W. Laurel Ave. and S. Webster/W. Fairview intersection, Jeffco Road and Bridges staff replaced the damaged and graffitied sign that had been up for years! The work crew and administrative staff were sincerely

If you have any concerns or questions about traffic or roads in, or adjacent to, CKS/E, please don’t hesitate to email me at ckseparks1@gmail.com.

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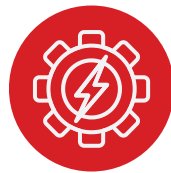
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Parks Report

Wayside Meadows Park: Flooding:

In late January, a resident reported that there was major flooding due to the blocked culvert by the park’s easternmost bridge. After Foothills Park & Recreation District (FPRD) was notified of the problem, staff broke up and removed the ice. They reported they were also working on additional drainage in the area. Since then, staff has visited the site multiple times to check that no ice, snow, or standing water has collected by the bridge. In addition, staff has cleaned up the area and created additional drainage and will continue to monitor the area.



and replaced with a much smaller “utility pedestal” closer to the park’s entrance. At the time of writing this report, the new enclosure was relocated to the west side of the parking lot. As mentioned in the October Parks Report, as part of FPRD’s contract with SCL, the restoration process will include a combination of sod and seed depending on the site so that the grass will be restored at the end of the project. Plant material must wait until warmer temperatures to be installed.

Trail Damage: When a contractor for Southwest Metropolitan Water and Sanitation District was doing maintenance to their manholes in the park early last month, damage was caused to the park’s trail. After FPRD staff was notified, they were onsite to document the conditions and hold the contractor responsible to clean up the area. Though that has begun, full repairs may take a few months.

Mark Your Calendars: Parks Beautification Day will be held on Saturday, April 20th, at Wayside Meadows Park. All are welcome and encouraged to participate. Look for more news next month.

West Laurel Park Improvements Update: FPRD staff reported that everything is on track with the project due for completion in early summer BUT that is based on weather conditions. Please remember that there will be periods of inactivity during adverse weather and while construction staff wait for the season to change. Last month included work on completing the irrigation system installation. The stone irrigation hut or back-flow structure on the hill by the parking lot was also removed

If you notice anything that requires attention in the parks or trails, please don’t hesitate to notify Annie Berger @ 303-408-6142 or Kathy Hofstra @ 303-888-1661 as extra sets of eyes are always helpful! Residents can also phone Sarah McAfee, FPRD Parks Operations Coordinator, at 303-409-2300.

— Annie Berger & Kathy Hofstra, Co-Committee Chairs



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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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History Adventures Day Camp

The Littleton Museum summer programs have been a tradition for over 40 years. History Adventures help our participating Explorers understand the experiences of people from the past who have called Colorado home through hands-on activities and instruction from expert historical interpreters.

These day-long activities are open to 12 children per session and require prior registration to attend. Registration is on a first-come, first-served basis.

All sessions are from 9 a.m. to 3 p.m. and cost \$50 per day per child. Registration opens to Friends members on Tuesday, March 26, 2024 at 9 a.m. Registration opens to all on Tuesday, April 2, 2024 at 9 a.m. A benefit of membership in the Friends of the Littleton Library and Museum group is access to the early registration period.

—<https://www.museum.littletonco.gov>

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates

Statement of Financial Position: As of January 31, 2024

ASSETS

Current Assets	
CKS/E Bank Accounts	
Checking	4,469.02
Money Market	43,674.36
Total CKS/E Bank Accounts	48,143.38
FirstBank CD	20,636.74
Total Bank Accounts	\$68,780.12
Total Current Assets	\$68,780.12
TOTAL ASSETS	\$68,780.12

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Equity

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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	17,593.07
Total Equity	\$68,780.12
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6999 W. Fairview Dr.	2 Story	2,026	2,789	80%	4	3	\$829,900	
7941 S. Webster Way	2 Story	2,254	3,454	95%	4	3	\$865,000	
7429 W. David Dr.	2 Story	2,744	3,986	87%	3+3	3+1	\$1,295,000	
Sold:								
7776 S. Saulsbury St.	Multi-L	2,175	2,851	0%	3+1	2+1	\$620,000	\$605,000
6882 S. Walden Pl.	Ranch	1,942	2,724	100%	3+1	2	\$685,000	\$685,000
7005 W. Otero Pl.	2 Story	2,517	3,092	98%	4	3+1	\$850,000	\$850,000

Many of the real estate trends from 2023 are predicted to continue into 2024. Rising interest rates depressed listing inventory more than expected in 2023. Sellers are continuing to be reluctant to put their homes on the market and give up interest rates under 4%. The fear that the rise in interest rates would cause home prices to drop did not happen, but in fact stabilized the prices. First time home buyers made up 32% of the market in 2023 and predictions are that will continue and may even be higher this year. The young buyers realize prices are not going down and now is the time to buy; they feel they can always refinance if rates go down.

In the past few years, homes sold so quickly that their condition didn't matter, but that was not true in 2023 and will continue in 2024. Buyers once again are looking at the best value for their dollar, they are avoiding homes they must repair or upgrade. They do not have the time, expertise, or extra cash to invest in fixing up a home after they purchase it. Buyers are also getting nervous about homes that sit too long on the market, wondering what is wrong with them. These homes can become stigmatized when often it is just that the property was overpriced, needed too much work, or was not marketed well.

If you are thinking of selling, now is the time to start preparing your home for sale. Activity is starting to increase and showings are strong. Homes that show well are getting the most attention with the potential of multiple offers. Prime selling time in the Denver Metro Market usually runs from April through August.

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