

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

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

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Coming Events

Neighborhood Food Drive:

March 14 – 22. See Scroll for details.

Easter Egg Hunt: Sat., April 4, 10 a.m.

West Laurel Park

*It was one of those March
days when the sun
shines hot and the
wind blows cold:
when it is summer in
the light, and winter
in the shade.*

—Charles Dickens



**Project
Request
Form**

Next HOA Meeting

Thurs., March 12th, 6:30 p.m.
St. Gregory's Episcopal Church
See cksehoa.org for more details.

March 2026

Vol. 53 No. 03

President's Letter

Along with the season of spring, the CKS/E HOA Board is seeing some of our goals spring into action. Two of our residents, Janet Toenjes and Tian Li, have done remarkable work in analyzing, designing, and proposing landscaping upgrades to the brick bedding areas of our CKS/E neighborhood monuments at both entrances on S. Pierce St. and the entrance on W. Chatfield Ave. By the time you receive this edition of the Scroll, you may have seen some activity at these monuments, or soon will. The designs are thorough and take into consideration the unique soil conditions, sun exposure, water requirements, and visual impact of each location. We are grateful to Janet and Tian for their efforts and are looking forward to the beautiful blossoms at each of these entrances.

We are also moving forward with our goal to increase community involvement through enhanced communications. Our new website offers several features designed to streamline information sharing through email notifications of new content on the website. This includes alerts when new documents, such as the Scroll and our financial reports, are added to the document library, when new calendar events are posted, when new stories are published, and when new photos are added to the photo gallery. This is the first step to a multi-faceted plan to bring you timely and relevant information about our community. A separate article in this edition of the Scroll provides information on how to sign up for these new communication features.

Lastly, plans are taking shape for our 50th anniversary celebrations, which will recognize the long-time residents and history of our great neighborhood this summer.

Thanks to everyone who supports our community through their \$80 voluntary dues. We strive to demonstrate the value of your dues through engaging events and appealing enhancements we can all benefit from and be proud of.

— Marty Hartley, CKS/E President

HOA Board of Directors

Meeting Minutes: February 12, 2026

MEETING COMMENCEMENT

- Marty Hartley, President, called the meeting to order at 6:30 p.m. at St. Gregory's Episcopal Church.
- **Board Members Present:** Marty Hartley, Brandon Moore, Mark Meihaus, Dani Crane, Kalena Stauffer, and Zak Zakrzewski
- **Residents Present:** 6 residents
- The January meeting minutes were approved unanimously.

ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

Project requests approved via email vote /auto approval:

- S. Quay Way – Shed

continued on page 2

Meeting Minutes, *continued from front page*

COMMUNITY FORUM (None)

NEW BUSINESS UPDATES

- **Dues Growth Proposal:** Two residents presented a dues growth proposal that could increase dues revenue and be beneficial for residents. Board unanimously approved contacting the attorney for input, allocating the related costs.

OLD BUSINESS UPDATES

- **Monument Landscaping Plan:** Tian Li and Janet Toenjes presented a summary of the analysis, considerations, and potential designs from their review of four entrances. Zac will obtain an estimate for pre-planting preparation for the entrances on S. Upham St./W. Chatfield Ave. and the two locations on S. Pierce St.
- **2025-2026 Priorities:**
 - **Community Involvement/Enhanced Communication:** Marty summarized results of the review of email capabilities of Smartweb and the current HOASpace website. Board unanimously approved utilizing HOASpace to enhance timely communication with residents.
 - **Succession Planning/Roles & Responsibilities:** No report.
 - **Demonstrate Value of Dues:**
 - ~ **50th Neighborhood Anniversary:** The next meeting is scheduled for March 8, 2 p.m. at Kalena's house. A reunion type event is being considered.
- **Review ADU language for Rules/Regs:** Board unanimously approved the revised *Consolidated Covenant Rules and Regulations*. The revisions are necessary to comply with state legislation.

REPORTS TO THE BOARD

- **Treasurer's Report:** Board reviewed monthly income, expenses, and account balances for January 2026.
- **HOA Membership:** 367 households (48.3%) have paid their 2025-2026 annual HOA dues compared to 387 (50.9%) last year. Reminder cards will be mailed to non-paying residents in early March.
- **Communications/Scroll Updates:** Andy will present social media options, considerations, and recommendations at the next meeting.
- **COHOPE:** Jefferson County has approved the rules and regulations for short-term rentals.
- **Traffic and Streets:** Steve will follow up with Jefferson County regarding the reported safety concerns at the intersection of W. Elmhurst Dr. and S. Upham St., adjacent to Wayside Meadows Park.
- **Special Events:**
 - **Music in the Park:** Unanimously approved \$1,000 allocation for live music.
 - **Easter Event:** Scheduled for April 4, 10 a.m. at West Laurel Park, rain or shine. The Easter egg hunt will start at 10:30 a.m.

COVENANT VIOLATIONS

- **Stage 4 Violations (Lawn Maintenance Issue):** Attempts to serve summons were unsuccessful. Requesting the Court issue another Summons which will be served by the Jeffco Sheriff's Department.

NEXT MEETING

- The next HOA Board meeting will be on March 12 at 6:30 p.m. The location will be St. Gregory's Episcopal Church.
- The meeting was adjourned at 8:23 p.m.

Columbine Knolls South/Estates

CKS/E HOA, P.O. Box 620271, Littleton, CO 80162-0271

Email Address for Board/ACC: cksehoa@gmail.com

www.cksehoa.org

CKS/E Board Members

- Marty Hartley President
- Brandon Moore Vice President
- Dani Crane Secretary
- Mark Meihaus Treasurer
- Kalena Stauffer Member-At-Large
- Teresa Wallace Member-At-Large
- Zak Zakrzewski Member-at-Large

CKS/E Committee Chairs

- Marty Hartley, ACC / Project Requests Chair cksehoa@gmail.com
- Kalena Stauffer, Blockworker Chair cksemem9@gmail.com
- Tom Majcen, COHOPE cksehoa@gmail.com
- Andy Stauffer, Communications & Scroll Editor cksescroll@gmail.com
- Charlotte Bagwell, Historian cksehoa@gmail.com
- Tian Li & Janet Toenjes, Monument Landscaping Chairs ... cksehoa@gmail.com
- Vacant, Parks Chair cksehoa@gmail.com
- Erin Roark & Sara Aragon, Special Events cksehoa@gmail.com
- Steve Mazzini, Traffic & Streets Chair cksehoa@gmail.com
- Newsletter Connections, Publisher, The Scroll ckseeditor@gmail.com

State Legislators for CKS/E:

State Senate: Chris Kolker: chris.kolker.senate@state.co.us, 303-866-4883
 House District 28: Rep. Sheila Lieder: SheilaForColorado@gmail.com

The South Knolls Scroll is published and distributed monthly by the Columbine Knolls South/Estates HOA. It has a circulation of 760.

News Articles

The deadline for news articles is the 15th of the month for the next month's issue, except for the January issue which is December 9th. Please email news articles to **Andy Stauffer** at cksescroll@gmail.com.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Emergency Phone Numbers

- 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 info@newsletterconnections.com



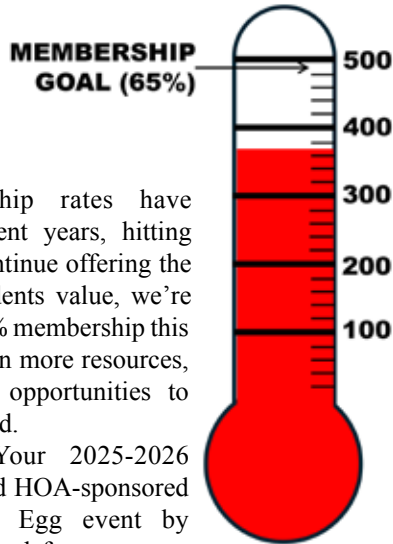
To find ad rates and discounts, go to **NewsletterConnections.com** or scan QR code.

Homeowners' Association Membership Goals

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

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

Did you know: Your 2025-2026 membership helps to fund HOA-sponsored events like the Easter Egg event by providing Easter candy and fun activities to do with neighbors?



January Memberships:
65% Goal: 367 of 494 (74.3%)
Total: 367 of 760 (48.3%)



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Annual Easter Egg Hunt

Saturday, April 4th

The CKS/E HOA invites neighborhood families to the annual Easter Egg Hunt on Saturday, **April 4, starting at 10 a.m. at West Laurel Park**. The Easter Egg Hunt will commence at 10:30 a.m. Children ages 0 to 12 are welcome to participate. Please bring your own baskets.

The event will be held **rain, snow or shine**, so dress for the weather and come ready for fun. After the hunt, stick around for games and activities, including the return of last year's fan-favorite: the egg toss. Additional entertainment will include a prize wheel and other spring-themed surprises.

This festive tradition is a great way to connect with neighbors and celebrate the season. If you'd like to donate any candy/prizes or volunteer to help with event-day activities, please call Teresa Wallace at 720-849-9236.



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Website Notification Email Enrollment Instructions

One of the goals of the current CKS/E HOA Board term is to increase community involvement through better communication. Our new website, www.cksehoa.org, plays an important role in achieving that goal.

The website allows residents to create a **Member Profile** to receive email updates and information about our neighborhood. When you register, you can customize your privacy and security settings and choose the types of notifications you wish to receive. These notifications may include when new documents are added to the website, such as the digital version of the monthly Scroll, news updates, calendar events, and photos. Additionally, by creating a Member Profile, you can use the new online project request form which is accessible from the Project Requests page of the website.

Each member's name will appear in an online directory that is accessible only to other registered members. You have full control over how much additional information is shared. If you do not select the privacy option, your name and phone number will be visible to other members. If you choose the privacy option, only your name will appear.

To create a Member Profile, visit www.cksehoa.org, hover over the **Members** menu, and select **Register**. Complete the required fields, add any optional information you wish, choose your privacy and email notification preferences, and submit the form. All registration requests are reviewed to ensure they come from current CKS/E residents.

Once your registration is approved, you will receive an email with a link to further customize your profile, including

managing subscriptions under the **Email Options** tab. You may see references to "Lost & Found Classified Ads" and "Discussion Topics"; these features are not currently available but may be added in the future.

By signing up for email notifications, you can stay informed with timely, relevant updates and remain better connected to our community.

Rules and Regulations Update: Accessory Dwelling Units

During the February HOA Board Meeting, the Board approved revisions to the Rules and Regulations of Columbine Knolls South/Estates to comply with recently passed Colorado State Legislation. HB24-1152 went into effect on June 30, 2025, and limits the ability of counties and HOAs to restrict the construction of accessory dwelling units (ADU).

The CKS/E Rules and Regulations apply to all properties within the neighborhood and can be reviewed at cksehoa.org under the information section by selecting Governing Documents and Policies. If you are interested in adding an ADU to your property, please review the Rules and Regulations for requirements before submitting a project request form and seeking required permits.

Questions can be submitted to cksehoa@gmail.com or by attending a monthly HOA Board meeting.



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50 Years of Community: March 1989 Spotlight

As we celebrate the 50th anniversary of our neighborhood, we're taking a look back at the stories that shaped our community. Our archives include newsletters dating back to the 1980s, filled with snapshots of daily life, memorable moments, and the people who helped make this neighborhood what it is today. Each month this year, we'll feature a selected article from those early editions. If you have your own memories, photos, or stories from years past, we'd love to include them in future issues. Please share them with us at cksescroll@gmail.com.

Ducky Theme Marx First Party of the Year

Picture this: A gathering where all guests wore Groucho Marx glasses and chewed bubble gum cigars. That was the scene at the February Polaroid Party given by the party group.

Arriving in -18° temperatures, guests washed down munchies with drinks while they were separated into 6-member teams. Each group was given a Polaroid camera with instructions to take between 4 and 8 photos that had to include all team members. Photos were to include one with the team members in uniform, one of the team serving the public and one portraying a Valentine message, but all members had to be wearing their Groucho glasses.

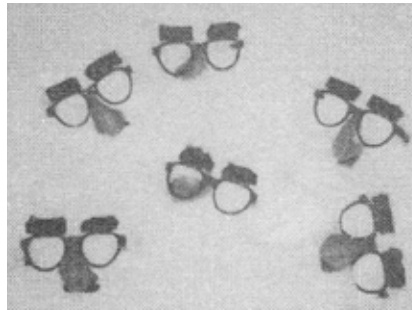
Participants were creative in their execution of photo requirements, going to several local merchants, a firehouse and bars to obtain their best shot. While teams were taking their pictures, they had to fill in a map with no street names by solving a word puzzle. Once deciphered, the map directed them to Ducky's Restaurant where party goers were served a dinner of boneless, stuffed chicken breast (or was it duck?) with swan (duck?) shaped cream puffs for dessert.

Prizes were given to guests who guessed the "secret word". Since photographs were judged on creativity and captions, puns and humorous poetry were rampant. The evening was an unconditional success with the inclusion of a "Ductionary" game and a sing-along at the live piano bar.

- By Bill Kacena



Above: Culminating months of planning, party hosts Steve Gorshing, Mavis Kacena, Liz Denham, Joan Gorshing, Frank Denham, and Bill Kacena don their costumes, Groucho Marx masks, to greet their guests.



To the left: The winning photo in the skydiving division at the Polaroid party depicts failure. The team said that while they were sky-diving, they followed a duck, ran out of luck, and got stuck.

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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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Foothills Park & Recreation District: No Motorized Vehicles Allowed In Parks

Recently, we have observed an increase in unauthorized motorized vehicle use within parks and on trails, including e-motorbikes. Please remember that motorized vehicles and e-motorbikes are not permitted in any of our parks or trails unless specifically authorized.

These restrictions help ensure the safety of all park users, and prevent damage to park infrastructure and natural resources. We appreciate your cooperation in following park rules.

If you see any unauthorized motor vehicles in our parks and open spaces, Foothills Park & Recreation District urges residents to call their office at 303-409-2300 or Jefferson County Sheriff at 303-980-7300.

For more information, see [ifoothills.org/park-rules/](http://foothills.org/park-rules/)



March Food Drive

The 4th Annual Neighborhood Food Drive, sponsored by Teresa Wallace of Realty One Group Premier, is back March 14–22, and this year’s goal is simple: come together as a community to support The Life Center of Littleton Food Bank during a time of high need. Breakfast items such as granola bars and cereal are especially appreciated, but all canned goods and nonperishable donations make a meaningful impact.

You can drop off items at Teresa Wallace’s porch, 7545 S. Webster St., between March 14 and 22. Every donation enters you in a raffle for a DQ ice cream cake or a \$50 gift basket from Riley’s Natural Pet Supply—a small thank-you for helping neighbors who rely on the food bank.

If you have questions or need items picked up, contact Teresa Wallace at 720-849-9236. Your generosity truly matters. Let’s fill the pantry together.

The Wiz

March 20 - April 19, 2026, Town Hall Arts Center, Littleton. Dorothy’s is considered by many to be the most iconic hero’s journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Follow Dorothy as she’s blown away to the fantastical land of Oz, where our heroine makes new friends, faces down wicked witches, and learns to believe in herself. Featuring funky and fearless songs like Ease on Down the Road as well as well as uplifting, gospel-infused anthems like Home, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The Wiz is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

🔥 Colorado’s New Furnace Laws Are Now in Effect 🔥

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Radon Testing Through Jefferson County

Radon Awareness Month is the perfect time to check your home for radon, and Jefferson County is making it easy for residents to take action. You can claim a free radon test kit through the Colorado Department of Public Health and Environment while supplies last. If you already picked up a kit, remember to send it in for testing.

Radon is an invisible, odorless gas found naturally in soil and rock. About 50 percent of homes in Jefferson County test above the Environmental Protection Agency's action level, and the only way to know your home's level is to test. It is a simple step that helps protect your household.

Free kits are available at jefferson.radon.com, and low-cost kits can also be purchased at local hardware stores or through the health department. Testing takes only a few days, and your results can provide valuable peace of mind.

For more information, see jeffco.us/2337/Radon

Absolutely Incredible Kid Day: March 19th

- Tell the kids in your life why you think they are incredible, amazing, inspiring, or just plain terrific!
- Make them feel even more important and write it down in a letter. How many kids do you know? They all deserve some encouragement, so make sure they get it from you.
- Create a post about an amazing child you know.

Trip Ideas For An Epic Spring Break Right Here In Colorado

Spring break in Colorado is a dream come true for outdoor enthusiasts, adventure seekers, and anyone looking to immerse themselves in the natural beauty of the Rocky Mountains. Whether your family craves adrenaline-pumping activities or serene moments in nature, there's something for everyone to enjoy.

Experience Rocky Mountain National Park

Rocky Mountain National Park is a must. Spring in the Rockies is the best of both worlds: the mountains are still capped in snow, wildflowers have begun to peep through the snow, and the weather is getting warmer, but the crowds still have yet to arrive.

When you take your family to Rocky, they'll gain a profound appreciation for nature. RMNP is home to some of the most epic scenery in the country, from meadows found in the montane zone to glistening alpine lakes and up to the towering mountain peaks. The park offers plenty of sightseeing, easy hikes for little ones, longer and more difficult hikes for experienced outdoorsmen, and of course, plenty of places to picnic.

If you're looking to spend multiple days exploring the park, check out accommodations in Estes Park, the quirky town that neighbors the park, for easy access.

All Things Pike's Peak

Just an hour South of Denver is the famous Pike's Peak, the highest summit in Colorado's Front Range, featuring the highest road in North America. The Pike's Peak region is full

continued on page 9

Bloom Your Business This Spring: Connect Directly with Your Neighbors!



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- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

Spring Break, *continued from page 8*

of natural wonders that can easily keep any spring breaker occupied. Pike’s Peak itself is of course unmissable. While the road to the top doesn’t open until Memorial Day weekend, the Pike’s Peak Cog Railway runs year-round – just make sure to pack extra layers. This old timey train is tons of fun for all ages and offers spectacular 360-degree views.

On the way to Pike’s Peak, you’ll pass through the adorable vacation town of Manitou Springs, which could easily keep anyone occupied for a few days. The town is home to an extensive, fully operational penny arcade, dozens of art galleries and exhibits, and eight natural springs you can drink straight from, hence the town’s name. For visitors looking for a challenge, the Manitou Incline is a hike up 2,744 steps at an incline of up to 68 percent. It’s not for everyone, but if you’re up for it, the views won’t disappoint.

The area is also home to Garden of the Gods, an absolutely stunning natural landmark made up of unique red rock formations with a rich geologic history. It’s worth at least driving through and walking around the accessible and scenic trails.

Mining Towns Road Trip

Colorado’s gold rush started back in 1859, and it’s legacy lives on today in the form of preserved mines and historic mountain towns up and down the Colorado Rockies. Spend your week or a couple of days back in the 1800s on this unique and scenic road trip.

Start your journey just half an hour from Denver in Central City, a charming town that came to be known during the Colorado Gold Rush as the “richest square mile on earth.”

Central City still has many of the original buildings, architecture, gold mines, and Old-West cemeteries intact. History buffs and mining enthusiasts can take a tour of the Coeur D’Alene or Hidee mines, and your kids will love panning for gold there.

Just twelve scenic miles from Central City is Idaho Springs, home to the Argo Mill and Tunnel, an old mill that was instrumental in ore processing and transportation to the Denver Mint which you can still tour today. The town offers endless charm and a great environment to spend an afternoon.

Next, head to Georgetown and ride the Georgetown Railroad, the historical railroad that miners used to transport them to mines back in the day. Today, it’s a scenic route that’s tons of fun for all ages. Make sure you book in advance and add on the mining tour to step into a real mine.

Southern Colorado & Great Sand Dunes National Park

Southern Colorado is its own world, and perhaps the most alien place in the region is the Great Sand Dunes National Park. This unique oasis is home to the tallest sand dunes in North America, towering over 750 feet high. Spend your days hiking, sandboarding, or simply marveling at gorgeous dunes and mountain backdrops.

The area is also home to a large selection of natural hot springs. Spend a day soaking at the stunning Mt. Princeton hot springs or the more relaxed Desert Reef Hot Springs. Of course, Southern Colorado, just like the rest of the state, is also home to many charming and quaint mountain towns. Cañon City hosts the Royal Gorge Park and Railroad, both worthy sights to add to your itinerary.

–<https://www.aspire-tours.com/blogs/spring-break>

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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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Spring Yard Clean Up and Miscellaneous Jobs. Hard working local teen seeking additional work. Call/text Will 720-471-1713.

Carpet repairs, small installations, 30 years experience. Call Mike 720-480-2196.

A&M Lawn Service - Spring Specials! Sprinkler and Landscape maintenance. Lawn Aeration \$75 (5000 sq ft), Power Raking \$140 (5000 sq ft), Spring Fertilization \$40-130, Weekly Mowing \$40-\$130, Yard Clean Ups \$150(hourly plus dump costs). Serving Jeffco/Littleton 46 yrs. 303-946-6995.

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

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

Full time fireman looking for part time work. 30 yrs exp doing all types of home improvements. I can help w/ all your home/handyman needs. **Sean 720-320-1177.**

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

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

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

MUSIC LESSONS! Piano, Guitar, Bass, Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

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

CLEARANCE/BLOWOUT ON NEW QUEEN AND KING ADJUSTABLE BEDS! 50 year Leawood resident & manuf. Rep has blowout prices on NEW Top Quality Adjustable beds. Available now in Littleton at 50% below retail prices! All sizes, all features (ZERO GRAVITY, MASSAGE, LIGHTS Etc.) 303-929-6612. Also **NEW mattresses at 50% to 80% below retail.**

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

Sunny Carpet Cleaning 303-742-0855

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Text Gary 303-829-6363.

Housecleaning - schedule a free walkthrough today! ellisoncleaningservicesinco@gmail.com

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

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

COLUMBINE GARAGE DOOR. Full door replacement and service. Leo & Bo 303-979-8084.

Columbine Complete Concrete. All phases of concrete. Concrete repairs. Concrete staining & sealing. Yard clean-up. Free est. 303-419-2003.

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

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

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

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

**This Space
Intentionally Left Blank
for Teen Services**

Columbine Knolls South/Estates Statement of Financial Position: As of January 31, 2026	
ASSETS	
Current Assets	
Checking.....	\$1,884.55
Money Market.....	\$50,675.47
Total CKS/E Bank Accounts	\$52,560.02
FirstBank CD-8060	\$22,195.43
Total Bank Accounts	\$74,755.45
Total Current Assets	\$74,755.45
TOTAL ASSETS.....	\$74,755.45
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	\$0.00
Equity	
Res. For Litigation	\$20,000.00
Res. For Monument Repair	\$5,000.00
Res. For Perimeter Landscaping....	\$4,109.11
Retained Earnings	\$24,675.75
Net Revenue.....	\$20,970.59
Total Equity	\$74,755.45
TOTAL LIABILITIES & EQUITY ..	\$74,755.45

KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra
RE/MAX Professionals
303-888-1661

#1 SELLING AGENT

for COLUMBINE KNOLLS SOUTH/ESTATES

- Personally Sold Over 265 Homes in Our Neighborhood
- Member of RE/MAX Hall of Fame & Lifetime Achievement Award
- Inducted into RE/MAX Circle of Legends
- 30+ years Residential Real Estate Sales Experience
- RE/MAX Professionals Sells Half the Homes in Our Neighborhood
- Ranked in the Top 1% of Realtors Nation Wide

Her goals are the same as yours... KEEP OUR PROPERTY VALUES HIGH!

Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin.	Bsmt.	Bed	Bath	List Price	Sold Price
Under Contract:									
7696 S. Pierce Way	2 Story	1,896	3,219	50%		3+1	3	\$660,000	
7607 S. Pierce Way	2 Story	2,331	3,096	55%		4	3	\$750,000	
Sold:									
7944 S. Webster St.	Multi-L	2,398	3,273	52%		4	3	\$699,000	\$693,000
7855 S. Vance Ct.	2 Story	3,161	4,287	0%		4	3	\$995,000	\$955,000

Denver Real Estate: A Chilly Start to a Warm Winter

Despite an unseasonably warm January with 60-degree days, the Denver real estate market started 2026 with a bit of a shiver. While many hoped for an immediate rebound after three flat years, the January data suggests a slower-than-expected takeoff.

The Challenges

- **Record Low Volume:** With only **1,919 homes closed**, this was the lowest January sales volume since 2008—dipping below the 2,000-mark for the first time since the post-financial crisis era.
- **Price Adjustments:** Average prices for single-family homes dipped **3.6%** compared to last year.
- **Longer Wait Times:** Homes are staying on the market longer, averaging **74 days**—a 23% increase over January 2025.

The Silver Linings

- **Rising Inventory:** Active listings hit **8,228**, up 7% from last year. Unusually, inventory rose between December and January, providing more options for buyers.
- **Increased Activity:** Pending sales are up **8.5%** year-over-year, suggesting that demand is beginning to stir beneath the surface.

Strategy for Success

For Sellers: Patience and presentation are the names of the game. To stand out and secure full-price offers, your home must show impeccably and be priced competitively.

For Buyers: Affordability is the current priority. With more inventory and longer days on market, there are excellent values to be found. If you find a home that fits your needs, move quickly before the market gains its usual seasonal momentum.

The Bottom Line: One month doesn't define a year. We expect the market to improve gradually as we head into spring.

www.kathyhofstra.com

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