

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

*A Newsletter Serving the Columbine Knolls South/Estates Community*

May 2024

Vol. 51 No. 05

### Coming Events

**Dumpster Day** – June 8,  
Wayside Meadows Park



### Food Drive A Huge Success

Thank you to everyone who donated to the second annual food drive and made it a huge success. We had at least 65 families drop off donations for the Littleton Life Center Food Bank. I had to make two trips to deliver it. The two families who won the raffle prizes are the Exner family and the Nicholson family. Thank you to Dairy Queen and Riley's Pet Food Supply for donating the prizes.

— **Teresa Wallace, Food Drive Coordinator**

### Project Request Form



### Next HOA Meeting

Thursday, May 9th, 6:30 p.m.  
Deer Creek Church

### President's Letter

Mother nature and Xcel Energy sure have had an outsized impact on our neighborhood this past month. Hopefully the month of May will be a little more predictable and allow us to enjoy the warming weather and all Colorado has to offer.

We lucked out with some great weather for our Easter Celebration on March 30th with roughly 150 neighbors joining in on the fun. The Easter bunny joined in the festivities and I saw some amazing face painting art. Thank you to everyone who helped with supplies, set-up, and funded the event by paying their annual dues.

Unfortunately we weren't so lucky with Parks Beautification Day on April 20th, which had to be cancelled due to snowy weather. Potential rescheduling details will be announced in a future Scroll. Thank you, Annie Berger, for all that you do to prepare for this event and for keeping our parks looking great.



I also want to recognize Kathy Hofstra, who has been an integral member of our CKSE community through her volunteer work with the HOA over numerous years including Co-Chairing the Parks Committee. With exciting adventures ahead, she has decided to step back from her current role. Our neighborhood is always in need of volunteers on our Committees and Board and would greatly appreciate any volunteers. If you are interested in learning more, you can reach us by emailing [CKSEHOA@gmail.com](mailto:CKSEHOA@gmail.com).

With warming temperatures and severe storms, we have seen an increase in project requests. Please submit your project request form which can be found at [CKSEHOA.org](http://CKSEHOA.org) or by scanning the QR code in the Scroll before starting your project. If you have a downed tree, broken fence, or other damage that may take a little while to resolve, please email [CKSEHOA@gmail.com](mailto:CKSEHOA@gmail.com) so we can document your estimated timing or plan rather than sending a covenant notice.

Another reminder is recreational vehicles including but not limited to boats, RVs, and truck-bed campers can only be stored in sight for 72 hours or

*continued on page 3*

## Blockworker News

Sherri Hayes has kindly offered to deliver newsletters in her southern part of the neighborhood. Her area covers seven homes in the S. Quay Way cul-de-sac and five homes on a portion of S. Quay Ct.

Thank you, Sherri, for volunteering. I've appreciated your assistance in the past and look forward to your continued efforts now. You'll have an opportunity to visit with more of your neighbors, too. Best wishes to you and your area!

— Charlotte Bagwell, Area 4 Blockworker Captain

## Condolences

Our condolences go out to Tim and Vilma Budzynski of S. Pierce Way whose son, Alex, passed away in February after a long battle with cancer.



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

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## Columbine Knolls South/Estates

CKS/E HOA, P.O. Box 620271, Littleton, CO 80162-0271  
 Email Address for Board/ACC: [cksehoa@gmail.com](mailto:cksehoa@gmail.com)  
[www.cksehoa.org](http://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/Questions.....	<a href="mailto:cksehoa@gmail.com">cksehoa@gmail.com</a>
Tom Majcen, COHOPE.....	<a href="mailto:cksehoa@gmail.com">cksehoa@gmail.com</a>
Charlotte Bagwell, Historian.....	<a href="mailto:cksehoa@gmail.com">cksehoa@gmail.com</a>
TBD, Membership/Blockworker Chair.....	TBD
Annie Berger, Parks Chair.....	<a href="mailto:ckseparks1@gmail.com">ckseparks1@gmail.com</a>
Project Requests.....	<a href="mailto:cksehoa@gmail.com">cksehoa@gmail.com</a>
Erin Roark & Sarah Aragon, Special Events.....	TBD
Annie Berger, Traffic and Roads Chair.....	<a href="mailto:ckseparks1@gmail.com">ckseparks1@gmail.com</a>
Walt Barnhart, Scroll Editor.....	<a href="mailto:cksescroll@gmail.com">cksescroll@gmail.com</a>
Newsletter Connections, Publisher, The Scroll.....	<a href="mailto:ckseeditor@gmail.com">ckseeditor@gmail.com</a>

### State Legislators for CKS/E:

State Senate: Chris Kolker: [chris.kolker.senate@state.co.us](mailto:chris.kolker.senate@state.co.us), 303-866-4883  
 House District 28: Rep. Sheila Lieder: [SheilaForColorado@gmail.com](mailto: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 15<sup>th</sup> of the month for the next month's issue, except for the January issue which is December 9<sup>th</sup>. Please email news articles to **Walt Barnhart** at [cksescroll@gmail.com](mailto:cksescroll@gmail.com).

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 In all the world, there is no love for you like mine.*  
 —Maya Angelou

### Emergency Phone Numbers

- Animal Control: 303-271-5070  
 or report to [animal-control@jeffco.us](mailto:animal-control@jeffco.us)
- Jeffco Roads & Bridges (streets/potholes, etc.):  
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- 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.*



# 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 and changes would require a 75% vote by all homeowners.

As all CKSE homeowners are bound by the Protective Covenants and Rules and Regulations regardless of dues payment, the HOA Board would value your input. 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 15th or July 11th. Thank you for your constructive feedback.

# Yard of The Month

Back for the Summer! One yard of the month winner will be selected each month. The yard will be photographed and featured in the Scroll. The first winner will be posted in the June edition. If anyone would like to nominate a yard, please reach out to me at coloradohomestracey@gmail.com or 303-408-6969 before May 14th. Thank you for making CKS/E beautiful!

- Tracey N. Chizlett

# President's Letter *continued from front page*

less. Beyond 72 hours, they must be stored completely out of sight behind a 6 ft. fence, stored in a garage or off-site.

As you turn on your sprinklers and get out in the yard, if you find damage tied to the fiber installation, please refer to the Fiber FAQ on CKSEHOA.org or in prior Scrolls for other important information and contact numbers. Thank you for your help in keeping CKSE a great place to live.

— Brandon Moore, CKSE HOA President

# Park Beautification Day Effort Cancelled

Due to inclement weather the Parks Beautification Day event planned for April 20 was cancelled. Plans for future resident-involved park improvement efforts are under consideration. Many thanks to Annie Berger, chair of the Parks Committee, for her many hours of hard work in planning and preparing for this effort. (Thanks also to her for all of her other efforts as head of the Parks Committee.)



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# HOA Meeting Minutes

April 11, 2024

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

Board members present: Brandon Moore, Amanda Gomez, Teresa Wallace, Ryan Bing and Mark Meihaus

Residents present: 7 residents, 2 young residents

## ACC PROJECT REQUESTS:

### Project requests approved during the meeting:

- S Quay Ct. – fence with 1x4 cedar dogwood, 6 ft; resident asked about having a gate in the back to the greenbelt and Brandon said he would check into it. Request approved pending the gate request clarification by email.

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

- W. Fairview Dr. – Siding and Gutter Replacement
- W. Walden Dr. – Brick Limewash, Siding and Garage Door Replacement
- W. David Dr. – Retaining Wall and Driveway Expansion
- W. David Dr. – Window Replacement
- W. Phillips Ave. – Fence Replacement
- W. Otero Pl. – Roofing and Painting
- W. David Dr. – Painting
- S. Pierce Way – Driveway Replacement & Fence Replacement and New Section
- S. Upham Ct. – Roof
- W. Elmhurst Dr. - Roof
- W. Phillips Ave. – Driveway Replacement and Walkway Expansion (Conditional – Jeffco permit)

**Community Forum:** None

**Approval of the Minutes:** The March minutes were approved unanimously.

### Treasurer’s Report:

- Board reviewed the monthly income, expenses, and balances for March, 2024 as presented by Mark Meihaus.

**Dues Report:** Presently, 414 (54.5%) of households have paid their annual HOA dues compared to 416 (54.7%) last year.

### Special Events:

- Easter event – Went well and about 100 children were in attendance.
- Dumpster Day – June 8th, 2024 - 2 dumpsters will be provided and participants must have paid 2024-25 dues or pay at event in order to participate.

**COHOPE:** <https://cohopejeffco.com>

- Legislation and other updates noted on the website.
  - Parks operations were presenting with Sarah Macafee, who went over the foothills parks and what is happening
  - Foothills to have mill levy on ballot
  - Touring is taking place to see new sites for a new library
  - Library cultural pass is available that on library website that can be used for museum, botanic gardens, and other activities
  - Hopefully the fall will bring an update on short-term rentals
  - Asked to publish the fiber optic phone number as residents will begin to turn on sprinklers

*continued on page 5*

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# HOA Meeting Minutes *continued from page 4*

- Suggested that the port-o-potty be moved at West Laurel Park due to location currently in pathway and potential smell.

- Board will give about a month to fix items that could be a violation from wind damage from latest storm before notices are given.

### Parks Committee – Traffic and Streets Committee:

- Current information will be posted in the Scroll for both committees.
- Park Beautification Day – April 20th
  - Only at Wayside Meadows Park, stain the fence and benches at playground
  - Annie proposed the HOA purchase 4 trash grabbers for use at these type of events: Proposal approved.

### Old Business:

- Communication Plan: HOA plan for the rules/regs.

### Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent to homeowners or attorney services engaged as appropriate. Current violations were discussed.

The next HOA Board meeting will be May 9th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 7:47 p.m.

### New Business/Action Items:

- Proposed to have a check-box added in October dues notice to receive email communication.
- Revise project requests form to inform residents to not drive any vehicle on Foothills open space while doing work to a home without prior approval from smcafee@fhprd.org.
- Board discussed process/timeline for updating some of the rules/regulations including an open and transparent process for resident feedback.
- Expedited Project Approval Process – Board will review project type/characteristics for inclusion in this process. Brandon will fine tune these and present to the board in May.
- QR code to be included in Scroll to go directly to the project request form.



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# Parks Committee Report

Parks Beautification Day on 4/20: Unfortunately, snow again forced the cancellation of our annual clean up and celebration of Earth Day at Wayside Meadows Park. Tentative plans are to reschedule our neighborhood clean-up for early September – stay tuned in this space for an exact date.

**Other Kudos:** Thanks to Bill and Mavis Kacena for always collecting grocery and produce bags to fill up the poop dispensers throughout our parks. They're like postal carriers, doing this year-round, regardless of the weather! After they mentioned a dispenser had been blown up by fireworks, Foothills Park & Recreation District (FPRD) staff was johnny-on-the-spot and replaced it the next day! Dennis and Gail Daniel are to be commended for picking up trash on their daily morning walks. Thanks to Brandon Moore for disposing of an 8x10 section of fence from the SE corner of W. Ken Caryl Ave. and S.



Webster. St. that had blown over from the north side of Ken Caryl during last month's huge storm. Kudos also go to Andy and Kaylena Stauffer for cleaning up the NW entrance to the monument at W. Elmhurst Ave. and S. Pierce St. What a huge difference just a few residents have made in our neighborhood, let alone other unsung heroes!

**Wayside Meadows Park:** When a FPRD staff member was asked on 4/3 about the condition of the drainage area on the north trail by the easternmost bridge, she mentioned that it had been freshly seeded and that the rocks were there to help with

drainage when the creek overflows. She cautioned it will take time to rehab that area as the District's first priority is to get water off the trail. The trench was placed to guide the overflow water to where it should be going. District staff will do "some additional drainage work and clean up in the area. The way it is now, (it) is not complete." More good news from Foothills! She added this is the busiest time of the year for FPRD staff as it's in between plowing and mowing seasons and their skeleton staff won't be supplemented by seasonal workers until later this month and in June.



After a resident expressed concern on 4/4 about a large rust spot with jagged edges on the platform by the playground's tall slide at the jungle gym, FPRD was immediately notified. They inspected it the following day and are working on a solution to fix the issue.

On 4/11, when another FPRD staff member was asked again when the lower, totally faded sign on the Wayside Meadows Park sign on S. Pierce St. might be removed or updated, the response was that while the District knew the sign had "aged," other District signs in worse condition were slated ahead of that one.



FPRD advised that the trash can that had been located by the *continued on page 7*

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# Parks *continued from page 6*

corner of S. Pierce St. and the path across from Dairy Queen will not be replaced.

**West Laurel Park Improvements Update:** If the park now looks like a checkerboard, that is because the new irrigation system was dug. Testing was conducted on it last month because there was less concern of the pipes freezing. The contractors were also prepping for sod and planting of seed as temperatures allowed. Great news - more trees will be planted in the park than originally called for in the contract.



On a less positive note, residents have expressed concern with the new location of the port-a potty by the park's entrance. Not only do some consider it an eyesore but a smelly introduction to what will be a park we can all take pride in when it's completed soon. The HOA President agreed to write a letter to FPRD's Park Planner to request that the port-a potty be relocated to its original location at the rear of the parking lot.



**The Big Windstorm:** Last month's storm caused several uprooted trees on FPRD property as well as on our residents' properties. Foothills staff was promptly notified of trees blocking the sidewalk on S. Pierce St. and on the path by the central bridge. The new port-a potty enclosure fence also suffered damage. FPRD staff assured me that those trees will be

removed as quickly as possible bearing in mind the District has about 70 other parks also requiring attention.

**Other:** A resident has volunteered to pay for a new and larger Columbine Memorial sign on the west side of the West Laurel Park playground. I can imagine how enticing it is for residents whose homes back up to our parks and Foothills' open spaces or Jeffco property to just toss tree limbs and grass clippings over the fence but PLEASE refrain from having others pick up your yard mess! Sadly, it's become quite a problem along W. Ken Caryl Ave. and other areas in our neighborhood.



Heartfelt kudos to Kathy Hofstra for her many years of dedication and service to the HOA as a Board member, Secretary, and then Parks Committee Co-Chair. Unfortunately, her extended periods away have made it impractical for her to continue serving on the Committee. Her support will be missed but luckily, she's just a phone call away in case I need to call for help!

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

— Annie Berger, Parks Committee Chair

# MARKET UPDATE Columbine Knolls South

Below is aggregate data for Columbine Knolls South from October 1, 2023 through March 31, 2024.

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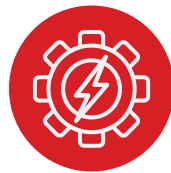
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# Traffic and Streets Report

**Maintenance Issues:** Thanks to an observant resident, Jeffco Roads and Bridges staff were notified on 4/4 of a damaged sidewalk that was potentially very dangerous at W. Elmhurst Dr. and S. Webster St. I was called the next day and told that temporary repairs would be done the following week with permanent repairs to be completed this summer. County staff were also told of a similar issue a few days later on W. David Dr. by S. Pierce Way. However, I didn't notice anything had been done by 4/13 to either area. That may be because the County might have determined the damage was caused by fiberoptics vehicles when making improvements and, if so, these sidewalk repairs would not be the County's responsibility. Stay tuned for updates next month.

When walking in our lovely neighborhood, it's easy to see how many grates in the streets are blocked by needles and other yard debris. Please take a few moments to see if rain or lawn water cannot drain because a grate near you has filled with debris – every little bit helps!

**Update on No Turn on Red sign heading West from Pierce to Ken Caryl:** Readers of this report might recall that Jeffco Transportation and Engineering's Transportation Operations & Planning Manager was asked in January to remove the above sign because it wasn't being adhered to and targeted enforcement wasn't resolving the issue. In late March, patience was rewarded when the official stated that the department's staff "explored why the (no) right turn on red sign was originally installed and could not find any sound justification (for its existence). The typical sign we install, which is located

on other legs of the intersection, is the yield to pedestrian sign. Staff will be replacing the restriction with the yield as they work through their list of signage requests." Hooray!

After a resident voiced concerns, the Jeffco Sheriff's Office has been asked to help curtail late night car racing on S. Pierce St.

If you have any concerns or questions about traffic or roads 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

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*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.*



**Realtor with real estate law background**



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**Services,** Your local HVAC Specialist.  
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**Highlands Pride Ptg, Inter/Exterior- 303-738-9203**

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**Aminals Petsitting Service** - Pet sitting (in your  
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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://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.

**Bring Flowers To Somone Day**

April showers means May 15 is Bring Flowers to Someone Day to celebrate why giving flowers plays a significant roll in kindness. Flowers are one of nature's most beautiful gifts. Bring Flowers to Someone Day is the perfect way to give the gift of love and kindness to those around you. Whether you gift flowers to show sympathy or give them just because, the simple act of giving flowers brings joy to the recipient.

**Teacher Appreciation Day**

National Teacher Appreciation Day is on the Tuesday during first full week in May as a reminder to show appreciation for teachers everywhere. We are using this National Day to say thank you to all teachers for their time and dedication to educate our children.

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

**Columbine Knolls South/Estates**  
**Statement of Financial Position:**  
**As of March 31, 2024**

<u>ASSETS</u>	
CKS/E Bank Accounts	
Checking.....	2,480.28
Money Market.....	46,864.80
Total CKS/E Bank Accounts .....	49,345.08
FirstBank CD-0926 .....	0.00
FirstBank CD-8060 .....	20,831.88
Total Bank Accounts .....	\$70,176.96
Total Current Assets .....	\$70,176.96
<b>TOTAL ASSETS.....</b>	<b>\$70,176.96</b>
<u>LIABILITIES AND EQUITY</u>	
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 .....	18,989.91
Total Equity .....	\$70,176.96
<b>TOTAL LIABILITIES&amp; EQUITY ..</b>	<b>\$70,176.96</b>

# 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
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- 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
<b>Active:</b>								
8249 S. Saulsbury Way	Multu-L	1,973	2,333	0%	2+2	2+1	\$655,000	
8275 S. Reed St.	2 Story	1,883	2,467	100%	3	3+1	\$699,000	
7497 W. Nichols Pl.	2 Story	2,431	3,289	37%	4	3	\$750,000	
7415 W. Clifton Ave.	2 Story	2,938	4,069	0%	4	3	\$824,900	
7284 W. Otero Ave.	2 Story	2,799	3,911	0%	4	3	\$840,000	
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	
<b>Under Contract:</b>								
7141 W. Alder Ave.	2 Story	1,993	2,794	98%	3	3+1	\$628,000	
7763 S. Yukon Way	2 Story	2,465	3,165	50%	3+1	3+1	\$799,000	
<b>Sold:</b>								
7952 S. Vance St.	2 Story	2,452	3,602	0	4	3	\$715,000	\$685,000
7250 W. David Dr.	2 Story	2,769	3,881	0	5	3	\$850,000	\$850,000

The residential housing market is getting back on track after a sluggish start to the year over the winter months. The economy is showing some resilience in the job market and consumer spending. Despite the Federal Reserve keeping interest rates higher than we had hoped, sellers are beginning to trust that rates will eventually come down and are starting to look at new homes and put their homes on the market which is increasing inventory.

There are positive trends with active listings up 30% and homes under contract up 4-5% from last year. Home prices are increasing on an average of 4-5% a year, which is a much more normal rate of appreciation versus the double digit increases over the past few years.

Now is the time to Spring into action if you need to sell or find the home of your dreams!

[www.kathyhofstra.com](http://www.kathyhofstra.com)

303-888-1661 | [kathy@kathyhofstra.com](mailto:kathy@kathyhofstra.com)