

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

CHECK

CKS/E HOA
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VENMO



Coming Events

Neighborhood Garage Sale:
May 30th - June 1st

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

*The legacy of brave men and
women who have fought and died
for their country is the freedom we
enjoy as Americans.*

— *Lucian Adams*

Project Request Form



Next HOA Meeting

Thursday, May 8th, 6:30 p.m.
Deer Creek Church

May 2025

Vol. 52 No. 05

President's Letter

The trees are starting to bloom, the grasses are growing, the weeds are spreading, and Home Depot is busier than ever. It's fun to see the seasons change and the outdoors come to life with daily walkers and kids getting outside. With the nice weather, we appreciate seeing neighbors taking care of their yards and planning improvements. We all know that some jobs are more fun than others and we greatly appreciate everyone that does the dirty work of pulling the weeds.

Just like the seasons change, I have a few change announcements to make this

month. After nearly three years of serving as the Scroll Editor, Walt Barnhart has decided to step down. His efforts kept the Scroll being published on time and helped catch numerous errors that would have hit the press. Keeping the CKS/E HOA running smoothly takes many more than just the Board members. Volunteers include: our new Communications Director Andy, sign installer Rich, our Events Committee Erin and Sarah, Annie on our Parks and Traffic and Streets Committees, the Block Worker Captains, and Block Workers who welcome new neighbors and deliver the Scroll. I also want to recognize the neighbors that help others and whom I have

seen picking up trash and performing other good deeds throughout the neighborhood. Residents who want to make a positive difference make CKS/E a great place to call home.

Other upcoming changes include a new website that will be going live in the next few months at www.cksehoa.org. The new website will be more intuitive, highlight upcoming events, provide updates, and create an easier way to communicate with the HOA Board for project approvals and concerns. We aren't IT professionals, so please bear with us as we try to bring the HOA up to current technology. We will also be changing the standing "President's Letter" for the next two months to "The Board's Corner". The change will both give me a break, but more importantly give the other Board Members the opportunity to introduce themselves and share their voice.

Change isn't always easy, but it keeps our brains adapting and creates opportunities for growth. By the time this month's Scroll is delivered, we will have hosted our annual Easter Egg Hunt and our Parks Beautification Day. Hopefully you were able to join others in the community and make a positive change where you live.

— **Brandon Moore, CKS/E President**



Parks Committee Report

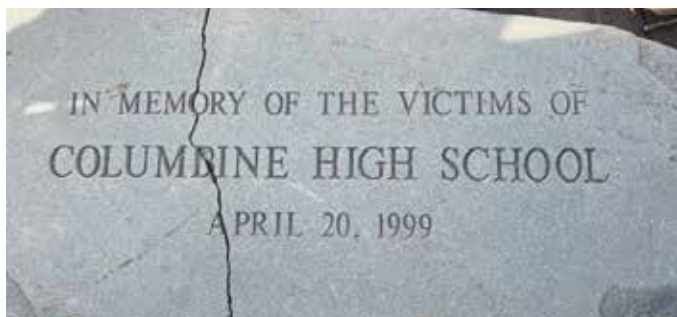
Parks Beautification Day: Look for an update next month on the names of the residents who generously volunteered at the annual neighborhood clean-up day held at the end of April. That is, of course, if it didn't need to be canceled or postponed again because of another late spring snowstorm! One resident had planned to clean out the west side of the Webster entrance, including possibly cutting down some of the junipers, depending on the number of residents who showed up, and other priorities in the neighborhood.



Wayside Meadows Park: After being notified, Foothills Park & Recreation District (FPRD) staff promptly removed two downed branches north of the S. Pierce St. entrance to Wayside Meadows Park. Staff were also asked to trim a tree on Pierce, south of W. Fairview, that had looked rather moribund since a storm last year. Let's hope it has a chance of thriving again now. In mid-April, staff reinstalled the enclosure for the port-a-potty by the playground and prepped the ballfield for spring and summer play.

The bench at the top of the park's central W. David Dr. entrance has been missing the plaque in memory of Ingrid Mason who loved the park. Friends are trying to find the plaque and put it back.

West Laurel Park: FPRD staff were asked what happened to the large stone that had been by the bench at the top of the hill. The stone was engraved, "In memory of the victims of Columbine High School, April 20, 1999," and had cracked in half. The stone was removed by FPRD staff and fixed before being reinstalled prior to the anniversary. The HOA will look into purchasing another memorial stone.



As always, don't hesitate to email me at ckseparks1@gmail.com if you have any concerns or questions about our neighborhood parks.

— **Annie Berger**, Parks Committee Chair

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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

www.cksehoa.org

CKS/E 2024/2025 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 2024/2025

ACC Chair Concerns/Questions	cksehoa@gmail.com
Tom Majcen, COHOPE	cksehoa@gmail.com
Charlotte Bagwell, Historian.....	cksehoa@gmail.com
Kalena Stauffer, Membership/Blockworker Chair.....	cksemem9@gmail.com
Annie Berger, Parks Chair	ckseparks1@gmail.com
Project Requests.....	cksehoa@gmail.com
Erin Roark & Sarah Aragon, Special Events.....	TBD
Annie Berger, Traffic & Streets Chair	ckseparks1@gmail.com
Andy Stauffer, Communications Chair/Scroll Editor	cksescroll@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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Get Ready For The CKS/E Annual Neighborhood Garage Sale

Friday May 30 – Sunday June 1 from 8:00 a.m. – 4:00 p.m.

It's that time of year again! The Columbine Knolls South/Estates Annual Neighborhood Garage Sale is just around the corner. From May 30th to June 1st, neighbors throughout the community will be setting up shop and you won't want to miss it!

This is a fantastic opportunity to clear out some clutter, make a little cash, and find great deals from your fellow neighbors. Whether you're selling, shopping, or just enjoying the atmosphere, your participation makes this event a success! Explore treasures, discover bargains, and connect with the community.

Special thanks to Teresa Wallace of Realty One Group Premier for sponsoring this year's sale and helping bring the neighborhood together.

Keep an eye on the CKS/E Events Facebook page for more details as the sale date draws near. Let's make it a great turnout—see you there!

Bring Flowers To Someone 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.

Our Condolences

Joan Buchanan Goddard passed away peacefully at home on March 18th at the age of 57 from brain cancer. Growing up in New Jersey, Joan worked at the YMCA in Silver Lake, NY, on Lake George, where she met her husband, Bill. They moved to Littleton in 1996, where they raised their children, Ethan and Kimberly. Joan loved volunteering for her children's activities, teaching, and playing music. She was active in the church music program at St. Luke's United Methodist Church in Highlands Ranch, often playing trumpet, French horn, and in the pit orchestra for musicals. Neighbors will remember seeing Bill and Joan regularly walking through the neighborhood, always hand-in-hand. Our thoughts and prayers are with Bill, Ethan (and Jenna), and Kimberly (and Matthew).

Peace Officers Memorial Day

Every May 15th Peace Officers Memorial Day pays tribute to local, state, and federal law enforcement officers who have made the ultimate sacrifice or been injured in the line of duty. The observance takes place during Police Week. According to the National Law Enforcement Officers Memorial Fund, more than 800,000 law enforcement officers serve in the United States today. Each year, the National Law Enforcement Officers Memorial adds new names to the wall. The average is 163 deaths per year. Fallen law enforcement officers represent all levels of law enforcement, including local, state, federal, tribal, and military law enforcement. They are family members, husbands, wives, parents, sons, and daughters.

Do You Need Help With Your "Honey-Do" List?



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HOA Meeting Minutes

April 10, 2025

Brandon Moore, President, called the meeting to order at 6:30 p.m. at Deer Creek Church.

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

Residents present: 6 Residents

ACC PROJECT REQUESTS

Project requests approved during the meeting:

- S. Webster St. – Paint – Balcony Repair
- S. Pierce Way – Vehicle Cover – Fencing

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

- W. Otero Ave. – Painting
- S. Saulsbury Ct. – Roof
- W. Elmhurst Dr. – Roof
- S. Saulsbury St. – Deck
- W. Friend Pl. – Garage Door
- W. Walden Dr. – Deck
- S. Reed St. – Driveway-Extension
- S. Saulsbury St. – Landscaping
- W. Friend Pl. – Painting
- W. Friend Pl. – Fence

COMMUNITY FORUM

- Discussion with homeowner on proposed plan for vehicle cover, which cannot be visible from street/sidewalk, and related fencing. Project approved based on 3 contingencies being met. 1) neighbor review 2) board verification – cover not visible after installation and 3) statement – will remove cover if visible after installation.

NEW BUSINESS

- Southside neighborhood street milling/re-paving – estimated completion date April 25th with the northside streets estimated to be completed by the following week.
- Unlicensed/inoperable vehicles on street – Brandon followed-up with Sheriff's Dept on removal after 1st request was denied. Vehicles will be towed by Jeffco in order for the repaving to be completed in that area.
- Andy Stauffer volunteered to be the new Communications Chair, developing/coordinating a more cohesive, timely communication strategy.
- Walt Barnhart retired as the Scroll Editor, with Andy serving as his replacement. Walt offered to help if needed. Board expressed appreciation for Walt's time and effort on the Scroll.

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

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

Dues Report: Presently, 425 (55.9%) of households have paid their annual HOA dues compared to 414 (54.5%) last year.

Special Events: Details will be available in the Scroll, Facebook and website.

- Easter Egg Hunt – Saturday, April 19th, 10:00 a.m., West Laurel Park. Rain or Shine.
- Parks Beautification Day – Saturday, April 26th, at 9:30 a.m. at Wayside Meadows Park.

Parks Committee: Current information will be posted in the Scroll.

continued on page 5



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HOA Minutes *continued from page 4*

Traffic & Streets Committee: Current information will be posted in the Scroll.

CO-HOPE: No updates.

OLD BUSINESS / UPDATES

- HOA meeting sign replacements received – frames to be re-painted
- HB24-1152 (ADU) update for Rules and Regulations – Takes effect June 30, 2025, with corresponding changes to the Rules/Regulations planned for later this year.
- 2007 Articles of Incorporation Amendment – No action will be taken upon reviewing attorney feedback/clarification.
- Document Retention Update – Final steps to be completed this month, with no proposed changes for the Bylaws.
- Website Prototype Update – Launch date goal to be determined, but targeting within the next 30 to 45 days, incorporating feedback on design/functionality.

COVENANT VIOLATION UPDATES

- Board unanimously approved sending an Attorney Demand Letter if the Stage 4 violation is not cured by the April 14th due date.

The next HOA Board meeting will be on May 8th, at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 8:09 p.m.

*When you are looking at your mother,
you are looking at the purest love you will ever know.*

—Charley Benetto

Last Day Of School Traditions

The last day of school is both a happy and sad occasion. While you celebrate your child's accomplishments, you also mark another year off the calendar.

1. Photo. Take a photo of your child in the place where you also took a photo on the first day. That could be by the front door, at the school, or sitting at their desk.

2. Balloons. Count down the last day with balloons. Fill five balloons with a note or a treat and number them. Each day, have your child pop a balloon and enjoy the surprise inside.

3. Signatures. Send your child to school on the last day with something that friends can write on and a sharpie. Your child's friends can autograph their shirt, a pillowcase, or another keepsake. This is especially fun for kids moving up to the next school campus, i.e. 5th grade to middle school.

4. Planning. Make a summer bucket list. Sit down together and plan out a few fun things to look forward to doing over the summer break.

5. Surprise. Kick off the summer with a fun surprise when your child comes home from the last day. Keep it simple, such as hiding a bucket of water balloons by the front door or making a Last Day basket full of summer fun.

6. Chalk. If your child rides the bus, decorate the sidewalk from the bus stop to the front door with sidewalk chalk. Write messages like, "Happy summer!"

7. Garden. Start a summer garden. Beans, carrots, cucumbers, and melons can be planted in May or June throughout the US.

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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

Neighborhood Repaving: Isn't it great news that a large swath of CKS/E has already been repaved and the potholes are just a distant memory? Our sincere thanks to Jefferson County Road and Bridge Division staff for allocating funds from the Bipartisan Infrastructure Law to fix our bumpy roads. Wondering what the snake-like things are/were on either side of the storm drains in the southern part of our neighborhood? They are "waddles" and used to prevent construction debris from going into the drains during the paving project.



Debris/Trash: Road and Bridge staff were asked to remove chunks of asphalt in the median by Ken Caryl Middle School, bags of trash on Kipling and further west on Ken Caryl, and a tree limb on Bowles. All were subsequently done.

King Soopers on Chatfield: At the end of March, a resident reported that one of the sidewalk blocks had heaved immediately north of the car wash at the King Soopers shopping center. The property management company was contacted because the heaving posed a tripping hazard. The company responded within hours but indicated it would take time to fix the problem because of ownership responsibilities. When nothing was done two weeks later, caution signs were placed on either side of the sidewalk by the HOA. The company said, "The soonest the repair would occur, would be late April or May."



One dead tree on the property adjacent to S. Upham St. was also reported to the management company who promised to remove it within the week. They were also asked to remove six additional dead trees in the retention pond without having "to wait until summer for them to be evaluated for tree care." They also said the center's potholes would be filled prior to a larger parking lot later this month.

Street Light on Upham Update: The light has not been fixed because of a broken circuit, but a form taped to the pole indicated Xcel is working on it. I will continue to monitor it.

Please do not hesitate to email me at ckseparks1@gmail.com with any traffic and/or streets questions or concerns in or around our neighborhood.

— Annie Berger, Committee Chair

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10 Ways To Make Mom Feel Special On Mother's Day

Moms—they really deserve more than a day, don't they? While we always try to let the mothers in our lives know how much they're appreciated, we try extra hard to show her how much we care on Mother's Day!

- **Feed her!** Whether it's by taking her out to her favorite restaurant (or one she's been dying to try) or, even better, cooking a thoughtful meal full of her favorite dishes, it will leave both her heart and her stomach happy.
- **Plan a family photo session or maybe one for just you and her.** Get silly in front of the camera, and you'll have more than just the memory of your day together—you'll have something tangible to share with her. Plus, as a bonus, you can relive the day all over again when the proofs come in!
- **Treat her to breakfast in bed!** Sleeping in and not having to cook breakfast? Most moms can't think of a better gift!
- **Fill up her gas tank, do the grocery shopping, clean the house—**when you handle some of these simple but burdensome tasks like these, she'll appreciate your appreciation!
- **Experience something new together!** Experiences have a way of bonding people together, so take a hot air balloon ride, go to a concert, skydive, or take a cooking class together, and you'll create memories to last for a lifetime.
- **Every mom has a honey-do list.** Consider tackling a big project on the list that she'll be so thrilled to see completed. We're talking cleaning the garage, organizing a closet, or maybe even a woodworking project.
- **Plan a party for her** and the other special moms in her life—her mom, her sister, her best friend, and, of course, those moms' children. She'll adore being surrounded by her closest loved ones.
- **Whisk mom around the town** with a day filled with her favorite activities. Soak in some quality time at a spa or a museum together, treat her to a shopping spree, or play a round of tennis with her.
- **Treat mom to a gift that is thoughtful and special.** Don't just buy another robe or sweater, unless you know she really wants one. Consider buying her something that she wouldn't typically buy for herself or something that she's been talking about for a while. Has she wanted new tableware? Does she have an empty place on her wall that she has been wanting to fill? Could she use a day to treat herself? Get personal with it!
- **You can write her a letter, make a list of all the reasons you love and appreciate her, or turn it all into a craft project.** Just be sure the day doesn't pass without you taking the time to thank her for being such a thoughtful mother.

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Etiquette For Dog Parents

Dog parents have a responsibility to manage their pets' behavior and follow certain rules of etiquette. Follow these guidelines to ensure that you and your dog are being courteous community members.

- **Scoop your poop.** Bring several bags on your walks to be sure you have enough. If you run out, either come back and clean it up later, or ask another walker if they have a bag to spare.
- **Prevent barking.** Practice getting your dog's attention to easily redirect him if he barks at people or other dogs. If you know your dog acts this way, only allow him in the yard when supervised.
- **Only let your dog greet a stranger if they ask.** The same rule applies if you see another dog and caretaker approaching. Ask first and respect the other's response.
- **Always leash your dog on walks.** Not everyone is comfortable around dogs. Keep your dog close to you and stay alert to others. Your leash should be short enough to prevent your dog from contacting or jumping on a passerby.
- **Don't play while on leash.** If you meet another dog on a walk (and it's alright with their caretaker) let the dogs sniff each other for five seconds and move on. Letting your dog play with another dog while on leash can result in injury and teach your dog that all dogs enjoy this kind of interaction, although many don't.
- **Be aware of other people's feelings.** If your dog does something to upset someone (jumping up, barking) apologize to them and take measures to prevent the situation from reoccurring.

— Animal Humane Society

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for Teen Services**

MARKET UPDATE Columbine Knolls South

Below is aggregate data for Columbine Knolls South from September 1, 2024 through March 31, 2025.

NUMBER OF
HOMES SOLD

3

AVERAGE
SALES PRICE

\$886,667

AVERAGE DAYS
ON MARKET

35

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

A&M Lawn Service - Spring Specials! Sprinkler and Landscape repair. Lawn Aeration \$75 (5000 sq ft), Power Raking \$130 (5000 sq ft), Spring Fertilization \$50-130, Weekly Mowing \$30-\$130, Yard Clean Ups \$130(hourly plus dump costs). Serving Jeffco/Littleton 45 yrs. 303-946-6995.

Columbine Complete Concrete. All phases of concrete. Concrete repairs and sealing. Landscaping. Free est. Call 303-419-2003.

Handyman services. JP construction. Lived and worked in the Columbine area neighborhoods since 1976. Tim Peterson 720-404-4522.

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.**

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

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

Sunny Carpet Cleaning 303-742-0855

TH Consulting. Providing handy man services, landscaping & concrete work. Please call Trent 720-226-5586.

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

Grass or Corn fed beef for sale - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. KSayles@plainstel.com

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

A/C or Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, your local HVAC specialist. 303-909-2018. (parts/addit. labor not incl.)

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

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

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

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

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

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

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

DAN GRAY PAINTING 303-514-3232. Interior/ small exteriors, drywall & carpentry repair. Small jobs welcome. Insured, 40 yrs painting in Colo.

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

AMINALS PETSITTING SERVICE - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at **303-335-6237.** Not accepting new clients at this time.

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.

Meaningful Ways To Honor Memorial Day

Learn: Visit a military memorial or museum.

Show: Make a donation to organizations that support veterans—even if it's just \$5! Show gratitude through thanking a veteran with a card or letter, donation, or phone call.

Share: Consider taking some time to volunteer or donate your resources on this day. You can volunteer at a veterans' hospital, a nursing home, a local food bank, or a homeless shelter. You can also donate blood to the American Red Cross.

Participate: Go to a local parade or ceremony and watch as an honor guard carries an American flag for the fallen. Visit a war memorial and pay your respects, whether it's at Arlington National Cemetery or someplace closer to home. Visit any veterans in nursing homes and spend some time talking with them about their experiences.

—<https://www.viptogo.com/blog-ways-to-honor-memorial-day>

Columbine Knolls South/Estates

Statement of Financial Position:
As of March 31, 2025

ASSETS

Current Assets

Checking.....	\$1,107.96
Money Market.....	\$52,907.65
Total CKS/E Bank Accounts	\$54,015.61
FirstBank CD-8060	\$21,766.05
Total Bank Accounts	\$75,781.66
Total Current Assets	\$75,781.66
TOTAL ASSETS.....	\$75,781.66

LIABILITIES AND EQUITY

Liabilities

Total Liabilities.....0.00

Equity

Res For Litigation	20,000.00
Res for Monument Repair	5,000.00
Res for Perimtr Landscaping	4,109.11
Retained Earnings	20,232.05
Net Revenue.....	\$26,440.50
Total Equity	\$75,781.66
TOTAL LIABILITIES & EQUITY ..	\$75,781.66

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 2019
- 30+ years Residential Real Estate Sales Experience
- RE/MAX Professionals Sells Half the Homes in Our Neighborhood
- Ranked in the Top 1% of Realtors Nation Wide

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

<u>Address</u>	<u>Style</u>	<u>Sq. Ft.</u>	<u>Total Sq.Ft.</u>	<u>% Fin. Bsmt.</u>	<u>Bed</u>	<u>Bath</u>	<u>List Price</u>	<u>Sold Price</u>
Active:								
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	93%	4	3+1	\$875,000	
7591 S. Reed Ct.	2 Story	3,309	4,261	100%	4+1	3+1	\$1,050,000	
Under Contract:								
7982 S. Vance St.	2 Story	3,047	3,999	0%	4	3	\$825,000	
6866 W. David Ave.	Multi-L	2,386	3,261	100%	3+1	2+1	\$849,000	
7204 W. Walden Dr.	2 Story	3,016	3,968	0%	4	3	\$849,000	
7590 S. Reed Ct.	2 Story	2,330	3,290	100%	4+1	3+1	\$925,000	
Sold:								
8293 S. Reed St.	2 Story	1,885	2,755	100%	3+1	3+1	\$665,000	\$685,000

March 2025 brought energy to the housing market with both buyers and sellers making moves. A significant 30% year-over-year increase in new listings provided buyers with ample selection, a welcome contrast to the tighter winter months. While closed sales slightly lagged last year (down 4%), this is anticipated to shift as market momentum builds. Greater inventory and homes staying on the market a little longer (averaging 21 days on the market) emphasizes the need for sellers to recognize that today's value-conscious buyers are prepared to be patient and wait for the right home. But, they will also compete for a well-priced home in turnkey condition. Sellers need to create urgency by presenting a beautiful home at an attractive price. Notably, the median closing price has remained stable, indicating market resilience amidst the increased activity.

www.kathyhofstra.com

303-888-1661 | kathy@kathyhofstra.com