

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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CKS/E HOA
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Coming Events

Parks Beautification Day

Sat. May 16 at 9:30 a.m.

Wayside Meadows Park Shelter

50th Anniversary Planning Meeting

May 31 at 2 p.m.

Wayside Meadows Park Shelter

HOA Meet & Greet

June 11 at 6:30 p.m.

West Laurel Park

Neighborhood Garage Sale

June 12 to June 14

See flier for details.

Dumpster Day

June 27, 9-11 a.m.

More information to come.

Music in the Park

Aug. 15, 5-8 p.m.

More information to come.

CKS/E 50th Anniversary Reunion

Aug. 29, 1-4 p.m.

More information to come.

Next HOA Meeting

Thurs., May 14th, 6:30 p.m.

St. Gregory's Episcopal Church
See cksehoa.org for more details.

May 2026

Vol. 53 No. 05

President's Letter

We hope that those of you that attended the Easter Egg hunt had as much fun as we did putting it together. It was a gorgeous morning, and kids of all ages really seemed to be having a great time. Once again, we'd like to thank our sponsors, Southside Pizza, Chick-fil-a and the Safeway store on W. Ken Caryl Ave for providing lots of delicious treats.

With May upon us, many of us will be preparing to freshen up the exterior of our homes with landscaping, painting, roofing, or new detached structures. To ensure your project is compliant with our covenants, please refer to the Project Requests section on our website, cksehoa.org. There you will find links to the covenants and their associated rules and regulations, guidance on which projects require a request, and access to both the download PDF project request form or our new online submission form.

This is also the time of year when folks start prepping boats, campers, RV's, and other recreational vehicles to enjoy our great outdoors. Please be aware that these types of vehicles and equipment may not be parked for more than 72 hours within any 7-day period. We hope you have safe and fun-filled adventures wherever you head out to enjoy them!

Finally, we all know how bleak the drought situation is this year. We understand that lawns are likely to struggle a bit this season. Let's keep our fingers crossed that a potential super El Niño will bring some much-needed precipitation in the coming months or later this year.

– Marty Hartley, CKS/E President



Join In On The Fun At This Year's Parks Beatification Day

Saturday, May 16 at 9:30 a.m.

Meet at Wayside Meadows Park Shelter

Our annual Parks Beautification Day is almost here, and we're excited to invite neighbors of all ages to come out on Saturday, May 16 at 9:30 a.m. for a relaxed, hands-on morning of planting and community connection.

Thanks to weeks of preparation by volunteers, all five garden beds at our neighborhood entrance monuments are fully prepped and ready. That means this year, we get to jump

continued on page 2

Important Links



Project Request



cksehoa.org

Beautification Day, *continued from front page*

straight to the fun part: planting nearly 250 Colorado native flowers and grasses to give our entrances a fresh, vibrant look for the season ahead.

We'll start the day at the Wayside Meadows Park shelter with hot coffee, cold water, and plenty of donuts. A Certified Colorado Master Gardener and CKS/E resident will be on-site to give a short demonstration on proper planting techniques. It will be a great opportunity for beginners and seasoned gardeners alike to learn something new.

Gardeners of all ages and experience levels are welcome! It's a simple, enjoyable way to meet your neighbors and make a visible difference in the community we share.

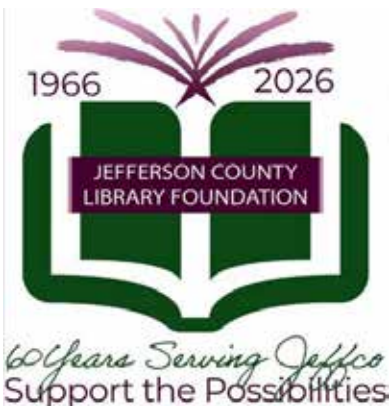
Volunteers are encouraged to bring garden gloves, a hand shovel or trowel, closed-toe shoes, and sunscreen.

To help us plan for supplies, please take a moment to create a profile on the HOA website and RSVP for the event at: cksehoa.org/cgi-bin/calendar.pl

We look forward to seeing you there and keeping CKS/E beautiful together!

CKS/E Book Drive In Support of Jeffco Library Foundation

Spring is the perfect season for fresh starts, including giving our gently-used books a new life. This year, our Columbine Knolls South/Estates neighborhood is coming together to support the Jefferson County Library Foundation, an organization that strengthens our local libraries through literacy programs, community events, and educational resources for all ages.



From May 1 through June 10, neighbors are invited to participate in a neighborhood-wide Book Drive benefiting the Foundation. It's a simple way to declutter your shelves while helping expand access to learning and enrichment throughout Jefferson County.

How to Donate

- **Drop-Off Window:** May 1 to June 10
- **North-Side Drop-Off Location:** 7545 S. Webster St.
- **South-Side Drop-Off Location:** 6837 W. Elmhurst Ave.
- **Pickups Available:** Text Andy at 814-504-0944

We're accepting gently-used books for all ages, including children's books, fiction, nonfiction, classics, cookbooks, and more. If it's in good condition and readable, the Foundation can likely use it to support literacy programs or raise funds through their book sales.

Together, we can make a meaningful contribution to the Jefferson County Library Foundation and help ensure our libraries remain vibrant, well-resourced community hubs. Thank you for supporting learning, connection, and helping neighbors.

For more information on the Jefferson County Library Foundation, see jeffclf.org.

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.

West Laurel Park Egg Hunt Highlights

This year's Easter Egg Hunt at West Laurel Park could not have been more perfect. Beautiful spring weather set the stage for a fantastic morning, and our community showed up in a big way. Scores of kids dashed across the park in search of brightly colored eggs, filling their baskets with treats, trinkets, and plenty of smiles. Even after the last egg was found, families stuck around to enjoy the playground, the sunshine, and each other's company.



One of the highlights of the event was the always-popular egg toss. With more than two dozen teams competing, it was a lively, laughter-filled contest from start to finish. Congratulations to Darren & Tanner Engstrom (1st place) and Ellie & Scott Hastings (2nd place) for taking home the top spots, as well as gift certificates to Southside Pizza!



A huge thank-you goes to Teresa Wallace, who organized the prize wheel and coordinated the talented face painters who helped make the day special for so many kids.

We also extend our appreciation to our generous sponsors:

- Aspen Grove Chick-fil-A, for providing Chick-n-Minis and sending the cow mascot to join the fun.
- Ken Caryl Safeway, for donating delicious donuts.
- Southside Pizza, for providing egg-toss gift certificates and bringing fresh pizza just in time for lunch.

Thank you to everyone who attended, volunteered, or supported the event. It was a wonderful reminder of the strong community spirit that makes CKS/E such a special place to call home.

For a full photo gallery of the event, check out cksehoa.org/cgi-bin/photos.pl



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HOA Board of Directors Meeting Minutes: April 9, 2026

MEETING COMMENCEMENT

- Marty Hartley, President, called the meeting to order at 6:31 p.m. at St. Gregory’s Episcopal Church.
- **Board Members Present:** Marty Hartley, Brandon Moore, Mark Meihaus, Dani Crane, Teresa Wallace, Kalena Stauffer, and Zak Zakrzewski
- **Residents Present:** 5 residents
- The March meeting minutes were unanimously approved.

ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

Project requests approved during the meeting:

- W. Fairview Dr. – Painting

Project requests approved via email vote /auto approval:

- W. Nova Pl. – Painting
- W. Laurel Ave. – Painting and fence
- S. Vance St. – Painting
- W. Laurel Ave. – Shed

COMMUNITY FORUM

- **Jeffco Library Foundation Book Drive:** A resident offered to coordinate a Book Drive collection on behalf of the CKS/E neighborhood. The Board supported the resident’s suggestion and to promote this drive.
- **Motorized Vehicles in the Park:** A resident reported an incident where several youth e-bike riders were blocking the path at Wayside Meadows Park using ramps to jump the creek. The resident called the non-emergency Sheriff’s Department phone line. While the deputies

arrived promptly, the riders had already vacated the area. The deputies indicated riders would need to be “caught in the act” for park regulations to be enforced.

- **Neighborhood Garage Sale:** This annual event, sponsored by Teresa Wallace of Realty One Group Premier, is scheduled for June 12-14.

OLD BUSINESS

- **Monument Landscaping Plan:** The Monument Landscaping Committee presented research on plant costs, watering needs, and reviewed planting details. The Board determined the following for the entrances on W. Chatfield Ave. and the two locations on S. Pierce St.
 - All planting will be completed on May 16. Information on drought-tolerant plans will also be provided at this time.
 - Approved \$3,000 for 246 plants and delivery.
 - Approved resident’s proposal for regular watering of new plants at \$35 per session for 2026 and reimbursement for the purchase of a truck bed water tank. This watering expense and schedule is necessary for the plants to be established.
 - Approved \$120 for a flier, promoting Parks Beautification Day and related instructional opportunities.
- **Dues Growth Proposal:** Marty reported on details provided by the potential vendor. The proposal does not directly benefit dues growth. No further action will be taken.
- **2025-2026 Priorities:**
 - **Community Involvement/Enhanced Communication:** 34 total member website accounts created (excluding board members).
 - **Succession Planning/Roles and Responsibilities:** No update
 - **Demonstrate Value of Dues:**
 - **50th Neighborhood Anniversary:** A reunion event, for current and former residents, is scheduled for Aug. 29, 1:00-4:00 p.m. at St. Gregory’s Episcopal Church.

continued on page 5



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April Meeting Minutes, *continued from page 4*

REPORTS TO THE BOARD

- **Treasurer’s Report:** Board reviewed monthly income, expenses, and account balances for March 2026.
- **HOA Membership:** 392 households (51.6%) have paid their 2025-2026 annual HOA dues compared to 425 (55.9%) last year. Reminder cards were delivered to non-paying residents by March 25.
- **Communications/Scroll Updates:** The Communications Committee presented research for HOA social media options. The level of effort and the amount and frequency of new content needed for successful engagement would not be sustainable. Will explore a much-simplified approach.
- **COHOPE:** Jeffco commissioners are considering potential defensible space and fire mitigation options for areas outside of the Wildland Urban Interface (WUI).
- **Traffic and Streets:** No report
- **Special Events:**
 - **Easter Event:** Board expressed appreciation to the volunteers for a well-organized event and to Southside Pizzeria, Chick-fil-A and Safeway (W. Ken Caryl Ave. location) for their food donations. The Board will create a separate category for kids three and under next year, per resident’s suggestion.
 - **Parks Beautification Day:** Scheduled for 9:30 a.m. on May 16, meet at Wayside Meadows Park gazebo at 9:30 a.m., focusing on planting in the monuments.
 - **Dumpster Day:** Scheduled for 9:00-11:00 a.m. on June 27, along W. Elmhurst Dr. near Wayside Meadows Park.

- **Music in the Park:** No update
- **Board Meet/Greet:** HOA Board meet and greet will be held on June 11, 6 p.m. at West Laurel Park, followed by the board meeting at 6:30p.m.

COVENANT VIOLATIONS

- **Stage 4 Violations (Lawn Maintenance Issue):** Attempts to serve summons, by the Sherriff’s office, were unsuccessful. The next step is to serve summons by publication.
- **Other (Garage Addition):** A garage addition was approved and recently completed. A non-HOA-approved addition was added to this garage. The owner is working to resolve this issue by obtaining the appropriate approvals from Jefferson County and providing timely updates. Progress is being closely monitored by the board.
- **Stage 4 Violation (Lawn Maintenance Issue):** Property owner filed motion with Jeffco County Court with multiple claims of improper legal proceedings seeking to vacate judgement. HOA attorneys responded to motion, awaiting court’s response. The resolution steps are on track, including monthly reimbursements of legal costs.

NEXT MEETING

- The next HOA Board meeting will be on May 14 at 6:30 p.m. The location will be St. Gregory’s Episcopal Church.
- The meeting was adjourned at 8:29 p.m.


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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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Get Ready For The CKS/E Annual Garage Sale: June 12 to June 14

It's that time of year again! The Columbine Knolls South/Estates Annual Neighborhood Garage Sale is just around the corner. It is sponsored once again by Teresa Wallace of Realty One Group Premier. Mark your calendars for June 12–14, when neighbors throughout CKS/E will be setting up shop and clearing out treasures.

Whether you're hoping to declutter, make a little extra cash, or simply enjoy browsing great finds close to home, this event is a fun and easy way to connect with the community.

Want to participate? It's simple: email, call, or text your name and address to Teresa at Teresa4colorado@gmail.com or 720-849-9236. **Please respond by June 10.** Then, simply set up your sale in your yard or garage during the event dates.

Teresa will handle the advertising, place neighborhood signs, and provide directional signs pointing to your home. A big thank-you to Teresa Wallace for sponsoring this annual event and helping bring neighbors together year after year. Let's make this another great turnout and a fun weekend for the whole community.

Get Ready For The 2026 SLASH Season

Slash is debris from nature, such as tree limbs, prunings, and pine cones. If not removed, slash can add to potential fire hazards on your property. The importance of mitigating and preparing your property for wildfire cannot be overstated. This year, Jefferson County is your partner in this effort.

The much-anticipated SLASH season is just around the corner! With the calendar now released and warmer weather on the horizon, it's the perfect time to start clearing your property and preparing for drop-offs. Fees are based on six cubic yards (162 cubic feet) of material per load, at a rate of \$24 per load (credit cards only). For accepted vs. nonaccepted material and all other information, please check our website.


For more information, see jeffco.us/2493/Slash-Collection.



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Blockworker Updates and Thank-Yous

There are changes in three areas where the Blockworkers have been competent, conscientious volunteers for many years. We extend our sincere thanks to each of them for their efforts.

Barbara Meihaus has delivered newsletters to twelve residents on S. Saulsbury St., just south of Wayside Meadows Park. She has kindly recruited her neighbor, Kalyn Miskimins, to take over that route. Welcome to the Blockworker Team, Kalyn.

Loreen Hannan has served as the Blockworker for seven residents on W. Nichols Pl., as well as four more along S. Quay Ct., in an area south of W. Elmhurst Ave. Loreen also served as HOA Board secretary for ten years. She and her husband have moved a bit farther south to be closer to family. They will be missed.

Board members and friends are very sorry to learn that Blockworker Kathie Patten recently took a fall and broke her ankle. We send our best wishes for a smooth and steady recovery. In the meantime, someone is needed to take over her route where she has delivered newsletters to ten residents in a cul-de-sac bordering W. Chatfield Ave.

Residents in Loreen's and Kathie's areas will be advised of the need for new Blockworkers. We hope volunteers will step forward. It is an easy, worthwhile task, and a great way to connect with neighbors.

**- Betsy Marzonie and Charlotte Bagwell,
Group 3 and Group 4 Captains**

HOA Dues Goal

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 supports covenant control, which helps keep homes well maintained and protects the visual appeal of the neighborhood. This consistency is one of the reasons property values in CKS/E remain strong.



March Memberships:
65% Goal: 392 of 494 (79.3%)
Total: 392 of 760 (51.2%)

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This Space Intentionally Left Blank for Teen Services

50 Years of Community: A Tradition of Caring for Our Shared Spaces

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.

For half a century, Columbine Knolls South/Estates has been more than a neighborhood, it's been a community shaped by people who show up, pitch in, and take pride in the place we call home. As we celebrate 50 years of CKS/E, it's impossible not to recognize one of our longest-running and most beloved traditions: Parks Beautification Day.

Long before it had an official name, neighbors were already rolling up their sleeves to weed entrances, plant flowers, trim trees, and keep our shared spaces welcoming. Our archives are full of snapshots that capture the spirit of those early efforts – families working side by side, kids learning the value of community service, and longtime residents who treated every entrance sign and flower bed as an extension of their own front yard.

We want to extend a heartfelt thank-you to every resident who has ever come out to help. The photos tell the story better than words: retirees working shoulder-to-shoulder to tidy the Wadsworth area to family outings to rake out old leaves and trash. This is proof that Parks Beautification Day has always been a cross-generational tradition.

Whether you swept sidewalks, planted trees, hauled debris, or simply showed up with a smile, your efforts shaped the look and feel of CSK/E for decades.

As we prepare for this year's Parks Beautification Day, we invite today's neighbors to be part of that legacy. Whether you've lived here for 30 years or 30 days, your hands and heart are welcome. Come meet your neighbors, make a visible difference, and help keep our entrances and parks beautiful for the next generation.

Our community was built by people who cared enough to show up. Let's honor them by continuing the tradition.

Special thanks to Charlotte Bagwell for providing the pictures. For a full photo gallery, see cksehoa.org/cgi-bin/photos.pl.



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Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



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

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

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

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.

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

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

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

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

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.

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

Columbine Knolls South/Estates Statement of Financial Position: As of March 31, 2026	
ASSETS	
Current Assets	
Checking.....	\$3,178.62
Money Market.....	\$48,241.24
Total CKS/E Bank Accounts	\$51,419.86
FirstBank CD-8060	\$22,584.48
Total Bank Accounts	\$74,004.34
Total Current Assets	\$74,004.34
TOTAL ASSETS	\$74,004.34
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.....	\$20,219.48
Total Equity.....	\$ 74,004.34
TOTAL LIABILITIES & EQUITY .	\$ 74,004.34

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.

Lakewood's Rockin' Block Party

Mark your calendars for Saturday, June 6, from 5-11 p.m.! Everyone is invited to Heritage Lakewood Belmar Park for a night of free community fun. We are bringing a live Eagles tribute by The Long Run, local food truck fare, a beer garden and an outdoor screening of "Night at the Museum." Keep an eye out for a roaming T-Rex making appearances around the park and join the scavenger hunt for a chance to win a prize. It's FREE, it's family-friendly and it's the perfect way to spend a summer night!

For more information, see lakewoodco.gov/rockinblock

KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra
RE/MAX Professionals
303-888-1661

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for COLUMBINE KNOLLS SOUTH/ESTATES

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- 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
Active:								
6869 W. Nova Dr.	2 Story	2116	2878	100%	4+1	3+1	\$995,000	
Under Contract:								
6915 W. Otero Pl.	2 Story	2127	2127	100%	3	3+1	\$710,000	
7314 W. Walden Dr.	Ranch	1,929	2,724	100%	3	2+1	\$745,000	
7205 W. Clifton Ave.	2 Story	2,910	4,041	0%	4	3	\$925,000	
Sold:								
7478 W. Nichols Pl.	2 Story	2,791	3,903	0%	4	3	\$640,000	\$640,000
7184 W. Walden Dr.	2 Story	2637	3749	42%	4+1	3+1	\$875,000	\$875,000

Spring Has Sprung: March Defies the Odds

If the last month has taught us anything, it's that the real estate market remains remarkably resilient. Despite global uncertainty and fluctuating rates, March brought a wave of activity that has us heading into spring with major momentum.

The March Snapshot:

- **Inventory Surge:** Nearly 6,000 new listings hit the market (up 20% from Feb).
- **Buyer Demand:** Pending sales jumped **31%** as buyers snapped up new options.
- **Speed to Sale:** Average days on market dropped 15%, down to just **50 days**.

What this means for you:

While we are still trailing 2025's record pace, the "close-to-list" ratio of **99.13%** proves that the market is alive and well. People are moving, and well-positioned homes are still sparking multiple offers.

Success this spring comes down to three things: **Accurate pricing, professional prep, and the right strategy.**

Thinking of making a move? Let's connect to discuss how we can match your needs to this evolving market.

www.kathyhofstra.com

303-888-1661 | kathy@kathyhofstra.com