

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

Save The Date!

Thur., Nov. 30 – Normandy Elementary Open House (All Families Welcome), 5:30 – 7:00 p.m.

Fri. Dec. 1 – Santa Claus at Dairy Queen, 4:30 – 6:30 p.m.

November 2023

Vol. 50 No. 11

President's Letter

Hello neighbors and happy November! I'm excited to start my term as the Columbine Knolls South/Estates (CKSE) HOA Board President for the upcoming year. It is a great privilege to serve our 760-home neighborhood and work to build a great community. My family moved to the CKSE neighborhood 8 years ago and our experience thus far is full of meeting friendly neighbors, playing with new kids in the parks, and watching the neighborhood appeal stay strong. I look forward to getting to know more neighbors over the coming year and explore ways that the HOA can benefit everyone.

During this season of thanks, I want to dedicate my first President's Letter to recognize some of the amazing people and accomplishments occurring in CKSE. I have been privileged to have volunteered with outgoing President Tracey Decker. Tracey brought her commitment and care for the neighborhood's success as she set the path toward a bright future. I am so thankful to the returning and new Board members who I know will bring new ideas and continue to make improvements. We have amazing volunteers that make our events happen, keep our parks a great place to enjoy, greet new neighbors, and deliver the scroll.

With the support of your annual HOA membership dues and numerous volunteers, The HOA hosted seven events designed to bring our community together. October's Dumpster Day was a great success with 75+ neighbors

continued on page 3



Book Group To Meet

The CKS/E book group will meet Monday, November 13th at 9:30 a.m. The discussion will be on "The Violin Conspiracy" by Brendan Slocumb. For further information contact Betsy Marzonie at 303-915-0292.

Don't wait until the fourth Thursday in November, to sit with family and friends to give thanks. Make every day a day of Thanksgiving!
—Charmaine J. Forde

Next HOA Meeting

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

Neighbor Honored For Volunteer Service

Congratulations to neighbor Mike Weaver on West Elmhurst Dr. for being named a *Channel 7 Everyday Hero!* Mike was honored for volunteering more than 10,000 hours over 13 years in the Pharmacy Department at the Veterans Affairs Medical Center in Aurora.

Mike helps organize medications and keep them up-to-date and provides other forms of assistance to both pharmacists and veteran patients.

Mike was in pharmaceutical sales for 35 years. He and his wife Paula have been our neighbors for 33 years. To see the segment honoring Mike go to denver7.com (Veterans Affairs pharmacy assistant passes 10,000 hour mark volunteering).





COLUMBINE HIGH SCHOOL SHOWCASE

NOVEMBER 30th

6:30 - 8:00 PM

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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 2023/2024 Board Members

Brandon Moore.....	President
Marty Hartley.....	Vice President
Dani Crane.....	Secretary
Mark Meihaus.....	Treasurer
Nick Aab.....	Project Requests
Ryan Bing.....	Member-At-Large
Amanda Gomez.....	Member-At-Large
Teresa Wallace.....	Member-At-Large

CKS/E Committee Chairs 2022/2023

ACC Chair Concerns/Questions.....	cksehoa@gmail.com
Tom Majcen, COHOPE.....	cksehoa@gmail.com
Charlotte Bagwell, Historian.....	cksehoa@gmail.com
TBD, Membership/Blockworker Chair.....	TBD
Kristi Zakrzewski, NHN.....	cksenhn@gmail.com
Annie Berger, Parks Co-Chair.....	ckseparts1@gmail.com
Kathy Hofstra, Parks Co-Chair.....	cksehoa@gmail.com
Nick Aab, Project Requests.....	cksehoa@gmail.com
Erin Roark & Sarah Aragon, Special Events.....	TBD
Annie Berger, Traffic and Roads Chair.....	ckseparts1@gmail.com
Walt Barnhart, Scroll Editor.....	cksescroll@gmail.com
Colorado Lasertype, 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 **Walt Barnhart** at cksescroll@gmail.com.

Advertising

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. To place an ad, call Colorado Lasertype, 303-979-7499. Email: getinfo@coloradolasertype.com. To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher, the editor or the Association of the goods or services offered therein. The opinions expressed in this newsletter are not of the editor or the publisher. Neither the Board, editor or publisher intend to provide any professional service 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.*

President's Letter

continued from front page

filling two 40 Yard dumpsters and multiple truck-loads of metal recycled. The party committee has also been working hard to prepare for this year's Fall Festival with pumpkins, face painting, a bouncy house and more. Your dues and support have helped us complete multiple projects such as the HOA's Wadsworth fencing replacement, partnering with Foothills Parks & Recreation on the Wayside Meadows and West Laurel playground remodels, and maintaining our neighborhood entrances.

As I look forward to the next year, I want to encourage everyone to be part of building our great community. Take a moment to truly connect with your neighbor beyond a quick wave. Help a struggling neighbor by shoveling their sidewalk or help pull weeds that this rainy year caused. Lend a tool or share your knowledge to help others. While everything won't be perfect or smooth, give people the benefit of the doubt and communicate kindly to find resolve. Thank you for the opportunity to serve you. Please connect with your Board by coming to HOA events, our monthly Board meetings the second Thursday of the month, or by emailing cksehoa@gmail.com.

Stay warm and Happy Thanksgiving!

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

Many Thanks to the Blockworkers and Others!

Last month was the start of the HOA Membership Drive; consequently, several volunteers put forth the effort to get information to the 760 residents in the neighborhood. Board members Dani Crane and Marty Hartley, along with their son, stamped envelopes. The blockworker captains proceeded to clip the envelopes to the dues flyers and then bagged up their respective newsletter bundles. There was counting and recounting. Those flyers have a way of clinging together!

Theresa Davis, our newest blockworker captain, was recovering from recent ankle surgery and in need of considerable assistance from her husband, Norm. He even delivered bags of newsletters to the homes of 16 blockworkers. Hopefully, Theresa is healing and feeling much better now.

Family members may have helped blockworker captains Betsy Marzonie and Sheri Skolnick with their newsletter assemblies; in addition, Cindy Irvine kindly offered to deliver the newsletter to 16 residences along S. Pierce Way and W. David Dr.

Betsy Marzonie also reports a change amongst her blockworkers. After serving faithfully for several years, Bill McAdams has turned his duties over to Rachelle Brownrigg. The residents along a portion of W. Nichols Pl, S. Webster Way and S. Vance Ct. are fortunate to have neighbors who graciously step up.

Good wishes and thanks to all who make the blockworker system thrive!

— **Charlotte Bagwell, Group 4 Blockworker Captain**



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HOA Meeting Minutes: October 12, 2023

Brandon Moore, Acting President, called the meeting to order at 6:31 p.m. at Deer Creek Church.

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

Residents present: 7 residents

ACC PROJECT REQUESTS:

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

- West David Drive – Painting
- South Saulsbury Street – Painting
- West David Avenue – Roofing
- West Chestnut Drive – Fencing
- West Laurel Avenue – Landscaping
- West Elmhurst Avenue – Painting
- West Walden Drive – Fencing
- South Pierce Way – Landscaping

Project requests approved during the meeting:

- West Elmhurst Drive – Roofing
- West Clifton Avenue – Fencing
- West Friend Avenue – Fencing
- South Webster Street – Painting
- South Teller Court – Roofing

New color of roofing material approved – Harbor Wood. Approved Roofing Materials List will be updated and posted on the website.

Community Forum:

Resident Mike Weaver was recently recognized as a *Channel 7 Everyday Hero* for volunteering over 10,000 hours at the VA Medical Center. (See Scroll for more of the story.)

DirectLink broadband construction/installation – DirectLink representatives will be attending the next COHOPE meeting on Wednesday, November 1st, at the Columbine Library, 6:00-8:00 p.m. Residents are encouraged to bring questions/concerns to this meeting. Meeting information will be posted on the CKS/E Facebook page.

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

Treasurer's Report:

- Board reviewed the monthly income, expenses, and balances for September 2023, as submitted by Mark Meihaus.
- Board reviewed and updated the draft 23/24 budget which will be finalized at the November meeting.

Dues Report: No report

Special Events:

- Dumpster Day, including metal recycling, is scheduled for October 14th, 9:00 – 11:00 a.m., at Wayside Meadows Park for HOA members who paid last year and/or this month.
- Fall Festival is scheduled for October 21st, 2:00 – 4:00 p.m., at West Laurel Park.
- Halloween decoration contest will continue this year. Information will be posted on the CKS/E Facebook page.
- Winter Festival is rescheduled for December 1st. Planning is in progress.

continued on page 5

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Mule Deer 30, 34, 42, 47
North Ranch Road 71, 75, 77



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- HOME/OFFICE ORGANIZATION, HOUSEWORK, PHOTOS, ADDRESS BOOK
- DOWNSIZING, INVENTORY, PACKING, DONATIONS, DECLUTTERING
- PHONE/EMAIL/COMPUTER/SOCIAL MEDIA ASSISTANCE, HOUSESITTING
- MEDICAL APPT SCHEDULING, ADVOCATE, NOTETAKER, PILL SORTING
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Meeting Minutes *continued from page 4*

COHOPE: No Report. Tom Majcen agreed to continue participating and reporting at the monthly HOA meetings. Amada Gomez also volunteered to attend/report.

Parks and Roads Committees: No updates. See reports in the Scroll for details.

Old/Backlogged Business: No items to discuss

New Business:

- Board unanimously approved new board member roles: President-Brandon, Vice President-Marty, Treasurer-Mark, Secretary-Dani, Project Requests-Nick and Members at Large – Ryan, Teresa, and Amanda.
- HOA email account response process: Former board member Sam Wright has agreed to manage the in-box. All board members will be copied on relevant communication for situation awareness.
- Gmail and Smartweb access transition in progress.
- Teresa volunteered for the Blockworker Appreciation Project.

Covenant Violation Updates:

- Potential violations are being monitored, with notifications sent for identified violations.
- Board reviewed Stage 3 and 4 violations, voting on next steps, i.e. closure, monitoring, attorney involvement.

The next HOA Board meeting will be November 9th at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 8:40 p.m.

New Blockworker

Thank you to Joan Hartzwell who was the blockworker in area 3 for many years. She has moved to Windsor to be closer to her children. A family a few doors down from her have graciously volunteered to take over the job! Chris and Missy (Melissa) Rezny along with their children, Lincoln and Emmett, delivered the Scroll and dues reminders to their neighbors on Laurel Ave. and a bit of Webster Ave. Thank you so much to Chris and Missy for taking on the duties of blockworker. It is fun to have a family project and glad the children enjoy it as well.

— Sheri Skolnick

Autumn carries more gold in its pocket than all the other seasons.

—Jim Bishop

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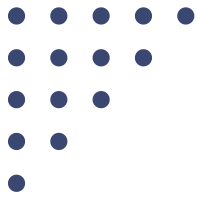
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Current Medicare Members:
Annual Enrollment Period is almost here!
October 15 - December 7. Don't miss this opportunity to have your plan reviewed!



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 at RE/MAX in 2006. Over his 31-year career, he has achieved the RE/MAX Diamond Award, Lifetime Achievement, and Hall of Fame. He has also been recognized as 5280 Magazine’s Top Real Estate Agents.



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Attendance is limited to 20 attendees and all previous seminars have reached max capacity quickly. First come, first served!

To register, please visit the Seminars page on www.goingbadger.com to select your preferred date. \$10 registration fee (transferable, but non-refundable).

National Family Caregivers Month

(NFCM) is a time to recognize and honor family caregivers across the country. It offers an opportunity to raise awareness of caregiving issues, educate communities, and increase support for caregivers

Denver Veterans Day Run, Parade & Festival

Saturday, November 11, 2023

Parade Starts at City Park after the Run. The Denver Veterans Day Parade is comprised of local Veterans organizations and supporters. Thousands of spectators line City Park to show respect and honor for our local Veterans. Please join the community in the appreciation of our Veterans and support this important cause.

The Parade is broken down into serials that represent a different conflict in military history: Revolutionary War, Civil War, WWI, WWII, etc. Each serial representation will feature military memorabilia from that era – i.e. old uniforms, vehicles, and weapons. The Veteran organizations have agreed to march together to showcase their organization’s historical roots in these eras. Spectators will also enjoy corporate floats, car clubs, marching units, bands, and more.

We hope you can join the Denver Veterans Day Parade as a participant or spectator and be part of this wonderful celebration to salute our nation’s heroes.

Don’t Miss the Rippetoe Rucksack Challenge - Part of the RUN

Want to show your true motivation and dedication in our toughest Veterans Day competition yet? Test your mettle this year with the Rippetoe Rucksack Challenge. Carry a 25-pound ruck or backpack during your 10K Run.

This competition is in honor of Army Capt. Russell B. Rippetoe, who attended Metro State College in Denver and ROTC. A member of the 75th Ranger Regiment, he was killed in action on April 3, 2003 serving during Operation Iraqi Freedom. Register: <https://runsignup.com/Race/CO/Denver/DenverVeteransDay>

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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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Traffic and Roads Report

Update on Repairs to W. Ken Caryl Ave. Fence: A resident in the 7500 block of S. Quay Ct. asked for an update about damage to her section of the sound barrier fence first reported here months ago. Jeffco Road and Bridge stated the repair “is still planned for this fall or winter, but the timing of the work depends mostly on weather conditions. We are still experiencing staffing shortages, and as long as it is warm enough for concrete and asphalt work, we need to utilize our crews in those areas.” I thank the resident for her patience and understanding pending completion of her request.

Huge cracks in pavement on 8220 block of S. Quay Way: After a resident commented on the numerous 8-10” cracks in her cul de sac, Jeffco Road and Bridge was notified. Let’s hope that the weather cooperates so that staff can fix the problem as soon as possible.

Update on ‘Welcome to Jefferson County’ sign: After receiving no response since September from the Jefferson County Sign Shop about the significant graffiti and damage to the sign just north of C470 and east of S. Platte Canyon Blvd., I was surprised to learn from Jeffco Road and Bridge that the sign was the responsibility of the Colorado Department of Transportation (CDOT). I spoke with the Region 1 Area customer service representative who filed a report about the sign’s damage. Please look for a follow-up in the December report.



roundabout particularly at night, you may also have had difficulty differentiating the road from the roundabout’s edge. I asked CDOT’s Region 1 Area customer service representative if a yellow line could be painted on the roundabout’s inside curb to make it safer for all drivers. He agreed to file a report and stated he was “surprised that it (the reflective paint) wasn’t being done immediately (i.e. during construction). Please look for a follow-up in the December report.

Please do not hesitate to contact me at ckseparks1@gmail.com/303-408-6142 with any traffic and/or roads questions or concerns in OR around our neighborhood.

— Annie Berger, Committee Chair

Daisy Oversees The Pumpkins At The CKSE HOA Fall Festival Oct. 21.

More photos from the Festival to appear in the December issue of The Scroll.



S. Kendall Blvd./C470 roundabout: If you’ve recently used the



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Parks Committee Report

West Laurel Park Changes: It's exciting that the first phase of the park's improvements was already completed last month. As reported in last month's Report, residents had voted during the planning stages that the playground equipment be covered so it could be used during the hot months. Though the entire playground was unable to be covered because of weight and other concerns, contractors installed spot coverings throughout the playground. Look for many more changes to take place until the entire project is completed next spring. In the interim, residents are cautioned to mind the caution tape and the possible closed areas of the park to be safe. The total cost of ALL improvements is \$350,000 for the mill levy that was passed in 2017.

Foothills Park & Recreation District staff was notified of dead branches in several trees along the park's path heading south as well as several trees that appear to be dead just inside the W. Laurel Ave. fence on the northern part of the park's open space.

Who Does This? Part 1: As W. Elmhurst Ave. resident Dustin Schulten noted on Nextdoor on October 6th, what a shame someone thought they had the right to illegally dump their yard trash at Wayside Meadows Park. "Your own trash isn't FPRD's responsibility." Our sincere thanks to Dustin who kindly cleaned up someone else's mess after FPRD staff refused to collect illegally dumped trash.

Who Does This? Part 2: Golf carts CANNOT be used in our parks! NO unauthorized motorized vehicles are allowed anywhere in the parks or any park trails.

On a friendlier note, thanks to the resident who kindly trimmed a neighbor's juniper bushes along W. Laurel Ave. so that residents could once again walk on the sidewalk and not have to move into the street.

If you have concerns or questions about the trails or playgrounds in our wonderful neighborhood, please don't hesitate to contact your Parks Committee who will try to get answers and results promptly: Annie Berger: ckseparks1@gmail.com/303-408-6142 or Kathy Hofstra: 303-888-1661.

— Annie Berger & Kathy Hofstra, Co-Committee Chairpersons



CKS/E HOA Vice President Marty Hartley helped organize dumpsters during the annual HOA Dumpster Day Oct. 14 at Wayside Meadows Park. More than 75 CKS/E HOA dues-paying members took advantage of this special HOA benefit.

Denver Zoo Lights

Dec. 2, 2023–Jan. 7, 2024.

Zoo Lights Has Been Transforming Denver Zoo Into Colorado's Wildest Winter Wonderland For Decades. More Than 2 Million Lights Sparkle Across 80 Acres Amid The 3,000 Residents Who Call The Zoo Home.

— <https://denverzoo.org/>

MARKET UPDATE

Columbine Knolls South

Below is aggregate data for Columbine Knolls South from April 1, 2023 through September 30, 2023.

NUMBER OF HOMES SOLD

14

AVERAGE SALES PRICE

\$726,321

AVERAGE DAYS ON MARKET

10.14

TRACEY CHIZLETT

REALTOR® | CNE | BROKER ASSOCIATE

303.408.6969 | ColoradoHomesTracey@gmail.com



CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at www.coloradolasertype.com.

Add a maintenance free metal railing for safety around the front & rear porches or a **handrail down the exterior steps**. Call John for pricing 303-968-4504

Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

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

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.

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

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

DAN GRAY PAINTING 303-514-3232 Interior/ Exterior, Drywall and carpentry repair. Free est/ insured/30 years painting in Colorado.

Sunny Carpet Cleaning 303-742-0855

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

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

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.

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Friday Night Films

Skip the Theater and enjoy Friday Night Nature Films Fireside at South Platte Nature Center. Nature based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, most are award winning. Donation suggested for refreshments.

- My Life as a Turkey - 11/17/23
 - Christmas in Yellowstone - 12/22/23
 - American Eagles - 01/19/24
 - Magic of the Snow Owl - 02/16/24
- <https://register.ssprd.org>

**Trail of Lights
Chatfield Farms**

Nov. 24 – Jan. 1, various evenings, 5-8:30 p.m. (closed Dec. 25). Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll.

**This Space
Intentionally
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for Teen Services**

Columbine Knolls South/Estates	
Statement of Financial Position:	
As of September 30, 2023	
ASSETS	
CKS/E Bank Accounts	
Checking.....	4,245.27
Money Market	26,992.05
Total CKS/E Bank Accounts	31,237.32
FirstBank CD	20,429.73
Total Bank Accounts	\$51,667.05
Total Current Assets	\$51,667.05
TOTAL ASSETS	\$51,667.05
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	0.00
Pre-paid Dues	480.00
Res For Litigation	20,000.00
Res for Monument Repair	5,000.00
Res for Perimtr Landscaping	4,109.11
Retained Earnings	9,026.56
Net Revenue	13,051.38
Total Equity	\$51,667.05
TOTAL LIABILITIES & EQUITY ..	\$51,667.05



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 270 Homes in Our Neighborhood
- Sells an Average of 25 Homes per Year
- 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
- RE/MAX Professionals Ranked #1 in 2022 Sales for South Jefferson County

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:								
7776 S. Saulsbury St.	Multi-L	2,175	2,851	0%	3+1	2+1	\$635,000	
8249 S. Saulsbury Way	Multi-L	1,973	2,333	0%	2+2	2+1	\$649,900	
6882 S. Walden Pl.	Ranch	1,942	2,724	0%	4	3	\$715,000	
Sold:								
6999 W. Fairview Dr.	2 Story	2,026	2,789	80%	4	3	\$650,000	\$617,500
7433 W. Laurel Ave.	2 Story	2,675	3,790	87%	4	3+1	\$780,000	\$750,000

The fall market is settling in with some unique characteristics, and these three words; interest rates, inflation, and inventory are playing a major part in buyer’s and seller’s decisions every day! The question I get asked daily is, “Are we in a buyer’s or a seller’s market?” Quite frankly it feels like it’s nobody’s market at the moment, as nobody is fully happy. Sellers are waiting longer for their homes to sell and having to pay financing concessions and buyers feel like they are paying too much for their home. This 2023 market mirrors the ebbs and flows of the markets we’ve seen between 2013-2019 with a few variations. Most of the housing metrics remain quite stable. However, they also come with challenges and opportunities. Through the 3rd Quarter of 2023, the number of new listings and the number of sold/closed properties is down almost 21% which shows that the market is smaller, which is expected after the boom years of the pandemic! The most notable metric is that prices are holding steady for now, with the average closed price of a single-family home at \$769,000 and attached homes at \$478,000 which are both only down approximately 1.0% from 2022!

Sellers, you have a smaller window for success before the winter months settle in, so you need to price your home correctly. And keep in mind that about 60% of all closed transactions this year offered to pay some buyer concessions to assist the buyer with their interest rates and closing costs. Proper pricing will typically get your home sold quicker at a higher price. Buyers, this is an opportune time to circle back and re-visit the market as homes are sitting on the market longer, and more negotiation is happening including concessions to assist with mortgage affordability. It is more important than ever that you have a knowledgeable, experienced agent to assist with the sale or purchase of your home.

As always, please call, text or reach out to me anytime. I am always available to help you with this complex real estate market.

303-888-1661 | kathy@kathyhofstra.com