

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

November 2025

Vol. 52 No. 11

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

CHECK

PAY

VENMO

CKS/E HOA
ATTN: TREASURER
P.O. BOX 620271
LITTLETON, CO
80162-0271



Coming Events

Second Annual Share the Warmth Coat Drive: November 1 – 10

Do you have an extra winter coat? Local resident Teresa Wallace is partnering with the Littleton Life Center to collect gently used adult coats, hats, gloves, mittens, boots and scarves. Donations of blankets and sleeping bags are also welcome. Items can be dropped off on the north side of the neighborhood at 7545 S. Webster St. or on the south side of the neighborhood at 6837 W. Elmhurst Ave. To arrange a pick-up, call Teresa at 720-849-9236.

Together, we can make a difference and help share the warmth this winter.



Project Request Form

Next HOA Meeting

Thurs., November 13th, 6:30 p.m.
St. Gregory's Episcopal Church
See cksehoa.org for more details.

President's Letter

Does anyone not like fall? I don't think I've ever met someone who doesn't enjoy the mild days, cool nights, vibrant foliage and all the fun activities with family and friends. This season brings not only changes to our scenery but also transitions within our HOA Board.

As mentioned in last month's letter, Brandon Moore is stepping into the Vice President role this term. I'd like to thank Brandon for his leadership over the past two terms. With his support, the Board accomplished several initiatives that benefit our entire community. I'm also pleased to welcome new Board member Zak Zakrzewski and our new Traffic & Streets Chair, Steve Mazzini. Board members and volunteers truly are the lifeblood of our organization.

A recurring theme this year will be recruitment and succession planning. One key Board role will be retiring after this term, and we always welcome volunteers to assist with events and other functions. If you're interested in getting involved, please email us at cksehoa@gmail.com. Or better yet, join us at a Board meeting, held the second Thursday of each month at 6:30 p.m. at our **new location, St. Gregory's Episcopal Church, 6653 W. Chatfield Ave.**, just east of St. Frances Cabrini Catholic Church. We'll be discussing priorities for the coming term and welcome input from residents.

Finally, our annual dues drive is still underway. Your voluntary \$80 contribution helps support events we hope you enjoy, including Dumpster Day, Easter and summer gatherings, holiday decorating contests and Dairy Queen visits with Santa. Until next time, take care and take pride in our neighborhood.

– Marty Hartley, President



Traffic & Streets Committee Report

The committee has submitted a request to Jefferson County to evaluate traffic safety improvements at the three-way stop located at S. Upham St., W. Elmhurst Dr. and W. Elmhurst Ave., near the Wayside Meadows Park playground.

Given the proximity to the playground and a nearby bus stop, the committee recommends enhanced street markings or crosswalks to improve safety and visibility.

As we approach the holiday season, we extend our appreciation to everyone for helping to make a safe community. Whether walking, biking, driving, or simply enjoying the outdoors, each of us plays a role in maintaining safe streets and pathways. Let's continue to stay alert and practice good habits throughout the community.

Happy Thanksgiving to All!
– Steve Mazzini, Traffic & Streets Committee Chair



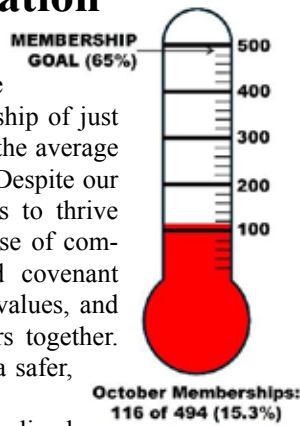
Homeowners' Association Membership Goals

The Columbine Knolls South/Estate HOA operates on a 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.

Residents who pay their dues by December 31 will be entered into a \$100 gift card raffle.

Did you know: Your 2025-2026 membership automatically enters you into the Holiday Decorating Contests, with chances to win cash prizes and neighborhood recognition?



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
- 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.

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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.



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.

HOA Meeting Minutes

MEETING ATTENDANCE

Meeting Date: October 9, 2025

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

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

Residents present: eight residents.

ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

Project requests approved during the meeting:

- S. Vance St. – Driveway and Walkway

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

- W. Alder Ave. – Painting
- W. Nova Dr. – Painting

COMMUNITY FORUM

- **Vacant House:** A resident shared an update on a previously concerning vacant property.
- **Home Business:** A resident expressed concerns about multiple vehicles and ongoing work conducted in the property’s driveway. The Board acknowledged the concern and issued a Stage 1 violation letter earlier this week.
- **Trespassing:** A resident reported that individuals accessed their property, which borders the park, on two separate occasions for apple harvesting.

NEW BUSINESS

- **Budget Review and Approval:** The Board unanimously approved the 2025-2026 budget, including all changes discussed at the previous meeting.
- **Monument Landscaping Plan Committee:** Recruitment efforts will continue.
- **Meeting Location Change:** The Board voted unanimously to relocate monthly board meetings to St. Gregory’s Episcopal Church, beginning November 13. The meetings will continue to be held on the second Thursday of each month at 6:30 p.m.
- **Elections:** Mary Stewart will receive a gift card in appreciation for her assistance with ballot counting.
- **Board Priorities:** The Board will discuss potential priorities for the 2025-2026 term at the next meeting.

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

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

continued on page 4



COLUMBINE HIGH SCHOOL SHOWCASE

DECEMBER 2nd
6:30 - 8:00 PM

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ACTIVITY INFORMATION TABLES

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10 am - 4 pm

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Admission: \$2

(Kids 10 and under FREE)

HOA Meeting Minutes, *continued from page 3*

Dues Report: 446 (58.7%) households paid their 2024-2025 annual HOA dues compared to 443 (58.3%) last year. Dues received during August and September were allocated to the 2025-2026 fiscal year. Approximately 116 dues payments have been received this year.

COMMITTEE REPORTS

- **Halloween Decorating Contest:** Judging for the Halloween Decorating Contest will take place on October 30. Prizes will be awarded to the top 3 winners. Participants must be dues paying members to be eligible.
- **Parks Committee:** No report.
- **Traffic & Streets Committee:** Steve Mazzini is the new Committee Chair. He is coordinating with Jefferson County to explore safety improvements at the 3-way stop near Wayside Meadows Park. Based on resident feedback, Steve will also contact the County regarding the traffic light timing at the W. Fairview Dr. and S. Pierce St. intersection. The continued use of non-street legal vehicles, including golf carts, remains a safety concern.
- **Council of HOAs for Planned Environment (CO-HOPE):** Other neighborhoods are also experiencing these issues with non-street legal vehicles. The Jefferson County Sheriff's Office recommends reporting the rider's address. Finalization of county guidelines for short-term rentals has been postponed to later in 2026.

OLD BUSINESS UPDATES

- **Scroll SOP and Next Steps:** Andy presented a draft Standard Operating Procedures (SOP) for The Scroll editing. The draft will be circulated for discussion at a subsequent meeting.
- **ADU Rules and Regulations:** Brandon will review current legislation regarding Accessory Dwelling Units for discussion at a future meeting.

COVENANT VIOLATION UPDATES

- **Stage 4 Violation:** Brandon reviewed the stipulation requirements with the resident, emphasizing the November 1st deadline for necessary action. The Board will assess progress and determine next steps at the following meeting should the requirements remain unmet.
- **Stage 3 Violation:** The previously outstanding issues regarding an inoperable vehicle have been resolved.
- **Stage 4 Violations:** One Attorney Demand Letter has been sent to the property with lawn maintenance issues. An additional Demand Letter is being prepared by legal counsel for the second property with similar issues.

NEXT MEETING

The next HOA Board meeting will be on November 13 at 6:30 p.m. at St. Gregory's Episcopal Church.
Meeting was adjourned at 7:52 p.m.



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Neighborhood Safety Reminder: Motorized Vehicles

As our neighborhood enjoys more outdoor activity, we've seen an increase in golf carts, dirt bikes and e-bikes traveling through streets, parks and greenways. While these vehicles may seem convenient or fun, their use in unincorporated Jefferson County and Foothills Park & Recreation District areas is subject to specific restrictions.

According to Jefferson County regulations, golf carts and off-highway vehicles (OHVs), including dirt bikes and mini-bikes, are not permitted on public roadways or sidewalks unless explicitly allowed by local ordinance. Currently, there are no such allowances in our area. Similarly, Foothills Park rules prohibit unauthorized motorized vehicles in parks, trails and greenways to protect public safety and preserve shared spaces.

These rules are in place to help keep our children, pets and parkgoers safe. Motorized vehicles can pose serious risks in areas not designed for their use, especially where visibility is limited or pedestrian traffic is high.

Let's work together to keep our neighborhood safe and welcoming for everyone. If you witness unsafe or unauthorized vehicle use, please report it to the Jefferson County Sheriff's Office at 303-980-7300.

For more information, see Jefferson County Sheriff's Office website at jeffco.us/1206/Other-Vehicles and Foothills Park & Recreation District's website at foothills.org/park-rules.

Help Shape Our Neighborhood: Volunteer Today!

Our community thrives because of neighbors like you who step up and get involved. Right now, we're looking for volunteers to fill vacancies with several new and existing committees. These teams play an important role in keeping our neighborhood safe, welcoming, and well-maintained.

Our Parks Committee Chair will engage with Foothills Park & Recreation District to ensure safe and enjoyable neighborhood experiences of our local green spaces. Historically, the committee has worked with FPRD to report damages to Wayside and West Laurel Parks, supported safety initiatives, and even hosted a Parks Beautification Day.

A newly proposed Monument Landscaping Committee will engage with ongoing monument repairs by helping to rejuvenate the surrounding landscaping. The committee can bring fresh design ideas, propose low-water vegetation, or help to clean neighborhood entrances.

A newly proposed 50-Year Celebration Committee will engage and support the Special Events committee to help celebrate our neighborhood's 50th anniversary. The committee can conduct outreach with long-standing residents, propose celebration ideas to commemorate our neighborhood, or engage with a designing a larger Fall Festival.

Whether you have a few hours to spare or a passion for community projects, your involvement can make a real difference. We would love to hear from you and learn how you would like to participate. If you are interested in being involved or sending us your ideas, reach out at cksehoa@gmail.com. Let's build something great together!

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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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Make Your Voice Heard: Vote This November

Jefferson County’s Coordinated Election takes place on Tuesday, November 4. Ballots will be mailed to all active registered voters, so be sure to check your registration and mailing address. Local elections impact schools, public safety and community services. Your vote truly matters.

To learn more about what’s on the ballot, where to vote or how to track your ballot, visit the Jefferson County Elections website at jeffco.us/3901/Election-Information.



History Of Veterans Day

World War I – known at the time as “The Great War” – officially ended when the Treaty of Versailles was signed on June 28, 1919, in the Palace of Versailles outside the town of Versailles, France. However, fighting ceased seven months earlier when an armistice, or temporary cessation of hostilities, between the Allied nations and Germany went into effect on the eleventh hour of the eleventh day of the eleventh month. For that reason, November 11, 1918, is generally regarded as the end of “the war to end all wars.”

Veterans Day continues to be observed on November 11, regardless of what day of the week on which it falls. The restoration of the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but helps focus attention on the important purpose of Veterans Day: A celebration to honor America’s veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

–<https://department.va.gov>

Fall Leaf Cleanup: Keep It Clean, Keep it Local

Fall leaves may be beautiful, but when they accumulate in streets or gutters, they can clog storm drains and contribute to water pollution. The Colorado Stormwater Council notes that excess organic material in stormwater systems can lead to nutrient overload in local waterways, which harms aquatic life and disrupts natural ecosystems.

To help reduce this impact, residents are encouraged to compost, mulch or bag leaves for proper disposal. Let’s work together to keep leaves out of storm drains and shared spaces. Responsible disposal helps protect our waterways and keeps our neighborhood looking its best.

For more information, see colorado-stormwater-council.org/fall-leaves-yard-litter-best-management-practice.

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

**Columbine Knolls
South/Estates**

**Statement of Financial Position:
As of September 30, 2025**

ASSETS

Current Assets

Checking.....	\$ 3,478.25
Money Market.....	\$ 28,111.18
Total CKS/E Bank Accounts	\$ 31,589.43
FirstBank CD-8060	\$ 22,195.43
Total Bank Accounts	\$ 53,784.86
Total Current Assets	\$ 53,784.86
TOTAL ASSETS	\$ 53,784.86

LIABILITIES AND EQUITY

Liabilities

Total Liabilities	\$ 0.00
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Equity

Res. For Litigation	\$ 20,000.00
Res. For Monument Repair	\$ 5,000.00
Res. For Perimeter Landscaping...	\$ 4,109.11
Retained Earnings	\$ 20,232.05
Net Revenue.....	\$ 4,443.70
Total Equity.....	\$ 53,784.86

TOTAL LIABILITIES & EQUITY . \$ 53,784.86

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Address	Style	Sq. Ft.	Total Sq.Ft.	% Fin. Bsmt.	Bed	Bath	List Price	Sold Price
Active:								
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7944 S. Webster St.	Multi-L	2,398	3,273	0%	4	3	\$719,900	
7906 S. Pierce Way	2 Story	2,586	3,936	80%	4+1	2+1	\$845,000	
7855 S. Vance Ct.	2 Story	3,161	3,161	0%	4+1	3	\$995,000	
7415 W. Clifton Ave.	2 Story	2,938	4,038	100%	5+1	3	\$1,299,000	
Under Contract:								
7550 S. Reed Ct.	2 Story	2,761	3,873	0%	5	3	\$850,000	
Sold:								
7857 S. Pierce Way	Ranch	2,384	3,680	100%	2+1	3+1	\$740,000	\$745,000
7591 S. Reed Ct.	2 Story	3,137	4,261	100%	5	3+1	\$935,000	\$935,000

We've turned the page to the final three months of the year—the 4th Quarter—and just like the leaves, the Denver Real Estate Market is changing color! As the glow of summer fades and our routines settle, this is a prime time to recalibrate and explore new opportunities. The market shift is gradual, but significant:

- Supply is still very strong with over 13,000 active listings. New Listings, Pendings, and Closed Sales have remained consistent across 2023-2025.
- However, Days on Market (DOM) is up 32% from last year, hitting 53 days.

Sellers: Pricing is the most critical factor right now. Successful sellers are focusing less on what has sold and more on a thorough investigation of their current competition to price strategically.

Buyers: Affordability stress has eased! A recent decrease in the Federal Funds Rate has led to improved mortgage rates, now in the high 5% to low 6% range. This combination of lower asking prices and lower rates presents the best opportunities we've seen all year!

Don't miss this seasonal shift—I would love to meet and discuss your real estate goals and help make a plan.



Happy Thanksgiving!

May your home be filled with warmth, happiness, and gratitude.



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