

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

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

### Save The Date!

**Thur. Oct. 12** – HOA Board Meeting  
at Deer Creek Church, 6:30 - 8:00 p.m.

**Sat. Oct. 14** – Dumpster Day  
at Wayside Meadows Park, 9:00 – 11:00 a.m.

**Sat. Oct. 21** – Fall Festival at  
West Laurel Park, 2:00 – 4:00 p.m.

**Fri. Dec. 15** – Santa in the Park  
at Wayside Meadows Park, 4:00 – 6:00 p.m.

*The Food Trucks have decided to end service to our neighborhood on the 1st & 3rd Tuesday of each month. But we will have some here for the Fall Festival, so please come out to support them!*

### CKSE 2023 Dumpster Day

**Saturday, October 14th, 9:00 to 11:00 a.m.**  
Wayside Meadows Park,  
west of the baseball field on W. Elmhurst Dr.

Are you ready to free up space taken by unused items in the garage or basement? Join us, your HOA Board, at this year's CKSE HOA Dumpster Day!

**Who:** Current/Future HOA Members  
(payment of \$80 annual dues for 2023-2024 available at event)

**Acceptable Items (Max 1 Pickup Bed):**  
Mattresses, Furniture, Branches,  
Construction Material, Metal Recycling

**Not Allowable:** Tires, Paints, Chemicals,  
Refrigerators/Freezers, TVs, Oils, Dirt, Solvents

Email cksehoa@gmail.com with any questions.

### Next HOA Meeting

**Thursday, October 12th, 6:30 p.m.**  
Deer Creek Church

October 2023

Vol. 50 No. 10

### President's Letter

October... Autumn has officially begun and my term as HOA President has officially ended, so this is my sign-off letter.

First, a HUGE thank you to those who served on the Board with me during this past year: Nick Aab, Dani Crane, Norman Davis, Megan James, Tom Majcen, Mark Meihaus, Brandon Moore, and Sam Wright; to our Special Events coordinators, Sarah Aragon and Erin Roark; to Annie Berger for heading up two committees; to Charlotte Bagwell for everything she does for our neighborhood as Historian and Blockworker Coordinator extraordinaire; to the Blockworker captains and Blockworkers; to Walt Barnhart for taking over as editor of the Scroll; to Tracey Chizlett for sponsoring the Shredding

*continued on page 3*



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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 (roles TBD at Oct. meeting)

Nick Aab  
Ryan Bing  
Dani Crane  
Amanda Gomez  
Marty Hartley  
Mark Meihaus  
Brandon Moore  
Teresa Wallace

#### 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 ..... cksehn@gmail.com  
Annie Berger, Parks Co-Chair ..... ckseparks1@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 ..... ckseparks1@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 15<sup>th</sup> of the month for the next month's issue, except for the January issue which is December 9<sup>th</sup>. Please email news articles to **Walt Barnhart** at [cksescroll@gmail.com](mailto:cksescroll@gmail.com).

#### Advertising

The deadline for advertisements is the 15<sup>th</sup> of the month for the next month's issue, except for the Jan. issue which is Dec. 6<sup>th</sup>. To place an ad, call Colorado Lasertype, 303-979-7499. Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com). To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://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](mailto: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.

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# FARMERS' MARKET

MARKET ON YOUR CALENDAR

<b>Saturdays</b>	<b>Saturdays</b>
<b>SOUTHWEST PLAZA</b>	<b>LAKWOOD</b>
MAY 6 - OCTOBER 28	JUNE 10 - SEPTEMBER 30
Southeast Parking Lot	Mile Hi Church
Wadsworth & Bowles	9077 W Alameda Ave
8am-2pm or Sellout	10am-2pm or Sellout
<b>Sundays</b>	<b>Wednesdays</b>
<b>HIGHLANDS RANCH</b>	<b>LITTLETON</b>
MAY 7 - OCTOBER 29	JUNE 14 - SEPTEMBER 27
HR Town Center	Aspen Grove
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## President's Letter *continued from front page*

& Electronics Recycling again; and to the many people who helped us with special events, ballot counting, and other behind-the-scenes things that help our neighborhood events run smoothly. Tom was a huge help to me with all his many years of experience, and we also had the benefit of training and advice from Gary and Becky Englebright and continued Facebook and food truck support from Kristi Zakrzewski. Working with a team that got along well was a gift, made even better by enjoying a few laughs along the way!

Second, a huge thank you and hearty welcome to the newly elected Board members: Ryan Bing, Amanda Gomez, Marty Hartley and Teresa Wallace. They will be serving alongside our returning champions Nick Aab, Dani Crane, Mark Meihaus and Brandon Moore. I have every confidence that they will be a great team!

Some of our accomplishments as a Board this past year included another fun Fall Festival last October, the Halloween Decorating contest; the addition of the 1st annual Santa in the Park event; the Holiday Lighting contest in December; Blockworker gifts delivery; the annual Easter Egg Hunt in April; Parks Beautification Day; the 2nd annual July Bike Parade; the 1st annual Summerfest in September (which, unfortunately, got rained out, but next year it'll be so fun! And the band and food trucks got postponed to Fall Festival, so you'll still get to enjoy them this year, just later than originally planned). We also handled a lot of business—12 meetings, membership drive, ballot mailings, countless project requests and covenant violations enforcement. The business side isn't

glamorous, and it is definitely not the most fun part of our work on the Board, but it is important, it is the primary reason for the existence of the Board, and it helps keep our neighborhood a great place to live! Your membership dues help with all of this, so thank you in advance for joining or renewing your membership this coming year!

I will end by reiterating my theme for this year: It Takes a Village. Everyone who lives in Columbine Knolls South/Estates is a member of this community. By doing our parts to maintain our properties and follow the covenants, we become part of the village. By serving on the Board or taking on other roles to help conduct business and have fun events, we become part of the village. By being good neighbors and looking out for each other, we are part of the village. Please take care of your village, yourself, and each other!

— Your neighbor, Tracey Decker

## Traffic and Roads Report

Jeffco Roads and Bridge staff reported that the leaning sign on S. Upham St. north of Chatfield was fixed at my request. They were later advised there was a large traffic barrel on S. Pierce St. by the entrance to Wayside Meadows Park and a small traffic cone by the median on S. Kipling and W. Ken Caryl Ave. Both were promptly removed.

Please do not hesitate to email me at [ckseparks1@gmail.com](mailto:ckseparks1@gmail.com) or call me at 303-408-6142 with any traffic and/or roads questions or concerns in or around our neighborhood.

— Annie Berger, Committee Chair

## HOA Meeting Minutes: September 14, 2023

Tracey Decker, President, called the meeting to order at 6:32 pm at Deer Creek Church.

**Board members present:** Brandon Moore, Nick Aab, Sam Wright, Tom Majcen, and Tracey Decker

**Residents present:** 9 residents

### ACC PROJECT REQUESTS:

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

- West Phillips Avenue - Fencing
- South Saulsbury Court - Driveway paving, Fencing
- West Walden Place – Roof, Painting
- West Alder Avenue – Driveway, patio, sidewalk paving
- West Laurel Avenue – Solar panels
- South Saulsbury Court – Roof
- South Yukon Court – Roof
- South Saulsbury Court – Roof
- South Reed Court – Painting
- South Reed Court – Roof
- South Webster Court – Roof, gutters
- West Walden Place – Roof
- West Nova Place – Roof

**Project requests approved during the meeting:**

- South Vance Street – Fencing
- West Phillips Avenue – Painting
- West Morraine Drive – Painting

**Project request denied during the meeting:**

- West Phillips Avenue – Fencing that does not meet requirements

**Community Forum:** none

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

**Treasurer's Report:** The Board reviewed the monthly income, expenses, and balances for August 2023, as submitted by Mark Meihaus.

**Dues Report:** Presently 449 (59.1%) of households have paid their annual CKS/E HOA dues compared to 479 (63.0%) last year.

### SPECIAL EVENTS:

- Summerfest on September 10th was canceled due to inclement weather; food trucks & band rescheduled to Fall Festival
- Dumpster Day is scheduled for October 14th, 9:00 – 11:00 a.m., at Wayside Meadows Park for paid HOA members. Residents can join that day; we will schedule two 40-yard Dumpsters west of the baseball field
- Fall Festival is scheduled for October 21st, 2:00 – 4:00 p.m., at West Laurel Park – Bouncy House, Food Trucks, Live Music, Chili Cookoff to be judged by South Metro Fire Engine 13
- Santa will visit Wayside Meadows on Friday, December 15th, 4:00 – 6:00 p.m.

### COHOPE:

- Ken Caryl Ranch has three projects in process, including building 250 homes
- New library project is back on the table; a committee is being formed. If interested, contact Tom Majcen.

*continued on page 5*

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### RECENT PROJECTS WE'VE DONE IN OUR KEN-CARYL COMMUNITY

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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
- RESPITE CARE, HOSPITAL VISIT, SURGERY RECOVERY (NON MEDICAL)
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- TRANSITIONING INTO/ADJUSTING TO ASSISTED LIVING
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# Meeting Minutes

continued from page 4

## PARKS AND ROADS COMMITTEES:

- Annie Berger meeting with Foothills 9/15 re: West Laurel Park improvements; see reports in the Scroll for details.

## OLD/BACKLOGGED BUSINESS:

- Brandon will finalize changes to the Profile and Welcome Letter for the website; Tracey will send necessary documents to the website manager to bring the website up to date.

## NEW BUSINESS:

- 144 ballots were received and counted, electing eight 2023-24 Board members: Nick Aab, Ryan Bing, Dani Crane, Amanda Gomez, Marty Hartley, Mark Meihaus, Brandon Moore, and Teresa Wallace.

## COVENANT VIOLATION UPDATES:

- Potential violations are being monitored, with notifications sent for identified violations.

The next HOA Board meeting will be October 12th at Deer Creek Church at 6:30 pm. The meeting was adjourned at 7:55 p.m.

# Welcome Neighbors!

Please welcome Gale and Dean Cohen to 7971 S. Upham Street! They moved around the middle of August from Conifer. They are both Colorado natives and love anything to do with the outdoors, including boating, ATVs, Jeeps and just being in the mountains! Gale is now retired and is looking for a new Bible Study group. They currently attend Valley View Church. Dean is working at the landscaping and sprinkler business they have owned for almost 40 years, Omni Landscape and Sprinklers. Their adult children, David and Nicki also live in the area. Gale and Dean have 2 dogs, Tucker, a white lab, and Abby, a Chesapeake Bay retriever. You may see them in Wayside Meadows Park so be sure to say hi!

— Mary Whitney



Thanks to Tracey Chizlett for generously sponsoring a very successful Shredding and Electronics Recycling Day event September 9! About 75 residents took advantage of this useful service.

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He is a fourth generation Coloradan, born and raised in Denver. Rob married his high school sweetheart Leanne. They have two daughters and have been active in their community, schools and members of St. Francis Cabrini Church in Littleton since they moved to Columbine Knolls in 1997.

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# Pumpkin Bread

Fire up your coziest playlist, grab your baking gear and get ready for the most incredible homemade pumpkin bread of your life.

## Ingredients

- 1 can (15 ounces) pumpkin (not pumpkin pie mix)
- 1 2/3 cups sugar
- 2/3 cup vegetable oil
- 2 teaspoons vanilla
- 4 eggs
- 3 cups all-purpose or whole wheat flour
- 1/2 cup coarsely chopped nuts
- 1/2 cup raisins, if desired
- 2 teaspoons baking soda
- 1 teaspoon salt
- 1 teaspoon ground cinnamon
- 1/2 teaspoon baking powder
- 1/2 teaspoon ground cloves

## Steps

1. Move oven rack to low position so that tops of pans will be in center of oven. Heat oven to 350°F. Grease bottoms only of 2 loaf pans, 8 1/2x4 1/2x2 1/2 inches, or 1 loaf pan 9x5x3 inches, with shortening.

2. Stir together pumpkin, sugar, oil, vanilla and eggs in large bowl. Stir in remaining ingredients. Pour into pans.

3. Bake 8-inch loaves 50 to 60 minutes, 9-inch loaf 1 hour 10 minutes to 1 hour 20 minutes or until toothpick inserted in center comes out clean. Cool 10 minutes. Loosen sides of loaves from pans; remove from pans and place top side up on wire rack. Cool completely, about 2 hours, before slicing.

—<https://www.bettycrocker.com/>

CKS/E HOA BOARD PROUDLY PRESENTS



**SATURDAY, OCTOBER 21ST**  
**JUDGING BEGINS AT 2:45**

### RULES:

1. BE ON SITE FOR SET UP BY 2PM
2. NO ELECTRICAL SERVICE IS AVAILABLE SO MUST BRING YOUR OWN HEATING DEVICE AND LADLE
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Unlimited Data	\$30	\$0
<b>Total Cost</b>	<b>\$154</b>	<b>\$89</b>

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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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# Parks Committee Report

**West Laurel Park (WLP) Renovation Update:** After a long wait following passage of the mill levy, Foothills Park & Recreation District (FPRD) staff and your Parks Committee were excited to announce that significant park improvements will start taking place this fall and finish early next summer, the latter dependent on weather. SCL, a contractor in the community, won FPRD’s contract to work on WLP and three other district parks in the same timeframe. The Committee met with Sean Kitners, FPRD Park Planner, and Sarah McAfee, Park Operations Coordinator, in mid-September and learned the following details about the project:

- Once the project begins, the parking lot and basketball court will be closed off through the construction period for safety purposes.
- Construction access will start near the current park sign through the east side of the park’s large pavilion. Though it will look like a road is being built, please be assured it’s not!
- The staging area will possibly be by the garbage can in the parking lot.
- The “meat of the project” will be an entire new irrigation system much to the delight of the district’s maintenance staff.



- During the decision-making process, the largest neighborhood input was for a shade structure over the playground so that the equipment could be more comfortably and safely used during the intense summer heat. Look soon for multiple shade structures or “spot shading” to be installed in the first step of the park improvements. FYI - a single shade structure is not permitted by Jefferson County because of high wind and snow load concerns.

- Don’t be surprised to see plastic ‘fencing’ around some of the park’s existing trees. The goal is to protect trees near heavy construction areas.
- Eight additional trees with a drip irrigation system will be planted in the early spring. Some will be located on the west side of the playground to provide eventual shade.
- FPRD’s goal is to have healthy and sustainable trees and grass which takes time – we all need lots of patience.
- As part of the contract, the restoration process will include a combination of sod and seed depending on the particular site so that the grass will be restored at the end of the project.
- New site amenities will include new forest green with black trim tables, benches, and garbage cans. The goal is for the current ones to be reused or recycled and not be trashed.

*continued on page 10*

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# Park Committee Report *continued from page 9*

- All the junipers at the park’s entrance will be removed. As is the norm in most FPRD parks, there will be no fencing afterward.
- There will be a refurbished park sign located near the park entrance.
- The port-a-potty will be relocated to the west side of the parking lot and will contain a new enclosure.
- The stone irrigation hut or backflow structure on the hill by the parking lot will be removed and replaced with a much smaller “utility pedestal” in the same area.
- There will be some concrete repairs to the path where there is damage.
- Please be aware that there WILL be lulls in the project when it may appear that most of the work is completed but it’s still not – this is anticipated. Don’t think the site has been walked away from!
- As with every project of this magnitude, FPRD anticipates surprises that staff will adapt to as needed.
- Homeowners considering improvements that would require their contractors to use West Laurel Park need to be aware that FPRD will NOT be granting Temporary Access Permits during the construction period.
- Dog owners – West Laurel Park can no longer be used as an off-leash park with dog owners throwing frisbees or balls to their dogs ESPECIALLY during the upcoming construction.



Fellow residents – we are happy to see all your cute dogs but your pet needs to be on a leash. No exceptions. It’s the law. Your dog running up to other dogs is dangerous and can get others hurt! It doesn’t matter how friendly or trained your dog is. Please be respectful. LEASH YOUR DOG.

- Residents and others are asked to **PLEASE respect the fencing and entire construction site for the whole renovation process as otherwise FPRD staff warns the entire park might have to be shut down. This is for everyone’s safety not as a punishment.**
- Thank YOU in advance for your patience during what we know will be a long process – just think of the even lovelier park our neighborhood will have by next summer!
- Look for updates in this space in upcoming Scrolls.

If you have concerns or questions about these improvements, 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: 303-408-6142 or Kathy Hofstra: 303-888-1661.

— Annie Berger and Kathy Hofstra, Committee Co-Chairpersons

# COAT DRIVE

**October 1 - October 30**

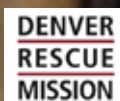
## Hi Neighbor!

As the weather changes in Colorado and temperatures start to drop so do the supplies. Every year we come together and collect unwanted, gently used jackets, coats and sweatshirts to donate to the Denver Rescue Mission. Help us make a difference and give the gift of warmth to those in need this winter.

**To donate, gather any clean, gently used coats into bags and either:**

- Put your bags on your front porch, text your address with the word “COATS” to 303.408.6969, and I will come by within 24 hours to pick them up
- Or leave your bags on my front porch at 7037 W Nova Dr, Littleton, CO 80128

**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](http://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

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

**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

**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.

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

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

**Pet Sitting by Pets2US.** Affordable and reliable! Area references! (303)902-8128 or [Chris@pets2us.com](mailto: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](http://www.haulit4less.com)

**Sunny Carpet Cleaning 303-742-0855**

**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.

**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](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://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.

**Haunted Houses**

1. Slaughter Gulch, Franktown
2. 13th Floor, Denver
3. The Nightmare Compound, Westminster
4. City of the Dead Asylum, Henderson
5. Terror In The Corn, Anderson Farms, Erie
6. The Ritual Haunted House, Englewood
7. Haunted Field of Screams, Thornton

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

**National  
Pumpkin Day  
October 26th**

National Pumpkin Day recognizes a favored autumn decoration and food on October 26th. Not only do they make great fall decorations, but the pumpkin also completes a variety of tasty recipes. Join a pumpkin competition or visit any of the many fall festivals featuring the beautiful gourds.

<b>Columbine Knolls South/Estates Statement of Financial Position: As of August 31, 2023</b>	
<b>ASSETS</b>	
<b>CKS/E Bank Accounts</b>	
CKS/E Bank Accounts	
Checking .....	2,561.47
Money Market .....	30,960.73
Total CKS/E Bank Accounts .....	33,522.20
FirstBank CD .....	20,227.02
Total Bank Accounts .....	\$53,749.22
Total Current Assets .....	\$53,749.22
<b>TOTAL ASSETS .....</b>	<b>\$53,749.22</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities .....</b>	<b>0.00</b>
<b>Equity</b>	
Opening Bal Equity .....	0.00
Pre-paid Dues .....	320.00
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
<b>Net Revenue .....</b>	<b>15,293.55</b>
<b>Total Equity .....</b>	<b>\$53,749.22</b>
<b>TOTAL LIABILITIES &amp; EQUITY .....</b>	<b>\$53,749.22</b>



# KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



**Kathy Hofstra**  
RE/MAX Professionals  
303-888-1661

## #1 SELLING AGENT

for COLUMBINE KNOLLS SOUTH/ESTATES

- Personally Sold Over 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
<b>Active:</b>								
7776 S. Saulsbury St.	Multi-L	2,175	2,851	0%	3+1	2+1	\$649,095	
<b>Under Contract:</b>								
6999 W. Fairview Dr.	2 Story	2,026	2,789	80%	4	3	\$650,000	
7433 W. Laurel Ave.	2 Story	2,675	3,790	87%	4	3+1	\$780,000	
<b>Sold:</b>								
6865 W. David Ave.	Ranch	1,942	2,724	95%	3+1	2+1	\$680,000	\$690,000
7632 W. Elmhurst Dr.	Ranch	2,016	3,647	23%	3+1	2+1	\$699,000	\$700,000
7997 S. Vance Ct.	2 Story	2,246	3,349	75%	4	3+1	\$765,000	\$785,000

Fall has arrived in Colorado! The crisp night air is back, the leaves are beginning to change and football season is full speed ahead. Kids are back in school, and everyone is getting back to their routines. With that, we are excited to see the second busiest time of the year for real estate activity come alive again. The fall market after Labor Day and right up to the holidays is a busy time of year for buyers and sellers alike! The spring and summer markets were less active than normal with a shifting market and higher mortgage rates. The demand for buying homes remains strong; in fact Denver still ranks as the fourth-strongest housing market in the nation! If you are a buyer, the active inventory of homes for sale is 9% higher than last month which is great news. It is now more of a balanced market. Homes are sitting on the market for longer periods of time and there are not many multiple offer situations. But that being said, buyers beware as the good houses that show well and are priced correctly are still selling quickly, so be decisive so you don't lose out. Sellers, there is good news for you as well: the market is full of buyers that didn't buy over the spring and summer and want to buy a home before the snow falls! If you need to sell, remember to prepare and price your home correctly and it will sell in this fall market! You need an experienced expert to help you through this ever-changing market to get a quick sale at the highest price.

As always, please call, text or reach out to me anytime! I am always available to help with your Real Estate needs!

**Go Broncos!**

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