

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



Coming Events

Halloween Decorating Contest:

October 31, 2025

See article for more details.

Must be a dues-paying member to win!

Winter Coat Drive: November 2025

Please save new or gently used winter ware. A donation drop off will be coordinated in coming months!



**Project
Request
Form**

Next HOA Meeting

Thursday, October 9th, 6:30 p.m.

Location To Be Determined.

See cksehoa.org for more details.

October 2025

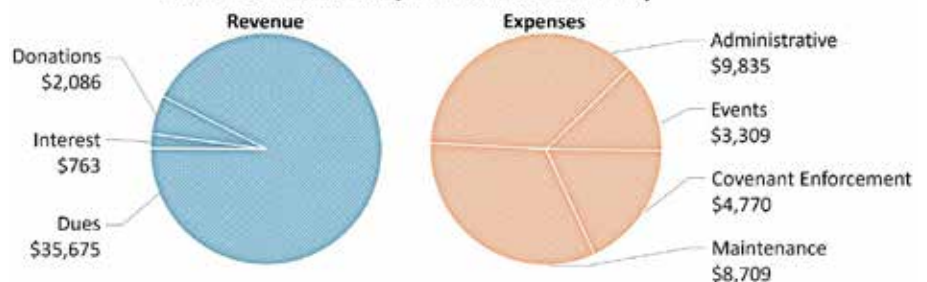
Vol. 52 No. 10

President's Letter

As September comes to a close, so does the CKS/E HOA fiscal year. The Board has been busy reviewing the budget and setting goals for the new fiscal year, which runs from October 1, 2025, through September 30, 2026. HOA operations are funded by the \$80 annual dues paid by residents. This past year, we received payments from 446 of the 760 homes in our neighborhood, representing a 58.7% participation rate.

HOA funding supports many areas, including six entrance monuments, seven community events, website development and covenant enforcement. The pie charts show a breakdown of our annual revenue and expenses.

Fiscal Year 2025 CKS/E Financial Summary



Administrative expenses include accounting services, HOA software, website hosting, storage rental and election costs. Maintenance projects this year included removing juniper bushes and completing brickwork at the W. Ken Caryl Ave. and S. Webster St. entrance.

Your dues and willingness to volunteer are essential to the long-term success of the HOA and the strength of our community. As part of our annual Dues Drive beginning October 1, we will hold a \$100 gift card raffle for dues received by December 31. Early payments help us plan for monument revitalization and schedule events throughout the year. If you have questions about the budget, please email cksehoa@gmail.com or attend one of our monthly board meetings. Details are available at www.cksehoa.org.

Thank you to everyone who attended and helped organize our Concert in the Park on September 13. Despite the rain, neighbors enjoyed an evening of music, food and dancing under a beautiful rainbow. Watching kids play tambourines and enjoy shaved ice reminded us why these events matter.

Our next event is the annual Halloween Decorating Contest. Show off your spookiest or most creative decorations for a chance to win one of four gift cards totaling \$400. To qualify, you must be a current dues-paying member for the 2025–26 fiscal year. Payments are accepted via check or Venmo.

Finally, I want to share that I will be transitioning out of the HOA President role and into the Vice President position effective October 1. I am extremely appreciative for the support and amazing dedication of so many residents who help make CKS/E a truly special place to live.

– Brandon Moore, President

HOA Meeting Minutes

Meeting Date: September 11, 2025

Brandon Moore, President, called the meeting to order at 6:33 p.m. at Deer Creek Church.

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

Residents present: 6 residents attended.

ARCHITECTURAL CONTROL COMMITTEE

(ACC) PROJECT REQUESTS:

Project requests approved during the meeting: None

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

- W. Laurel Ave. – Driveway and Sidewalk
- S. Vance St. – Painting
- W. Elmhurst Dr. – Painting
- W. Walden Dr. – Roof
- W. Fairview Dr. – Gutters and Siding
- W. Friend Ave. – Painting
- W. Laurel Pl. – Flagpole
- S. Pierce Way – Landscaping
- S. Vance St. – Painting
- S. Vance Ct. – Planter and Retaining Wall

COMMUNITY FORUM

- **Resident Concern:** Neighbors raised issues about overhanging trees and vacant or rental properties with poor lawn care and general maintenance.

NEW BUSINESS

- **Election Results:** Current board members were re-elected, and Zak Zakrzewski joined as a new member. Thanks to Mary Stewart for counting and reporting ballots. A total of 121 ballots were returned.
- **Board Positions:** Beginning Oct. 1, Marty Hartley will serve as president, Brandon Moore as vice president, Mark Meihaus as treasurer, and Dani Crane as secretary. Members-at-large are Teresa Wallace, Kalena Stauffer and Zak Zakrzewski.
- **2025–26 Budget Review and Approval:** The draft budget was reviewed and will be finalized at the October meeting. Revenue and expenses were based on this year's financial report. Increased funds were allocated for administrative costs, volunteer appreciation and special events. The board confirmed that financial resources are sufficient for planned expenses, including a monument refresh.
- **Monument Repairs/Refresh:** Volunteer recruitment for the Monument Landscaping Plan Committee will be announced in the Scroll and on the website.
- **Volunteer Recruitment:** The Scroll and website will highlight short-term committee roles for special events, the 50th neighborhood anniversary, and two vacant positions.
- **Dues Drive Efforts:** Banners will be posted, and a flyer will be included in the next Scroll to support the dues drive.
- **Meeting Location Update:** Thursdays are no longer available for monthly board meetings at Deer Creek Church. Alternate locations will be explored to keep the Thursday schedule. Updates will be posted on the website, in the Scroll and on signage.

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 Board Members

Brandon Moore..... President
Marty HartleyVice President
Dani Crane Secretary
Mark Meihaus Treasurer
Kalena Stauffer Member-At-Large
Teresa Wallace Member-At-Large

CKS/E Committee Chairs

Marty Hartley, ACC / Project Requests Chaircksehoa@gmail.com
Kalena Stauffer, Blockworker Chaircksemem9@gmail.com
Tom Majcen, COHOPEcksehoa@gmail.com
Andy Stauffer, Communications & Scroll Editor ... cksescroll@gmail.com
Charlotte Bagwell, Historian.....cksehoa@gmail.com
Parks Chair, Vacant.....cksehoa@gmail.com
Erin Roark & Sara Aragon, Special Eventscksehoa@gmail.com
Traffic & Streets Chair, Vacantcksehoa@gmail.com
Newsletter Connections, Publisher, The Scrollckseeditor@gmail.com

State Legislators for CKS/E:

State Senate: Chris Kolker: chris.kolker.senate@state.co.us, 303-866-4883

House District 28: Rep. Sheila Lieder: SheilaForColorado@gmail.com

The South Knolls Scroll is published and distributed monthly by the Columbine Knolls South/Estates HOA. It has a circulation of 760.

News Articles

The deadline for news articles is the 15th of the month for the next month's issue, except for the January issue which is December 9th. Please email news articles to **Andy Stauffer** at cksescroll@gmail.com.

Emergency Phone Numbers

Animal Control: 303-271-5070

or report to animal-control@jeffco.us

Jeffco Roads & Bridges (streets/potholes, etc.):

303-271-5219, Press #2

Jeffco Sheriff's Office (non-emergencies only): 303-277-0211

Jeffco Sheriff's Office Fireworks Hotline: 303-271-8200

South Metro Fire (non-emergencies only): 720-989-2000

Poison Control Center: 1-800-222-1222

*For other important phone numbers,
refer to your current neighborhood directory.*

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

**Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com**

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.



HOA Meeting Minutes, *continued from page 2*

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

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

Dues Report: Presently, 446 (58.7%) of households have paid their annual HOA dues compared to 443 (58.3%) last year.

COMMITTEE REPORTS

Special Events:

- **Concert in the Park:** The event was held Sept. 13 from 5 to 7 p.m. at West Laurel Park, featuring live music by Bruce Cole. Food and Hawaiian shaved ice were available for purchase from Fanwich and Shiver Shack food trucks.

Parks Committee: A downed tree was reported and resolved.

Traffic & Streets Committee: No report.

Council of HOAs for Planned Environment (COHOPE): No report.

OLD BUSINESS UPDATES

- **Communications Update:** In progress. Andy will provide updates at a future meeting.
- **Corner Lot Sight Line Triangle:** Neighbors raised concerns about visibility issues caused by Dwarf Blue Spruce and tall grasses. Brandon contacted Jefferson County, which resolved one area and determined the other was not in violation. Residents are encouraged to report similar concerns to cksehoa@gmail.com or to Jefferson County Zoning at 303-271-8700. The board will continue working with Jeffco on possible solutions.
- **Accessory Dwelling Unit (ADU) Rules and Regulations:** No progress reported.

COVENANT VIOLATION UPDATES

Stage 4 Violations: Resolution is in progress. A post-judgment stipulation has been executed, outlining requirements that include reimbursement of legal fees.

Stage 3 Violations: The board continues to monitor a property with ongoing vehicle-related concerns. Efforts toward resolution are underway.

Other Violations

- **Long-Term Vacant Residences:** Attorney demand letters will be sent to two properties with lawn maintenance issues. A complaint has also been submitted to Jefferson County regarding a second area.

NEXT MEETING

The next HOA Board meeting will be on October 9, at 6:30 p.m. The location is to be determined.

Meeting was adjourned at 8:07 p.m.

Parks Committee Report

Signs of fall are beginning to appear along our neighborhood park paths. After a busy month for Foothills Park and Recreation District, the CKS/E HOA submitted one maintenance request related to a dead tree that fell during a windstorm on the Wayside Meadows path near S. Pierce St. We appreciate FPRD for responding quickly and sending a crew to address the issue.

If you notice any safety or maintenance concerns, please email cksehoa@gmail.com. The HOA Board is also looking for volunteers to join the Parks Committee. This is a great opportunity for anyone who enjoys our parks, whether for walking, playgrounds or simply the natural beauty they provide. To volunteer, contact a board member or email cksehoa@gmail.com.

We also extend our sincere thanks to FPRD for supporting the Concert in the Park on Sept. 13 at West Laurel Park. Their assistance with park access and electricity made the event possible.



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Tunes, Treats, and Togetherness at Concert in the Park

Despite a few raindrops, neighbors gathered for CKS/E's annual Concert in the Park event, filling the air with laughter, dancing and community spirit. Children played with friends while families clapped along to lively tunes performed by Bruce Cole, whose rhythmic set featured a variety of instruments. Special thanks to Teresa Wallace for coordinating the entertainment, and to Fanwich and Shiver Shack for serving up delicious food and sweet treats. The HOA appreciates everyone who came out to support the event. Next year's event will be even bigger, combining Concert in the Park with the 50th anniversary of the CKS/E HOA. If you'd like to volunteer or share ideas for the 2026 event, please email cksehoa@gmail.com.



Traffic & Streets Committee Report

The CKS/E HOA Board is happy to announce that Steve Mazzini has volunteered to join the Traffic & Streets Committee. It is encouraging to see new neighbors step up to help keep our streets safe and traffic flowing smoothly.

Welcome New Residents!

Blockworker Diana Maddera and the CKS/E neighborhood welcomes Kayla Nelson, to her new home on S. Reed St. She moved from Stoney Creek in May. Welcome to the neighborhood, Kayla!

Blockworker Lisa Buescher and the CKS/E neighborhood welcome Chris and Sarah Matthews, along with their son, Jack (2), to their new home on W. Moraine Dr. The family moved from a townhome in Sloan's Lake area in June, waiting for the "right neighborhood". They enjoy spending time with their 70 lbs. dog and rambunctious two-year-old. Welcome to CKS/E, Matthews Family!

Blockworker Update

Lisa Smith is the new Blockworker for 12 homes on S. Reed St., located in the southernmost part of CKS/E. She has occasionally delivered newsletters for me and mentioned that she enjoyed the experience. It gives her a chance to see her neighbors while walking the dog. Sometimes, Lisa's husband might also join them.

Thanks so much for your time and effort. You provide a valuable service to the community. Warm wishes to the Smiths and their neighbors!

– Charlotte Bagwell, Blockworker Group 4 Captain



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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 on our Parks committee. These teams play an important role in keeping our neighborhood safe, welcoming, and well-maintained.

But that's just the beginning! If you've ever wanted to contribute in any way, whether it's organizing events, sharing landscaping ideas, or simply lending a hand, we'd love to hear from you. We're also exploring new committees, including one focused on entrance monument beautification, and another to help plan our 50-Year Anniversary Celebration.

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!



Volunteer as a Blockworker

We are looking for a volunteer to be a Blockworker for Area 33, covering the 9 homes in the W. Otero Pl. cul-de-sac. Blockworkers are responsible for delivering the monthly Scroll to neighbors and greeting new neighbors as they move into the neighborhood. If you are looking for an opportunity to give back to your neighborhood, get out for a walk, or chat with some neighbors, this is a fantastic opportunity. If you're interested, reach out to Kalena at cksemem9@gmail.com.

– Kalena Stauffer, Member at Large, Blockworker Chair

Your HOA Dues Make Big Things Happen In CKS/E

Our new fiscal year began in October, and it is the perfect time to renew your CKS/E HOA membership. The voluntary \$80 annual fee helps fund events and improvements that make our neighborhood a place we are proud to call home.

Last year, your support helped us modernize our website, update an entrance monument, sponsor the ever-popular Dumpster Day, organize an Easter egg hunt and fall concert and partner with Foothills Park and Recreation District for a Parks Beautification Day. Your dues also support Covenant enforcement, which helps maintain property values and keeps our neighborhood looking its best.

With 760 homes in CKS/E, membership rates have hovered around 59 percent. This year, we are aiming for 65 percent. Reaching that goal means more resources, more events, and more opportunities to improve our community.

A dues payment flier is included in this newsletter. Your timely support helps us plan and do even more.

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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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Yard of the Month

One yard of the month winner will be selected each month. This month's winner is the home of Dennis & Joyce Young 7845 S. Vance Ct. If anyone would like to nominate a yard, please reach out to me at coloradohomestracey@gmail.com or 303-408-6969. Thank you for keeping CKS/E beautiful!

– Tracey N. Chizlett



Calling All Creepy Creators: Halloween Decorating Content Announced

Ghosts and Goblins and Spirits Oh My! The CKS/E HOA will host its annual Halloween Decorating Contest on October 31. One of four gift cards, totaling \$400, and neighborhood bragging rights are up for grabs. To be eligible, winners must have paid dues for the October 1, 2025, to September 30, 2026, fiscal year. Be sure to submit your payment early to qualify.

If you would like to volunteer as a contest judge, please email cksehoa@gmail.com.



Protect Yourself From Burglary

Following a recent vehicle theft in our neighborhood, it's a timely reminder to take extra precautions to protect our homes and property. According to the Jefferson County Sheriff's Office and Colorado State Patrol, many thefts happen when vehicles are left unlocked or valuables are visible. To reduce risk, lock your vehicle, remove keys and garage openers, and avoid leaving items in plain sight. Parking in well-lit areas or inside a garage adds another layer of protection, and using anti-theft devices like steering wheel locks or alarms can be a strong deterrent.

Home security matters too. Keep doors and windows locked, especially at night or when you're away, and consider installing motion-sensor lighting to discourage trespassers. Staying vigilant and aware of your surroundings can make a big difference. Report suspicious activity to local law enforcement.

For more information and prevention tips, visit Jefferson County Crime Prevention at jeffco.us/680/Crime-Prevention-Safety or Colorado State Patrol Auto Theft Prevention at csp.colorado.gov/press-release/auto-theft-is-up-and-its-time-to-protect-yourself.

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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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for Teen Services**

Columbine Knolls South/Estates

**Statement of Financial Position:
As of August 31, 2025**

ASSETS

Current Assets

Checking.....	\$1,739.49
Money Market.....	\$37,736.74
Total CKS/E Bank Accounts	\$39,476.23
FirstBank CD-8060	\$21,766.05
Total Bank Accounts	\$61,242.28
Total Current Assets	\$61,242.28
TOTAL ASSETS	\$61,242.28

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.....	\$11,901.12
Total Equity.....	\$61,242.28
TOTAL LIABILITIES & EQUITY	\$61,242.28

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7857 S. Pierce Way	Ranch	2,384	3,680	100%	2+1	3+1	\$740,000	
6898 W. Nova Dr.	2 Story	2,116	2,878	0%	4	3	\$745,000	
7550 S. Reed Ct.	2 Story	2,761	3,873	0%	5	3	\$850,000	
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:								
7591 S. Reed Ct.	2 Story	3,137	4,261	100%	5	3+1	\$935,000	
Sold:								
7577 S. Pierce Way	Ranch	2,242	3,670	60%	3	2+1	\$700,000	\$675,000
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	99%	4	3+1	\$750,000	\$750,000

A Shift in the Denver Real Estate Market

After several months of slow and steady market updates, this one is different. Welcome to the "Fall Market," a historically busy and active time in Denver real estate. This year, the term "fall" has a double meaning: home prices have been falling, creating some of the best values we've seen all year.

Adding to the opportunity, interest rates have also fallen dramatically. The average 30-year fixed mortgage rate is now in the low 6% range, with government-backed loans like FHA and VA dipping into the high 5% range.

What This Means for You

Buyers, this could be your moment to get back in the game. With better pricing and lower interest rates, you'll find the best values and affordability we've seen all year.

Sellers, the market is still competitive, with over 13,000 active listings in Denver—about 22% more than this time last year. This environment is both a beauty contest and a price war, so it's crucial to make your home show its best and price it competitively. This market can be challenging to navigate alone. If you're ready to make a move, give me a call, and I'll help guide you through this fall market.

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