

THE SOUTH KNOLLS SCROLL



COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

A Newsletter Serving the Columbine Knolls South/Estates Community

Save The Date!

Tue. Sept. 5 – no food trucks at West Laurel Park (they'll be there on Sun. Sept. 10 instead!*)

Sat. Sept. 9 – HOA Shred/Electronics Recycle, 9:00 – 11:00 a.m.

Sun. Sept. 10 – Summerfest at West Laurel Park (*food trucks, too!), 5:00 – 7:00 p.m.

Thur. Sept. 14 – HOA Board Meeting (Ballot Counting!), 6:30 - 8:00 p.m.

Tue. Sept. 19 – Food Trucks at Wayside Meadows Park, 5:00 -7:30 p.m.

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

Normandy Elementary School Carnival!

Saturday, September 9, 2:00 – 5:00 p.m.
Normandy Elementary Fields,
6750 S. Kendall Blvd.

Games, Carnival Fare, Barrel Train Rides, Community Marketplace, and more Family Fun! Sponsored by the Normandy Elementary PTO.



HOA Shredding/ Electronics Recycle Event

Saturday, September 9, 9:00 – 11:00 a.m.
Please see Tracey Chizlett's ad in this Scroll for more details!

Next HOA Meeting

Thursday, September 14th, 6:30 p.m.
Deer Creek Church

September 2023

Vol. 50 No. 09

President's Letter

September?!? I can't believe how fast the calendar pages are turning! Soon we'll be watching the leaves turn and the temperatures cool down—my favorite time of year! Fall is also the time for back to school and for HOA

Board elections. If you are a paid member, please watch your mail for your ballot in early September, and please drop it back in the mail so that we receive it before the Sept. 14 meeting. Better yet, attend the meeting and bring it in person! Residents are always encouraged to attend meetings. Speaking of which...

continued on page 3



Summerfest 2023

September 10th

Live Music
Cornhole Tourney
Food Trucks

5-7pm

West Laurel Park

BYOB (beverages & blankets)

Email Erin Roark at emumm763@gmail.com by 8/31/23 to register for cornhole tournament.

Yard of The Month Winners!

Zak & Kristi Zakzrewski
8080 S. Upham St.



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 (roles TBD at Oct. meetings)

Tracey Decker President
Megan James Vice President
Dani Crane Secretary
Mark Meihaus Treasurer
Nick Aab ACC Chair
Norman Davis Member-at-Large
Tom Majcen Member-at-Large
Brandon Moore Member-at-Large
Sam Wright 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 Zakzrewski, NHN cksenh@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 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.*

METRO DENVER
FARMERS' MARKET
MARKET ON YOUR CALENDAR

| | |
|---|---|
| <p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p> | <p>Saturdays LAKWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p> |
| <p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p> | <p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p> |

Check out our great recipes online!

For more information call the
Metro Denver Farmers' Market Hotline

303-887-FARM

www.denverfarmersmarket.com

President's Letter *continued from front page*

I'd like to take this opportunity to talk a little about ways to serve in our community. If you love our neighborhood and see the value of living in a covenant-controlled community, it is important to get involved. I served as a Blockworker for my first 11 years in this neighborhood, but I waited a very long time to join the Board. It is easy to think, "Someone else will take care of it" or "I'm too busy!" I know, because I used to think those things myself. But here is what I've learned from serving on the Board:

1) The Board is full of busy people who make time to attend meetings and serve on the Board or committees—parents, coaches of their kids' teams, retirees who want time to travel and do things they didn't have time to do while they were working, people with full-time jobs, college students (again!), volunteers in other organizations, members of other clubs, and many other commitments.

2) It doesn't have to become a full-time job or a long-term career IF others are willing to step up. My vision of the Board is that someone should only have to serve for two years—one as a new member, learning the ropes, then a second year as an experienced member teaching/mentoring the new members. That way, half the Board is new and half is experienced each year, and people can rotate in and out. Of course, some people may want to stay longer, and that is great, too!

3) No one on the Board enjoys writing up covenant violations, but it is a legal obligation to enforce the covenants. Sometimes people feel they're being singled out, or they think, "Why do I have to ___ when that other neighbor doesn't?" Please know that we work to enforce the covenants fairly and equally for everyone, and while we can't disclose what actions are being taken, we are most likely already working on getting that other

violation resolved, as well. Also please try to think of that first letter as a gentle reminder, not a reprimand, and understand that we are volunteers, we are human, and sometimes we make mistakes, but we are doing our best.

We appreciate being informed nicely that we got the wrong address or that what we saw isn't what we thought, but getting nasty letters or emails doesn't feel good, and it makes an already unpleasant part of our job harder. Please try to be kind when responding. We really appreciate those of you who just quietly resolve the violation and make the neighborhood that much better for it! We are very thankful for all the neighbors who follow the covenants and set the example.

4) There are fun parts of being on the Board, too! We love seeing the kids have fun at the annual Easter Egg Hunt, Bike Parade, Fall Festival, and Winter/Santa event. We've added some events for the adults, as well, like the Block Party happening soon (which is still family friendly)! It is fun to give out prizes for decorating contests. I've even enjoyed the comradery and a lot of laughs at the meetings!

So if you've enjoyed and benefitted from living here, because your property values have stayed high, because your kiddos love the annual events, because you love seeing the lights during the Holiday Decorating Contest (and maybe winning a prize!), and Food Trucks, thank a Board member, and we'd love to have you get involved, too!

My two years is almost up, and my experience on the Board has been eye-opening and rewarding, and I've met some great neighbors I can now call friends. Thank you!

— Your fellow resident, Tracey Decker

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

TILE ROOFS

Golden Eagle Lane 26, 32, 47, 67, 70

Mule Deer 30, 34, 42, 47

North Ranch Road 71, 75, 77



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HOA Meeting Minutes: August 10, 2023

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

Board members present: Tracey Decker, Mark Meihaus, Dani Crane, Sam Wright, Brandon Moore and Tom Majcen. Visitors present: 7 residents

ACC PROJECT REQUESTS:

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

- West David Drive – Deck installation
- West David Drive – Painting
- South Upham Street – Fencing
- West Elmhurst Drive – Fencing/Retaining wall

Project requests approved during the meeting:

- West Clifton Avenue – Deck replacement
- West Fairview Drive – Painting
- South Saulsbury Court – Roofing
- West Elmhurst Drive – Roofing

Community Forum:

Shredding and electronic recycling event, sponsored by Tracey Chizlett, will be held on Sept. 9 from 9:00-11:00 a.m. for paid HOA members. Residents can join that day, if needed. See Scroll for more information.

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

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

Dues Report: Presently 449 (59.1%) of households have paid their annual CKS/E HOA dues compared to 477 (62.8%) last year.

SPECIAL EVENTS:

A Block Party is scheduled for Sept. 10 from 5:00 – 7:00 p.m. at West Laurel Park. (Live music!) See Scroll for more information.

Dumpster Day is scheduled for Oct. 14, 9:00 – 11:00 a.m., at Wayside Meadows Park for paid HOA members. Residents can join that day.

COHOPE:

HB23-1105 established a Homeowners and Metro District Task Force, consisting of 40 members, which will meet for a year to present a proposal. A notice will be posted in the Scroll, as required by the legislation.

HB23-178 stipulates that xeriscaping cannot be denied by an HOA, which is not currently a restriction in CKS/E. Per our covenants, residents will continue to submit project requests for all landscaping.

Short-term rental regulations continue to be in development. Jefferson County is holding meetings for public input. In-person opportunity – Aug. 30, 6:00 p.m. – Jeffco Administration Building, 100 Jefferson County Parkway, Golden

Parks and Roads Committees:

No updates. See reports in the Scroll for details.

Old/Backlogged Business:

Updated Profile and Welcome Letter were approved unanimously. Documents will be added to the website and New Neighbor packets.

New logo will be modified from Homeowner's to Homeowners'.

continued on page 5

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Meeting Minutes *continued from page 4*

New Business:

Tracey will manage the current election process and provide training for someone next year.

Tracey will follow-up with neighbors who expressed interest in board membership.

Ballots, including the candidate statements, will be mailed by Aug. 28, for the term starting in October.

Covenant Violation Updates:

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

Confirmation - Current covenants and rules cannot be modified until 2032. Board must enforce and send letters as required by the guidelines, some of which are pretty specific. (i.e. trash can storage locations)

Per our attorney, HB22-1137 does not apply to our HOA since we do not levy fines or collect any unpaid fees/assessments.

HB22-1139, which also does not apply to our HOA, prohibits an HOA from regulating the use of a public right-of-way. Our covenants pertaining to vehicles still apply.

For best practice moving forward, the Board will vote on proposed legal actions on violations.

The Board voted unanimously to forward the current Stage 3 violations to the attorney, if not resolved by the cure date.

The next HOA Board meeting will be Sept. 14 at Deer Creek Church at 6:30 p.m. The meeting was adjourned at 8:21 p.m.

Traffic & Roads Committee Report

New crosswalk on W. David Dr.: Because of a large tree obstructing any view of the south side approach to the crosswalk, motorists heading westbound are urged to slow down so pedestrians and cyclists can be clearly seen approaching and in the crosswalk. Likewise, those using the crosswalk still MUST look both ways before crossing. For everyone's safety, please don't think you have the right of way.

I'm glad to report that a Jeffco Road and Bridge maintenance crew promptly repaired the pothole that was brought to their attention at the intersection of W. Nova Dr. and S. Pierce Way. The South Area District Supervisor "appreciate(s) the citizens and public of Jefferson County making us aware of these roadway concerns and hazards."

The Jeffco Sign Shop was notified of graffiti on the "Welcome to Jefferson County" sign immediately north of C-470 by Platte Canyon/S. Kendall interchange.

If residents have any concerns or questions about traffic and/or roads in, or adjacent to, CKS/E, please don't hesitate to reach out to me at ckseparks1@gmail.com.

— Annie Berger, Chair, Traffic & Roads Committee Chair

Sept. 6: Fight Procrastination Day

This is an unofficial holiday that encourages people to take charge of their procrastination problem and to find ways to combat the never-ending urge to put off important tasks for another day.

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| Total Cost | \$154 | \$89 |

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Rob has 30 years of experience in real estate - 16 as a Certified Residential Appraiser. He has received the prestigious RE/MAX Diamond Club Award, Lifetime Achievement Award, is recognized as 5280 magazine's Top Real Estate Agents and is in the RE/MAX Hall of Fame. Rob has lived in Columbine Knolls for 25 years. Call Rob to set up an appointment for a detailed market analysis of your home value and how we can help you reach your highest equity position.



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Parks Committee Report

West Laurel Park Improvements Update: Foothills Park & Recreation District (FPRD) is under contract with SCL for the park improvement projects. They will be sharing updates and schedules when available.

After FPRD staff were notified of branches that appeared to have been dumped by the junipers west of the parking lot, they kindly agreed to pick up and dispose of them. Residents are reminded to PLEASE kindly dispose of your own branches and not dump them or grass clippings on Foothills' property. Your cooperation is appreciated.

Update concerning appearance west of the park entrance: Though the Committee/HOA was happy FPRD staff removed the tree stumps as requested, we understand the adjacent neighbors' concerns that there is no longer any demarcation line between their home and Foothills' property and the current appearance from where the junipers were removed. FPRD staff said staff were "planning on coming back to smooth out the area and spread seed, (possibly with) a drought tolerant native seed. It will take time for grass to grow in the area." Unfortunately, staff do not have plans to replace the fence that was taken down when the junipers were removed. The homeowners were advised they could put a delineation line to their side of the property.

If you notice anything that requires attention in the parks or trails, please don't hesitate to notify Annie Berger @ 303-408-6142 or Kathy Hofstra @ 303-888-1661 as extra sets of eyes are always helpful!

— Annie Berger & Kathy Hofstra, Co-Committee Chairs

Notice:

In the Colorado Legislature this year, HB23-1105 established a Homeowners and Metro District Task Force. The Task Force consists of 40 members and will meet for a year to present a proposal on requirements and sanctions of homeowners associations in this state. More information about this Task Force will be available in future issues of The Scroll.

Short-Term Rental Regulation Update Community Meeting

Wednesday, August 30, 2023 6 p.m.

In person meeting

Hearing Room One

100 Jefferson County Parkway

Golden, CO 80419

Cassidy Clements - Case Manager (mailto:str@jeffco.us)

38th Annual Sunnyside Festival

Come out and join us on September 16, 2023 at Clement Park for one of the longest standing, family-fun community events – the Sunnyside Festival. Celebrating our 38th anniversary, Sunnyside Festival is one of South Jeffco's largest community events to help support our local Foothills Parks & Recreation District. A fun and exciting lineup of local food and culture, family fun, kids activity fair, business and craft expo, car show, craft beer tasting and more.

–<https://sunnysidefest.com/>

Shredding & Electronic Recycling Event

Saturday, September 9 from 9-11 am

Join us on the South side of W. Clifton across from Deer Creek Church.

Please enter W. Clifton from S. Quay. Exit will be onto S. Pierce.

Free to dues paying Members of Columbine Knolls South/Estates. Residents may become Members at the event!

Shredding

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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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Colorado Wildlife Events and Festivals

FALL BIRDING FESTIVAL AT BARR LAKE

Barr Lake State Park, Brighton

(early-September)

Fly over to Barr Lake State Park to celebrate the fall bird migration, an experience worth sharing with others. Be entertained at this festive community event filled with food, fun, and lore—something for everyone. Plan for a day packed with free food and activities. The Fall Birding Festival is free, but a valid parks pass is required for each vehicle that enters the park.

For more information about the Fall Birding Festival, call Barr Lake Nature Center at 303-659-6005 or send an e-mail to barr.lake.nature.center@state.co.us.

LIVING HISTORY DAYS

AT STAUNTON STATE PARK

(early-September)

Meet at the Group Picnic Area (10am-3pm) to view the local historic group's displays and try square dancing! From there, embark on a treasure hunt to find the Reynold's Gang's gold! The treasure hunt meanders through the historic Cabin District and ends at the original Staunton Cabin (35min. hike). Folks dressed in historic garb will greet visitors with cowboy music and Johnny cakes with lemonade. Enjoy demonstrations such as a Mountain Man campsite, trapping and hunting, medicinal and edible plants, as well as games, crafts and blacksmithing.

ANNUAL CELEBRATING BIRD MIGRATION

Waneka Lake and Greenlee Wildlife Preserve, Lafayette

(late-September)

Explore the wonderful world of birds in a beautiful place! See a live hawk and other birds of prey up close and view birds in the wild through spotting scopes and binoculars. Learn about migration, marshes and the role avian friends play in our lives. Enjoy art projects and a scavenger hunt.

The 1/3 mile walking path between the parking area and Greenlee Wildlife Preserve will feature several local organizations with great activities and displays to offer! This free, public event is suitable for all ages and will also feature an array of fine door prizes.

This program begins at the Waneka Lake East parking lot, where Emma St. ends at Caria Drive in Lafayette. For more information, contact Martin Ogle at Martin@EntrepreneurialEarth.com or 720-612-0506.

ESTES PARK ELK FESTIVAL - Estes Park

(late-September/early-October)

A two-day festival, as described on the event's website: "Elk Fest offers visitors a chance to view elk during the rutting season in the wild, as well as expand their knowledge of elk. Learn more about elk, their habitats, and how to observe them in the wild. Held in Bond Park, located in downtown Estes Park, Elk Fest will offer bugling competitions, educational areas, seminars, music by the Elktones, Mountain Man Rendezvous, Native American storytelling and music, guided elk viewing tours, and vendors that offer art from oils and pastels, hand made elk-ivory jewelry, scrimshawed antler knives, elk antler lamps and chandeliers, elk hide pillows, silver and gold jewelry, and elk antlers." Find out more from the Estes Park Elk Fest website, including schedules and costs (for elk viewing tours), or write to the event organizers.

– <https://cpw.state.co.us/thingstodo>

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Local Corn Mazes

CHATFIELD FARMS

Fridays – Sundays, Sept. 15 – Oct. 29, 9 a.m. – 5 p.m.

Chatfield Farms Location

**8500 W Deer Creek Canyon Road
Littleton, CO 80128**

It's time to "seas" the day as you dive in to explore our seven-acre corn maze. This year's maze has a sea-creature theme for fun twists and tricky turns. The maze can be viewed from a 15-foot-tall bridge. Visitors under the age of 10 can explore the corn mini-maze.



In an effort to reduce waste, printed maps will not be available at Corn Maze. General admission tickets are not available Friday – Sunday during Corn Maze. Last entry is 5 p.m. Corn Maze events and our site close at 6 p.m. Halloween masks and costumes are not permitted on the premises. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

THE PATCH IN ELIZABETH

Opens September 23, 2023

39980 Fox Trot Cir, Elizabeth, CO 80107

Our maze is carved into a whopping 4 acres of tall corn stalks! We put activity stations along the paths with fun facts and quizzes to help you choose a direction for your exploration. Besides the large maze, we plant a mini-maze for younger guests.

ANDERSON FARMS

6728 County Rd 3 1/4, Erie, CO 80516

The maze at Anderson Farms is open day and night and is never haunted. The maze is divided into four sections; they will be indicated on your punch card. Do one section or complete all four! There are six checkpoints hidden in each of the three larger sections of the maze, totaling 18 checkpoints.

COTTONWOOD FARMS

September 23 - October 31, 10 a.m. to 6 p.m.

10600 Isabelle Rd. Lafayette, CO Corn Maze

Bring the whole family for a walk in the corn maze. Our two acre corn maze provides the real feel of being on the farm. Cut by hand, not by tractors, it allows our paths to be narrower, and the experience more personal. Listen to the corn rustling in the breeze as it dries down in preparation for harvest. Hear how the corn mutes the sounds of the outside world. Let your little ones lead the way as you try to find the exit. Many people value the experience so much that they turn around and go in again.

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

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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.

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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

Sunny Carpet Cleaning 303-742-0855

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

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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.

Animals 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.

Kiwanis Club of Columbine

We had a busy July; we are always busy. If you want to help your community and meet other volunteers, join us. Some of this month's highlights:

One of our major fundraisers ,selling drinks at Bandimere, was very successful. We finished JSEL (Jeffco Schools Early Learning) providing food to Dutch Creek Elementary, thanks to the Action Center and IFCS. We started distributing backpacks with IFCS and the Action Center.

We can use help with activities coming up in September. Blood Drive Sept 25, Project Cure, Summerset Sept 16, Sheridan Food Distribution, & many more.

Tutoring, shelving books in the library, helping with youth groups – we can use help. Details are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution.

If you would like to participate in service projects and social events check us out at <http://columbinekiwanis.org>. For information email me at kensweet@gmail.com.

This Space Intentionally Left Blank for Teen Services

Columbine Knolls South/Estates

Statement of Financial Position: As of July 31, 2023

ASSETS

CKS/E Bank Accounts

| | |
|---------------------------------|--------------------|
| Checking..... | 1,131.81 |
| Money Market..... | 33,972.06 |
| Total CKS/E Bank Accounts | 35,103.87 |
| FirstBank CD | 20,000.00 |
| Total Bank Accounts | \$55,103.87 |
| Total Current Assets | \$55,103.87 |
| TOTAL ASSETS..... | \$55,103.87 |

LIABILITIES AND EQUITY

Liabilities

Total Liabilities..... \$0.00

Equity

| | |
|---------------------------------------|---------------------|
| Opening Bal Equity | 0.00 |
| Pre-paid Dues | 240.00 |
| 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 | 16,728.20 |
| Total Equity | \$55,103.87 |
| TOTAL LIABILITIES & EQUITY | .\$55,103.87 |



KATHY HOFSTRA

Living & Specializing in Columbine Knolls South/Estates



Kathy Hofstra
RE/MAX Professionals
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- 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!

| <u>Address</u> | <u>Style</u> | <u>Sq. Ft.</u> | <u>Total Sq.Ft.</u> | <u>% Fin. Bsmt.</u> | <u>Bed</u> | <u>Bath</u> | <u>List Price</u> | <u>Sold Price</u> |
|------------------------|--------------|----------------|---------------------|---------------------|------------|-------------|-------------------|-------------------|
| Under Contract: | | | | | | | | |
| 6865 W. David Ave. | Ranch | 1,942 | 2,724 | 95% | 3+1 | 2+1 | \$680,000 | |
| 7632 W. Elmhurst Dr. | Ranch | 2,016 | 3,647 | 23% | 3+1 | 2+1 | \$699,000 | |
| 7997 S. Vance Ct. | 2 Story | 2,246 | 3,349 | 75% | 4 | 3+1 | \$765,000 | |
| Sold: | | | | | | | | |
| 7971 S. Upham St. | 2 Story | 2,319 | 2,769 | 45% | 4 | 3+1 | \$750,000 | \$765,000 |

The typical summer slowdown in July and August has many Denver buyers and sellers concerned about the overall health of this market! This summer slowdown is very common and happens almost every year. However, this one is also driven by the increase of mortgage interest rates to around 7% for a 30-year fixed rate mortgage. Several factors in our national economy and world events may also bring some pause to buyer activity. But there is some good news as well for buyers and sellers. Most economists agree that the housing market is more likely to correct itself from the double-digit price jumps in home prices over the past few years rather than a crash.

Buyers, this is your opportunity to find a great home with a fair price and terms and realize that prices are not coming down as many expected. Lock your price in now, and you can always refinance as interest rates lower in the near future. Sellers, the buyer demand is there so this is the right time to price your home competitively, prepare it to show very well, and consider offering a Buydown on interest rates to attract the best buyers and increase affordability. The spring market was slower than expected, and the summer market is crawling, but we are expecting a very healthy fall market!

Give me a call and I can help guide you through this unique real estate market!

303-888-1661 | kathy@kathyhofstra.com