

# THE SOUTH KNOLLS SCROLL



## COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION

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

September 2025

Vol. 52 No. 09

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



### Coming Events

#### Concert in the Park:

September 13, 5 – 7 p.m., West Laurel Park

- Live music by Bruce Cole.
- Food for purchase available from Fanwich and Shiver Shack food trucks.

### Traffic & Streets Committee Report

The CKS/E HOA Board is seeking volunteers to join the Traffic & Streets Committee. If you have an interest in working with Jefferson County Road and Bridge Division to ensure the CKS/E streets are both in great shape and safe, this role is for you! Please outreach a Board Member or email [cksehoa@gmail.com](mailto:cksehoa@gmail.com) to volunteer.



Project  
Request  
Form

### Next HOA Meeting

Thursday, September 11th, 6:30 p.m.  
Deer Creek Church

### President's Letter

In the spirit of school being back in session, I'd like to assign a quick homework assignment to CKS/E residents. I would ask everyone to take 5 minutes to think about what you value in the neighborhood and how you can make a difference. I know life is busy. But this is where we spend most of our time and raise our families, so I think it's a fair request. Did you think about our parks, schools, neighborhood appeal, HOA events, or your friendly neighbors? I personally value our amazing parks, beautiful homes and yards, and the strong sense of community. Now, how can you help preserve or enhance what you value most? I encourage you to commit to making a difference and improving the place you call home.

I'd like to remind everyone that our annual HOA elections will be held Sept 11. If you paid the \$80 annual dues for 2024-25, you should have received a ballot recently. We'd greatly appreciate your participation. It's not too late to express interest in joining the Board or volunteering in other roles. Speak with a Board Member or email [cksehoa@gmail.com](mailto:cksehoa@gmail.com). Many Board Members and Committee Members have served multi-year terms. We need new volunteers to help maintain continuity. Without volunteers, community events and covenant enforcement may decline, leaving neighbors to handle enforcement directly.

I'd like to recognize one of our most dedicated volunteers: Annie Berger. After more than a decade of service to CKS/E, Annie is retiring from her roles as the Committee Chair for the Parks Committee and the Traffic & Streets Committee. She has served as Vice President and helped organize numerous events like Parks

Beautification Day, Concert in the Park, and the Easter Egg hunt. Her dedicated efforts built lasting relationships with Foothills Park and Recreation District and Jefferson County, positively impacting our neighborhood.

On a lighter note, we're excited to host our HOA Concert in the Park on Saturday, Sept. 13, at West Laurel Park from 5 to 7 p.m. We will have food for purchase from a local food truck and authentic Hawaiian shaved ice, so come hungry! Bring a blanket or camping chairs and enjoy a fun evening of music and community with neighbors.

Thank you for being an engaged member of our community.

– Brandon Moore, President



*September days have the warmth of summer in their briefer hours,  
but in their lengthening evenings a prophetic breath of autumn.*

–Rowland E. Robinson

# HOA Meeting Minutes

**Meeting Date:** August 14, 2025

Brandon Moore, President, called the meeting to order at 6:37 p.m. at West Laurel Park, after the 6 p.m. Meet and Greet event.

## MEETING ATTENDANCE

**Board members present:** Brandon Moore, Teresa Wallace, Kalena Stauffer, Mark Meihaus and Dani Crane.

**Residents present:** 12 residents (19 residents attended the Meet and Greet).

## ARCHITECTURAL CONTROL COMMITTEE (ACC) PROJECT REQUESTS

### Project requests approved during the meeting:

- W. Elmhurst Dr. – Painting

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

- S. Teller Ct. – Roof
- W. Fairview Dr. – Fence and Retaining Wall
- S. Vance Ct. – Garage Addition
- S. Yukon Ct. – Painting
- S. Quay Ct. – Painting
- W. Fairview Dr. – Fence and Concrete Pad
- S. Vance St. – Painting

## COMMUNITY FORUM

- **Bear Sighting Report:** A homeowner shared an incident involving a bear entering her home and her subsequent conversation with Colorado Parks and Wildlife (CPW). Residents were advised that more bears may be drawn to the area due to fruit and berries. CPW recommends making loud noises and contacting them immediately upon sighting a bear.
- **ADU Discussion:** Homeowners discussed the possibility of constructing an Accessory Dwelling Unit (ADU) for a medically necessary purpose.
- **Resident Appreciation:** A longtime homeowner (50 years) expressed gratitude to both past and present Board members for their efforts in maintaining neighborhood value, sponsoring community events, and keeping dues lower than in surrounding areas.
- **Action Center School Supply Drive:** Thanks to neighbors for contributing a carload of school supplies and cash donations. Special thanks to Kalena and Andy for organizing the drive.

## NEW BUSINESS

- **Committee Chair Retirement:** Annie Berger has retired from her long-term role as Chair of both the Parks Committee and the Traffic & Streets Committee. The Board and guests expressed appreciation for Annie's dedication, extensive work, and collaboration with Jeffco and Foothills on behalf of the neighborhood.
- **October Elections Process:** Candidate statements are due by Aug. 15. Ballots will be counted at the Sept. 11 Board meeting. The Board approved \$722.86 for printing and mailing costs.
- **Monument Repairs and Refresh (Ken Caryl & Webster):** Juniper removal and brick repairs have been completed. The

*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 Hartley .....	Vice 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 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
Parks Chair, Vacant.....	cksehoa@gmail.com
Erin Roark & Sara Aragon, Special Events .....	cksehoa@gmail.com
Traffic & Streets Chair, Vacant .....	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 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 **Andy Stauffer** at [cksescroll@gmail.com](mailto:cksescroll@gmail.com).

## 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.*

## Advertise in this Newsletter!

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>.

**Newsletter Connections: 303-979-7499 or  
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## HOA Meeting Minutes, *continued from page 2*

Board and guests thanked Brandon and his three sons for removing 1,500 pounds of debris from the monument. The Board will consider additional landscaping and may form a Monument Design Committee. Monument maintenance remains a priority, and funds will be allocated accordingly.

- Lot Maintenance Clarification: Neighbors are responsible for maintaining their lots up to the sidewalk edge. There has been an increase in unmaintained side and backyard areas beyond fences. Residents are asked to trim bushes and trees to ensure full sidewalk access for walkers and cyclists.
- Director Insurance Renewal: The annual premium was reduced due to no claims being submitted.
- Fiscal Year Review: The Board will consider the feasibility of changing the HOA fiscal year to align with the calendar year. Bylaws allow for this change, though October is currently noted as the payment date. Brandon will seek attorney clarification.
- HOA Budget Planning: A draft budget will be reviewed at the September Board meeting.

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

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

**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

- Fall Festival: Scheduled for Sept. 13, 5 – 7 p.m., at West Laurel Park, with live music from Bruce Cole. Food and

Hawaiian shaved ice will be available for purchase from Fanwich and Shiver Shack food trucks.

**Parks Committee:** No report. Recruitment information will be noted in the Scroll.

**Traffic & Streets Committee:** No report. Recruitment information will be noted in the Scroll.

### Council of HOAs for Planned Environment (COHOPE):

- Wildfire Prevention Efforts: Xcel Energy shared information about their wildfire prevention initiatives. Additional details are available on their website.
- Power Outage Clarification: Xcel explained the recent power outages affecting only one side of the neighborhood. The north and south sides are connected to two different power stations, which accounts for the discrepancy.

### OLD BUSINESS UPDATES

- Communications Update: In progress. Andy will provide updates at a future meeting.
- Fire-Rated Roofing Materials (HB-24-1091): Brandon is corresponding with the homeowner and HOA attorney to clarify the bill and related legislation. The attorney confirmed that current HOA-approved roofing materials and protective covenants are in compliance.
- Non-Street Legal Motor Vehicles: Electric and gas motorcycles and golf carts continue to be a concern on streets and in parks. The Jeffco Sheriff's Office will follow up if the address of the alleged offender is provided.
- Short-Term Rentals: Finalization of Jefferson County guidelines has been postponed from January to Q1 of 2026. Once

*continued on page 4*



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appointment  
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## HOA Meeting Minutes, *continued from page 3*

enacted, residents may report concerns to a 24/7 third-party service. The Board does not plan to serve as the formal conduit for these reports, as short-term rentals fall outside covenant control.

- Corner Lot Sight Line Triangle: HOA attorney advised that complaints regarding plantings between 2'–6' in height that obstruct vision within a 25' x 25' triangle on corner lots should be reported to Jefferson County Zoning.
- Website Update: The website is now live. Marty is maintaining current content.
- Accessory Dwelling Unit (ADU) Rules and Regulations: No progress reported.

### COVENANT VIOLATION UPDATES

- Stage 4 Violations: Resolution in process. A Post-Default Judgement Stipulation details the requirements, including reimbursement of legal fees.
- Stage 3 Violations: Resolution is in process for inoperable vehicle issues.
- Other Violations: Lawn maintenance concerns of a long-term vacant residence is ongoing. Some weeds have been mowed, resolving the initial zoning violation. A complaint will be submitted to Jeffco regarding a second area, and an Attorney Demand Letter will be issued.

### NEXT MEETING

The next HOA Board meeting will be on Sept. 11, at Deer Creek Church at 6:30 p.m. Meeting was adjourned at 7:53 p.m.

## CoHOPE Liaison Report

The CKS/E COHOPE liaison attended this month's Council of Homeowner Organizations for a Planned Environment (COHOPE) meeting, which featured a presentation by Xcel Energy. The presentation focused on Xcel's Colorado Wildfire Mitigation and Communications Plan, outlining strategies to reduce risk during periods of high heat, wind, and humidity.

To learn more about these efforts, visit Xcel's Wildfire Safety page at [my.xcelenergy.com/s/outage-safety/wildfires](https://my.xcelenergy.com/s/outage-safety/wildfires).

During the meeting, we also raised concerns about the recent increase in power outages affecting our neighborhood and asked questions about how Xcel plans to address these issues moving forward.

## Yard of the Month



One yard of the month winner will be selected each month. This month's winner is the home of John and Nancy Sewell at 7976 S. Saulsbury St. If anyone would like to nominate a yard, please reach out to me at [coloradohomestracey@gmail.com](mailto:coloradohomestracey@gmail.com) or 303-408-6969. Thank you for keeping CKS/E beautiful!

– Tracey N. Chizlett



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## Parks Committee Report

The CKS/E HOA Board is seeking volunteers to join the Parks Committee. We're fortunate to have two Foothills Park and Recreation District (FPRD) parks with miles of walking paths and open space. This Committee serves as a liaison with FPRD to address any maintenance and safety concerns, and to gather information on proposed park projects. If you enjoy our parks, whether for walks, the playgrounds, or their natural beauty, this role is for you! Please contact a Board member or email [cksehoa@gmail.com](mailto:cksehoa@gmail.com) to volunteer.

This past month brought exciting wildlife activity to our parks and neighborhood. An elk was spotted in Wayside Meadows open space, traveling down the paths from the Foothills. While elk and deer are majestic to look at, it's important to give them space and avoid disturbing them. Use the 'rule of thumb': extend your arm straight out and check if your thumb covers the entire animal. If not, you're too close.

The neighborhood also had a rare visit from a black bear on Walden Place. The small bear climbed a six-foot fence early in the morning and entered a home through a dog door. Luckily, the bear exited quickly without causing injury or damage. The homeowner contacted Colorado Parks and Wildlife to report the incident. Parks and Wildlife recommends securing trash and other food sources to prevent bear encounters. If you see a bear and are at a safe distance, make the bear as uncomfortable as possible by making loud noises such as yelling or banging pots together.

Beyond wildlife sightings, FPRD completed several maintenance requests submitted by the Parks Committee. FRPD also went above and beyond by replacing a plaque at the Ingrid Mason Memorial Bench, located at the top of the central trail to Wayside Meadows Park from West David Drive with no charge. We deeply appreciate our strong relationship with Foothills Park and Recreation District!



## Blockworker Updates

The Treese family has delivered the Scroll for multiple years on S. Saulsbury Ct. They are now moving out of the area. A sincere "thank you" for your many years of volunteering. Area 5 will now be covered by Nancy Hoffman and her husband, Bob, who moved to the neighborhood two years ago. They are excited to meet more of their neighbors in their area. Thank you so much, Nancy and Bob, for stepping up to volunteer!

Bill and Joan Goddard delivered the Scroll to Area 8, at the north end of S. Pierce Way, for many years. Thank you, Bill, for your dedication and continuing to deliver the Scroll after Joan's passing. Kendra and Jim Gleason, along with their 3 children (ages 6, 8 and 11), will now deliver the Scroll to Area 8. It is always fun to volunteer as a family and have children learn early to give back.

Thanks so much to the folks who volunteer their time a few minutes a month to get the Scroll out and touch base with your neighbors! If you would be interested in being a blockworker, please email the board or Kalena at [cksemem9@gmail.com](mailto:cksemem9@gmail.com).

— Sheri Skolnick, Blockworker Captain

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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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## School Supply Drive a Huge Success

The Back-to-School Supply Donation Drive was a tremendous success! Thanks to your generosity, we were able to provide a carload of brand-new school supplies to The Action Center, supporting dozens of Jefferson County students in need. The warehouse staff at The Action Center were deeply appreciative our donations.

A huge THANK YOU to everyone in the neighborhood who contributed, whether through the local drive or by donating directly to The Action Center. It's amazing how small individual contributions, when combined across a community, can create such a meaningful impact.

If you have feedback about the School Supply Drive or ideas for future charitable collaborations, I'd love to hear from you. Feel free to reach out at cksescroll@gmail.com.

— Andy Stauffer, School Supply Drive Organizer



## HOA Volunteer Meet & Greet

Thank you to everyone who joined us for the HOA Board and Volunteer Meet & Greet. While some Committee Chairs and Blockworker Captains were out of town, it was a pleasure connecting with our CKS/E residents and blockworkers. We appreciated the chance to share how the Board and Committees serve the neighborhood, and we hope attendees learned something new. If you have any questions or suggestions about understanding how your Board and Volunteers contribute to the neighborhood or want to be more involved, please do not hesitate to reach out to me at cksemem9@gmail.com


— Kalena Stauffer,  
Member at Large, Blockworker Chair



## Ladies of Columbine – Walk & Talk

Do you enjoy evening strolls, meeting new people, and building community here in Columbine Knolls South/Estates? Come join Ladies of Columbine – Walk & Talk — a casual walking group for the women of our neighborhood. Feel free to bring a friend! We'll meet once a month in the evenings, with dates announced monthly. All fitness levels are welcome. It's a fun, easy way to enjoy the fresh air, get moving, and connect with other local ladies.

Interested? Email Irais at iraiswandell@gmail.com to sign up or learn more. Looking forward to walking and chatting with you soon!




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*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 July 31, 2025**

#### **ASSETS**

##### **Current Assets**

Checking.....	\$5,009.23
Money Market.....	\$38,015.57
Total CKS/E Bank Accounts .....	\$43,024.80
FirstBank CD-8060 .....	\$21,766.05
Total Bank Accounts .....	\$64,790.85
Total Current Assets .....	\$64,790.85
<b>TOTAL ASSETS .....</b>	<b>\$64,790.85</b>

#### **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.....	\$15,449.69
Total Equity .....	\$64,790.85
<b>TOTAL LIABILITIES &amp; EQUITY ....</b>	<b>\$64,790.85</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 265 Homes in Our Neighborhood
- 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

*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>								
6898 W. Nova Dr.	2 Story	2,116	2,878	0%	4	3	\$755,000	
7550 S. Reed Ct.	2 Story	2,761	3,873	0%	5	3	\$870,000	
7591 S. Reed Ct.	2 Story	3,137	4,261	100%	5	3+1	\$965,000	
<b>Under Contract:</b>								
7577 S. Pierce Way	Ranch	2,242	3,670	60%	3	2+1	\$700,000	
7118 W. Elmhurst Ave.	2 Story	3,047	3,999	99%	4	3+1	\$750,000	
<b>Sold:</b>								
8258 S. Reed Way	Multi-L	1,931	1,931	100%	1+2	2+1	\$630,000	\$637,500
8296 S. Reed St.	2 Story	1,885	2,755	0%	4+1	3+1	\$715,000	\$700,000
7951 S. Webster Way	2 Story	2,632	3,828	84%	4	3	\$759,000	\$750,000

The Denver Metro real estate market in August 2025 has shifted into a more balanced phase, presenting a market of contrasts. Compared to July 2024, new listings were up 4% and homes under contract increased by nearly 7%, while closed homes were down approximately 7%. The average price of a single-family home was \$782,000, a 1% decrease from last year. Attached homes saw a softer market with an average price of \$425,000, a decline of almost 7% from July 2024. Days on market continued to grow, reaching 40 days, a 33% increase from last year. This trend provides buyers with more negotiating power, while sellers must focus on sharp pricing and presentation to compete. With interest rates holding steady and a slight possibility of improvement, both buyers and sellers should strategically prepare for a potentially active fall market.

#### Buyers – Take These Steps Now:

- **Get Pre-Approved:** Strengthen your negotiating position by securing pre-approval.
- **Monitor Price Reductions:** Watch for price drops and be prepared to act quickly on well-priced homes.
- **Budget for Concessions:** Prepare to budget for potential seller concessions, such as closing costs or rate buy-downs.

#### Sellers – Take These Steps Now:

- **Price Competitively:** Set prices based on the most recent neighborhood sales and current under-contract listings.
- **Enhance Presentation:** Invest in minor repairs and staging to ensure your home stands out.
- **Be Open to Negotiation:** Remain flexible on negotiation points, including inspection items, buyer concessions, or timing.

**www.kathyhofstra.com**

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