



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

April 2024

Vol. 35 No. 04 • www.cksii.org

Siblings Day

National Siblings Day (also referred to as Sibling Day) on April 10th each year honors our brothers and sisters. Siblings. They are our best friends or our worst enemies. At times, siblings will provide us with our biggest competition, strongest encouragement and remind us of our most embarrassing moments.

2024 Meeting Schedule

May 14, 2024 - 7pm - Remote Meeting
July 9, 2024 - 7pm - Remote Meeting
September 10, 2024 - 7pm - Remote Meeting
November 12, 2024 - 7pm - Annual Members Meeting - In-Person, Coronado Elementary

Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

Amanda Tillotson, 720-515-1109
ATillotson@keystonepacific.com

Kiwanis Club of Columbine

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some 50 active projects and making philanthropic gifts to over twenty different organizations throughout the year. Anyone is welcome to help on any of our projects or attend any of our social events anytime you like. You do not need to join the club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community.

To learn more, visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. You do not need to join our club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community. For details about a project or social event email kensweet@gmail.com.

President's Corner

Hello Columbine Knolls South II Residents. My name is Matt Lawicki and I am the new Architectural Control Committee (ACC) Chair person. Our family has lived in the neighborhood for eight years now, and we feel very fortunate to be a part of such a great community. We enjoy spending time with our neighbors, accessing Coronado Park and walking our kids to school.

I am replacing Bob Pellegrini as ACC Chair and want to thank Bob for his years of service to our community. We are happy to announce that Bob will continue serving CKSII as an At-Large Board member and as an ACC member.

The ACC has three volunteer members, Bob Pellegrini, Sean Lyons and me. We are committed to a timely review process for our community members. Our goal is to review and respond to projects within 2 weeks, but some projects can

take up to 30 days. To help speed up the review process, the ACC committee has created "Project Guides" that outlines community guidelines and recommendations. These documents will help homeowners understand details that are needed for approval and expedite our review process.



Architectural Control Committee Announcement

Spring is here and so are your home improvement projects. We would like to remind the community that any improvement to the exterior of your home or to your property that is visible to the public requires the approval of the Architectural Control Committee. All Homes within CKSII Sections 1, 2 and 3 are required to submit ACC Requests (even if you are a non-member). ACC Information and Requests can be found on our website: <https://www.cksii.org/acc>



Paint



Roof



Structures



Fence



Landscape

Examples of projects that require ACC approval:

- Exterior Home Paint (new or existing color palettes)
- Re-Roofing (new or existing shingle color type)
- Shed or Ancillary Structures
- Decking
- Fencing
- Window Replacement
- Landscaping
- Walkway or Driveway
- Solar Panels
- Garage Doors

* Any improvement to the exterior of your home or to your property that is visible to the public

ACC CONTACTS:

Keystone Denver

Property Management:

303.369.0800

atillotson@keystonepacific.com

CKSII ACC:

cksiihoaacc@gmail.com

How to Save Money on Groceries: 14 Tips to Try

By Courtney Neidel and Tommy Tindall, NerdWallet

The right supermarket shopping strategies can help you keep costs down. If you're feeling sticker shock at the store, here's how to save money on groceries.

1. Check what you already have and make a list. Some shoppers head to the grocery store without taking inventory of what they already have at home. Before you buy one too many loaves of bread or gallons of milk, check your refrigerator and pantry. Snap a picture of what you already have or make a list of what you know you'll need.

2. Limit your shopping trips. It helps to limit your trips to the store, too, according to Steve and Annette Economides of MoneySmartFamily.com. The less you're physically at the store, the couple says, the fewer opportunities you have for impulse purchases.

3. Stick to your list. About those impulse buys: Using a grocery list and sticking to it can help fight the urge to spend more than you'd planned. Consider shopping alone so you can get in and out quickly, without kids lobbying for items not on the list or in your budget.

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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.

Columbine Knolls South II

CKSII HOA, 2851 S Parker Rd, Suite 840, Aurora, CO 80014

Homeowners Association Board Members are:

President, Mike Tignanelli

Email cksii.info@gmail.com

Vice President, Tom Schicktanz

Treasurer, Bob Haberkorn

Secretary, Andi Elkins

Director / ACC Chair, Matt Lawicki

Email cksiihoaacc@gmail.com

Director / ACC Member, Bob Pellegrini

Director, Chris Reynolds

The CKSII *REVIEW* is published and distributed monthly by the Columbine Knolls South II Homeowners' Association, a non-profit homeowners' association. It has a circulation of 565. To contact any member of the board, please email cksii.info@gmail.com. To contact any member of the ACC, please email cksiihoaacc@gmail.com.

Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the www.cksii.org website.

News Articles

All articles and "Letters to the Editor" must be approved by the editor for publication. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. "Letters to the Editor" must be signed, include a phone number and preferably be 300 words or less. The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles and "Letters to the Editor" to **Renee Cunningham** at cksiinewsletter@gmail.com

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

High Five Day

Each year on the third Thursday in April, we observe National High Five Day. This is a fun day where you can "High Five" everyone that you see.

Columbine Knolls South II Homeowners' Association Membership Information

Membership Enrollment

If you are a returning HOA member, there is no need to contact the HOA, you will automatically be sent a billing statement for the new year. Please send payment to the address on the billing statement or use the online web portal to make your payment. All mailed payments must be sent to:

**Columbine Knolls South II HOA
PO Box 173852, Denver, CO 80217-3852**

Please be sure to write your HOA account number in the memo line of your check. Your account number can be found on your statement.

You can access the web portal through the homeowner login on the property management website <https://www.kppmdenver.com/>

Non-Member residents of Columbine Knolls South II that are interested in joining the HOA as voluntary members can contact the property management company for assistance to get your membership and optional trash service activated.

If you have any questions or you wish to join the HOA as a new member, please contact Keystone Denver Property Management at:

Columbine Knolls South II HOA
c/o Keystone Denver Property Management
2851 S Parker Rd Suite 840, Aurora, CO 80014
(303) 369-0800 or email to gbishop@keystonepacific.com

2024 Dues/Assessment Schedule

	With Trash	Without Trash
January	318.00	111.00
February	291.50	101.75
March	265.00	92.50
April	238.50	83.25
May	212.00	74.00
June	185.50	64.75
July	159.00	55.50
August	132.50	46.25
September	106.00	37.00
October	79.50	27.75
November	53.00	18.50
December	26.50	9.25

Residents that wish to subscribe to trash service through the HOA must pay annual dues and be permanent or voluntary members in the HOA.

Members are not required to use the trash service through the HOA, and you may choose an alternative provider to HOA trash service contracted through Waste Management. Membership and trash service is effective through December 31st and **dues/assessments are not refundable.**

2024 HOA Annual Dues \$111

2024 HOA Annual Trash Service \$207

The monthly amount, with trash service, is \$26.50.

The monthly amount, without trash service, is \$9.25

Thank You for Your Support!

2024 CKSII Community Events

Eggfest Egg Hunt

Sat. March 23
10 am start

*Coronado Park
Photos with Easter Bunny & more! Weather permitting*

CKSII Community Wide Garage Sale

Fri. June 14 & Sat. June 15

*June 6: deadline to register your sale for the map email
jblake5280@gmail.com*

Bike Parade & BBQ

Sun. June 2
time TBD

*Coronado Park details to come!
Weather permitting*

Movie In The Park

Fri. Aug. 16
time TBD

*Coronado Park featured film, & food trucks!
Weather permitting*

Holiday Hayride

Fri. Dec 13
time TBD

Festivities begin at the Coronado parking lot. Bring the kids / grandkids & a treat to share!



Large item pickup Wed. June 19

For current HOA members with Waste Management Trash Service

QUESTIONS/DETAILS: CKSII.ORG OR ATILLOTSON@KEYSTONEPACIFIC.COM

Though no one can go back and make a brand new start, anyone can start from now and make a brand new ending.
-Carl Bard

Acceptance doesn't mean resignation; it means understanding that something is what it is and that there's got to be a way through it.
-Michael J. Fox

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Save Money on Groceries, *continued from page 2*

4. Pay attention to prices. Passive shopping won't cut it in this age of inflation. You should actively assess the prices of the items you buy on a regular basis so you know when to pounce on a deal or pass. This technique is as simple as being mindful about what you're doing while you shop. Pay attention to prices at more than one local store to learn where deals on certain products are better.

5. Buy the Sunday paper (for coupons). Subscribing to the Sunday paper is worth your investment, says Kurt Jetta, founder of retail and consumer analytics firm TABS Analytics. He says paper circulars are rife with grocery deals like buy one, get one free. Look in the paper for coupons that apply to the items you know you'll be buying.

But be leery of promotions that have too many conditions or are difficult to redeem, Jetta says. Offers like "buy one, get one half off" may encourage you to spend more and buy more than you need or can use. Don't want to spend on the Sunday Post or Times? Check your mail for grocery store coupons.

6. Avoid online grocery shopping. Online grocery services and subscriptions are convenient, but they can also be costly. Jetta warns that you may not always find the size you're looking for online and could be forced to trade up to a bigger size for a higher price. Additionally, some grocery orders at Amazon are fulfilled by third-party sellers. These could carry shipping costs, which add to your bill.

7. Calculate your burn rate. Your burn rate refers to how frequently you use up products, say Steve and Annette Economides. They recommend figuring out how long certain products last you, then stocking up on deals accordingly. If you have room in your freezer to buy a few extra sale-priced chickens, go for it. But if your favorite bagged chopped salad is on sale and you buy more than you can eat before the expiration date, you'll end up overspending.

8. Follow your favorite brands. You probably already have a favorite potato chip or a top pick in laundry detergent, so use your brand loyalty to your advantage. Follow your favorite brands on social media or sign up for their mailing lists. Tide laundry detergent deals and offers are sent directly to the inboxes of email subscribers. Seltzer brand Spindrift offers 10% off your first order when you sign up for its mailing list.

9. Try out generic labels. But just because you like Tide or Spindrift doesn't mean you shouldn't be open to trying something else. For some products, you can do without the brand

name altogether. Jetta says "value" labels are a more affordable alternative to premium brands. For instance, if you're indifferent about the hair product you use, you may try out a budget brand like Suave or a store like Target's generic version of Head & Shoulders.

10. Use credit cards strategically. Check your credit cards to see if you can earn cash back or other rewards when grocery shopping. You'll need to track details like spending caps, possible annual fees and rotating categories. But rewards credit cards can pay 1% to 6%, which could shave hundreds of dollars a year off your food costs. To reap the best return, pay the card off in full each month rather than carrying a balance. Otherwise, interest charges may eat up your savings.

11. Establish your local supermarket circuit. Split your purchases across multiple stores to pinpoint the best deals at each, and hone your system. For example, you may use Trader Joe's for good deals on items like ground coffee and frozen prepared meals one week. Then the next week, you'll go to the local Aldi for discounts on center-store items like boxed cereals and snacks. Grab your meat and produce where you can find it freshest for the best price, and hit the wholesale club once a month for the things you can stock, save and use over time.

12. Consider a wholesale membership. Speaking of wholesale clubs, they sell food in bulk at low costs per unit, which is especially appealing for large families. Consider buying a membership at a store such as Costco, Sam's Club or BJ's Wholesale Club if you have room to store large amounts of food, or if you want to stock up on nonperishable necessities like paper towels and toilet paper. Be prepared to spend more at the outset as you

continued on page 5

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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at NewsletterConnections.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.

Save Money on Groceries, *continued from page 4*

invest in large quantities. And remember, you'll have to pay an annual fee for the warehouse membership. Before you commit, ensure that you'll shop there enough to save more on your groceries than you invest in the membership. If you do, check out their gas price perks, too.

13. Look at the price per unit. Take note of how much you're getting for your money. The price per unit (ounce, pound, gram, etc.) of different packages is often printed on the pricing display near the product. You also can use a unit price calculator to determine the cost per unit. The information is helpful since some stores sell identical products in different sizes. Prices can fluctuate within the same store, too. Jetta says produce that's in season is less expensive since out-of-season fruits and veggies could have additional costs tacked on.

14. Understand sale cycles. Holidays like Christmas, Easter, Valentine's Day and Halloween are known for their candy sales. If you want to snag a bargain, shop the clearance section after the holidays are over. Stores will deeply discount their seasonal merchandise, and you can stock up for a low price. Jetta has an

insider tip for consumers who make one large shopping trip per month — go to the supermarket early. "At many retailers, there are usually better deals the first week of the month," he says. Jetta notes this phenomenon is a byproduct of the paycheck cycle; stores are likely to compete for traffic when they know their customers have just gotten paid.

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Recent CKSII Market Activity

CSN: Coming Soon | A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
P		7782 W Nichols Avenue	5	3	4,509	\$789,950
C	01/17/2024	7814 W Friend Drive	5	4	4,885	\$925,000
C	09/29/2023	7739 W Phillips Avenue	4	4	3,786	\$879,900
C	03/08/2024	8107 W Morraine Drive	4	3	3,864	\$839,000
C	09/29/2023	7703 S Yarrow Court	4	3	3,173	\$835,000
C	12/29/2023	7834 W Friend Drive	4	3	4,475	\$810,000
C	09/07/2023	8289 W Fairview Avenue	3	3	3,668	\$800,000
C	02/22/2024	7810 W Phillips Avenue	4	4	4,402	\$763,050
C	09/14/2023	8199 S Yukon Street	4	3	4,041	\$735,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2024 YTD	\$842,350	21	3
2020	\$609,110	15	21
2018	\$578,583	28	18

Hello neighbor,

I'm not just another real estate agent, I'm also your neighbor, an active volunteer in our community and a top performing REALTOR® for the last 8 consecutive years! I'd love to offer my services and resources to you or those you know looking for outstanding service and market knowledge. From your 1st home to cross country relocation, upsizing, downsizing and everything in-between, I'll provide the service excellence you deserve! I look forward to serving you through every chapter of your real estate story!



303.842.2306 | jblake5280@gmail.com



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Jennifer Blake your **CKSII Real Estate Specialist**

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