

August 2025

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Notes From The Board

As summer winds down and back-to-school season approaches, August is a perfect time to enjoy the beauty of our neighborhood and connect with neighbors. Whether you're hosting a barbecue, walking the dog, or just enjoying the longer evenings, we hope you're making the most of this sunny season.



MOVIE IN THE PARK! Friday, August 22nd, 6pm, Coronado Field. The Wild Robot received the winning votes! We will have food trucks, popcorn for purchase and fun activities before the movie starts. Remember to bring your lawn chairs or blankets. The movie will begin at sundown.



HOLIDAY HAYRIDE: Friday, December 12th, 2025. More details to follow.



THE SOCIAL COMMITTEE: The Social Committee is always looking for new ideas and individuals ready to help and have FUN! If you are interested in learning more about the Social Committee, please reach out to Andi@cksii.org. Our meetings are held online at 6pm, right before the Board Meetings.

Waste Management

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Keystone Denver Property Management

Jessica Azzarano, 720-372-1151,
jazzarano@keystonepacific.com

For budget details, meeting minutes, or to view your account balance, please log in to your Resident Portal at: <https://www.kppmdenver.com/>

LANDSCAPE & MAINTENANCE NOTES: Thank you to everyone keeping up with lawn care and curb appeal-it makes a big difference! If you notice common areas in need of attention, feel free to reach out to the HOA board. We did just handle the weeds and vegetation that was getting out of control along Chatfield, although that is not our common area, we want to have it looking nice as you enter our community.

SAFETY FIRST: Please be mindful of speed limits and stop signs, especially with more children out and about on bikes and scooters with the nice weather and school starting.

COMMUNITY INPUT: We're always looking for feedback or ideas for future events and improvements. Want to get involved? Let us know! Our website is a great resource as to what is happening, how to get a hold of us and important information and documents.

CKSII WEBSITE IS CKSII.ORG: Want to Volunteer?

<https://cksii.org/community/volunteer/>. Ready to make a change to the outside or your home or yard? <https://cksii.org/acc/>

ANNUAL MEETING: As we are approaching our annual meeting, we would love insight as to what you would like to see in our community. We do have some board positions opening up, so if you have thought about helping your community and volunteering your time, please reach out, jazzarano@keystonepacific.com. We would also love to see your face, and meet our neighbors so please consider attending our board meetings. The next Board Meeting will be online, Tuesday, September 9th, the link is available on our website. Our Annual Meeting is on Tuesday, November 11th and will be in person at Coronado Elementary School. We will hold elections during this time and a Board Meeting will immediately follow.

RECYCLE AND PAPER SHREDDING EVENT: Our 2025 E-Recycle and Paper Shredding event is scheduled for Saturday October 4th so mark your calendars. This service is available only to those who have paid HOA dues for 2025. We'll share more details as we get closer to the date but similar to previous events, it will be held in the Coronado parking lot from 9a to 12pm. Bring your old electronics for certified and secure electronics recycling, paid for by your HOA. Note, there is a small fee for certain items such as monitors and TVs. Your HOA will also provide personal document shredding to safely dispose of your sensitive documents.

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Kiwanis Club of Columbine

We all made our new year's resolution to **get more involved with our community**, working with schools, food banks, and neighborhood cleanups. Things that help others and make us feel better. But now that the time has come, we don't know where to volunteer. And the year is ½ over.

In July we delivered over 300 meals for meals on wheels, helped feed over 350 families at Sheridan Food Bank, enjoyed a 4th of July party, and sorted medical supplies at Project Cure,

If you need suggestions, look into Columbine Kiwanis, we always have a lot of projects and can use help. We always have worthwhile fun projects, that anyone can join. In July we will be working with the Sheridan Blood Bank. Project Cure, Sweet Dreams in a Bag, meals on Wheels, and many more. We are stretched and can use help. The projects are also a great chance to meet like-minded people.

Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. 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. We also have a bimonthly meeting at the Colorado Credit Union second and fourth Tuesday of every month at 12:30 p.m. For more information email kensweet@gmail.com.

The Kiwanis Club of Columbine is a group of volunteers (69 members) dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. All are welcome to help with any of our projects or attend any of our social events. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

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

Columbine Knolls South II

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

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Andi Elkins – Secretary & Social Committee Chair..... andi@cksii.org
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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 Renee@cksii.org**.

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

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How To Save On Back-To-School Shopping

Back-to-school shopping can feel overwhelming with long lists and rising costs. These tips can help stretch your budget.

Back-to-school shopping season is here, and the National Retail Federation says families will spend an average of \$858.07 on supplies, clothing and electronics.

If you are already feeling the pressure from long supply lists and rising prices, you are not alone.

To stretch your budget, consumer savings expert Andrea Woroch suggests starting by taking inventory of what you already have at home and getting your kids involved in the process.

"This is a great budgeting lesson," says Woroch. "Teach them opportunity costs. If we save money on these supplies by reusing, we have more to spend towards something else that, maybe, they really want."

For backpacks and school clothes, investing in brands with warranties can help save money down the road. Jansport and Herschel backpacks both offer limited lifetime warranties that cover manufacturing defects. Old Navy kids' clothing, along with Target's Cat & Jack brand, also comes with a one-year guarantee.

Woroch also recommends buying secondhand items through platforms like Facebook Marketplace, consignment stores or resale programs from retailers like Athleta and H&M. For tech needs, certified refurbished products can help cut costs.



One of the easiest ways to save, Woroch says, is opting for store-brand school supplies instead of name brands whenever possible. "Stores have more power to discount their own brands further," says Woroch. "The difference in price is usually about 30% to 50%, so instant way to save, and you're really not giving up any quality."

Using store apps, loyalty programs and cashback offers can add even more savings. Always remember to check and see what rewards your debit or credit card has available.

— Allie Jasinski, National Consumer

From The Board, *continued from front page*

FREE PAINT RECYCLING SERVICE: On October 11th, your HOA has coordinated with GreenSheen (<https://green-sheenpaint.com/>) to provide a 100% free Paint Recycling service to collect your old paint, stain, and varnish. This is a door-to-door pick-up service – all you have to do is put your old paint out for the trucks to collect! Look for more details in the September newsletter, as well as a mailer sent to your home September and to your email address one week before the event.

Enjoy the rest of your summer and thank you for helping keep our neighborhood a wonderful place to live.

— Your Columbine Knolls South II HOA Board



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Showcasing sweet and juicy peaches bubbling beneath a toasted pecan oat streusel, **peach crisp** takes less than half the time and effort required for traditional peach pie. Served warm with cold vanilla ice cream, summer dessert doesn't get much better than this!

Prep Time: 15 minutes

Cook Time: 45 minutes

Total Time: 1 hour

Yield: Serves 8-12



INGREDIENTS:

Filling

- 5 cups (750–800g) sliced peaches (peeled or unpeeled)
- 1/4 cup (31g) all-purpose flour (spooned & leveled)
- 1/2 cup (100g) granulated sugar
- 1/8 teaspoon salt
- 1 Tablespoon (15ml) lemon juice
- 1/2 teaspoon pure vanilla extract

Topping

- 1/2 cup (100g) packed light or dark brown sugar
- 2/3 cup (84g) all-purpose flour
- 1 teaspoon ground cinnamon
- 1/4 teaspoon salt
- 1/2 cup (113g) unsalted butter, very cold and cubed
- 2/3 cup (57g) old-fashioned whole rolled oats (or quick oats)
- optional: 2/3 cup (95g) chopped or halved unsalted pecans

INSTRUCTIONS:

1. Preheat the oven to 350°F (177°C). Lightly grease a deep-dish 9-inch pie dish, 9-inch square pan, 10-inch cast iron skillet, or any 2–2.5-quart baking dish. Set aside.
2. Gently mix all of the filling ingredients together in a large bowl, then spread into the baking dish.
3. Make the topping: Whisk the brown sugar, flour, cinnamon, and salt together in a medium bowl. Cut in the butter using a pastry cutter or forks until the mixture is crumbly. Fold in the oats and pecans. Sprinkle evenly over filling.
4. Bake for 45–50 minutes until the topping is golden brown and the fruit juices are bubbling around the edges. Remove from the oven, place on a wire rack, and allow to cool for a few minutes before serving warm. You can also serve room temperature or cold.
5. Cover leftovers and store in the refrigerator for up to 5 days.

Western Welcome Week

Western Welcome Week started as a Homecoming event for the citizens of Littleton, Colorado. Now, it has grown to a multi-day celebration of the town, complete with parades, competitions, food, vendors, and plenty of other summery festival fun for the whole family!

Join the Littleton locals as they celebrate 97 years of “Community and Friendship” through their Western Welcome Week. The 97th annual festival will be held from Friday to Sunday, August 8th to 17th, 2025, with the grand parade happening on August 16th. This year's theme is The Spirit of Generosity!

Western Welcome Week had an interesting start. The Littleton Independent newspaper was holding a celebration in honor of its 40th year in the press. This led the editor of the Independent, Houstoun Waring, to organize an event marking the 100th anniversary of the birth of Littleton's founder, Richard Little.

Its name was changed to Western Welcome Week in 1962 after Littleton's Chamber of Commerce decided to extend the days for celebration. The Western Welcome Week has since become a major event in the state where people come together to rejoice in the town and community they call home. There will be a lot of fun and engaging activities that will happen throughout the multi-day event.

There will be art exhibits, BBQ parties, book sales, a children's fishing derby, a live trivia challenge, a cake contest, pottery classes, a flower and car show, swing dancing, a pig roast, jazz performances, a western dance party, and outdoor concerts. The festival also aims to raise funds to help various organizations around Littleton.

—<https://www.westernwelcomeweek.org/>

August is the slow, gentle month that stretches out the longest across the span of a year.

— Victoria Erickson



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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
A		8129 S Yukon Street S	4	4	3,663		\$1,165,000
A		7844 W Friend Drive	6	4	4,142		\$1,100,000
A		7839 W Friend Place	5	5	4,282		\$1,050,000
A		8160 W Phillips Avenue	4	4	4,155		\$989,900
A		8043 S Zephyr Street	4	3	3,954		\$910,000
A		7636 S Allison Court	6	4	3,105		\$899,900
A		8288 W Chestnut Avenue	6	4	3,524		\$839,000
P		8188 S Yukon Street	6	4	4,873		\$975,000
P		7862 W Friend Drive	4	4	4,301		\$885,000
C	06/27/2025	8369 W Fairview Avenue	4	4	3,622		\$1,025,000
C	03/14/2025	8382 W Nichols Avenue	6	5	5,063		\$925,000
C	05/05/2025	8055 S Zephyr Way	4	4	4,514		\$826,200
C	04/21/2025	8102 S Zephyr Street	5	4	4,315		\$794,000
C	03/10/2025	8220 S Brentwood Street	5	4	3,890		\$765,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$936,244	57	9
2020	\$609,110	15	21
2018	\$578,583	28	18

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