



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

December 2023

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Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

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President's Corner

I am writing this posting on the morning after the annual CKSII HOA Board and Members meeting held on Tuesday, November 14, 2022 at Coronado Elementary. We had 61 households represented by proxy, with 8 member households and 6 Board members present, which met our quorum requirements for the annual meeting. Below are the highlights:

The meeting minutes were approved from last year's Annual meeting (November 15, 2022, minutes).

The 2024 budget was ratified. The 2024 budget includes HOA dues to remain the same at \$111, and optional trash to increase to \$207 in 2024, up from \$195 in 2023. The increase is due to fuel surcharges and an anticipated 4% increase from WM, which is the maximum increase WM can contractually charge. We did have a brief discussion about the annual dues and the likelihood we will need to increase them slightly in 2025. I cannot recall a membership dues increase since I've been on the board, which means the dues have not changed since 2019.

Holding steady on the dues made sense considering the challenges we faced during the pandemic, but the board feels we need to consider a slight increase in 2025 to meet our financial obligations in the future, and I cannot disagree.

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CKSII Parade of Lights

SUNDAY DECEMBER 17
PARADE BEGINS AT
APPROXIMATELY 5:30 PM

Join the CKSII Community
for a festive evening
of holiday spirit.

Decorated cars/floats begin lining up in
the Coronado Parking at 5 pm or enjoy the
parade from a spot on the route.

**AFTER THE PARADE DON'T MISS THE
PARTY!** Bundle up, bring a treat to
share and come to the Coronado
parking lot for music, merriment, hot
cocoa & photo booth provided by your
CKSII HOA.



Christmas Tree Cutting

Cutting down your own Christmas tree can be a memorable and festive experience for the whole family, but it's key to do this activity safely and legally. In Colorado, you typically need a permit to cut down a Christmas tree on public lands. Here are some spots where you can obtain a permit and some tips for doing this activity responsibly. All permits can be purchased online at recreation.gov.

1. **Plan Ahead:** Contact the forest service or visit their website for more info on permit availability, cutting dates, regulations, etc.
2. **Choose the Right Tools:** Bring a sharp saw for cutting and ropes or straps to secure the tree to your vehicle.
3. **Select a Healthy Tree:** A healthy tree will have vibrant green needles.
4. **Dispose of Tree Properly:** Find a recycling program, chip the tree for mulch, or compost it.
—<https://www.coloradoparent.com/christmas-tree-cutting/>

President's Corner, *continued from front page*

Board Elections – We had an uncontested election this year, meaning we had 4 open board seats and 4 candidates to fill them. I am happy that Chris Reynolds, Bob Pellegrini, Andi Elkins and Matt Lawicki were re-elected to the Board for two-year terms. I am also disappointed we did not have any new candidates to run this cycle. We also elected board officers during the regular bi-monthly meeting that followed the annual meeting, and I am pleased to announce that Mike Tignanelli was voted board President replacing me, and Andi Elkins was voted in as the new Secretary, replacing Chris Reynolds. I will assume the Vice President's role and work closely with Mike as he assumes the presidency. Chris will continue as a board Director and will help Andi transition into her new role as Secretary. I am thankful that Bob Haberkorn will continue as the board Treasurer, and Matt Lawicki will assume the ACC chair replacing Bob Pellegrini who will continue as an extremely valued member of the ACC committee.

We had excellent feedback during the member forum, which gives our members time to discuss topics of interest or concern. One interesting topic raised during the open forum regarded the

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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, Tom Schickanz**
Email cksii.info@gmail.com
- Vice President, Andi Elkins**
- Treasurer, Bob Haberkorn**
- Secretary, Chris Reynolds**
- Director / ACC Chair, Bob Pellegrini**
Email cksiihoaacc@gmail.com
- Director / ACC, Matt Lawicki**
- Director, Mike Tignanelli**

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.

National Cocoa Day

December 13th ushers in a celebration worthy of the winter holidays with National Cocoa Day. What better way to warm up after a cold day outside?

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

2023 Dues / Assessment Schedule

	With Trash	Without Trash
January	306.00	111.00
February	280.50	101.75
March	255.00	92.50
April	229.50	83.25
May	204.00	74.00
June	178.50	64.75
July	153.00	55.50
August	127.50	46.25
September	102.00	37.00
October	76.50	27.75
November	51.00	18.50
December	25.50	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.**

2023 HOA Annual Dues \$111
2023 HOA Annual Trash Service \$195

The monthly amount, with trash service, is \$25.50.
The monthly amount, without trash service, is \$9.25

Thank You for Your Support!

President's Corner, *continued from page 2*

service fees assessed by our property management company during the sale/closing of a home within our HOA community. These fees relate to a status letter and a record change fee to onboard the buyer as a new member of the HOA. These documents and transfers are requested by the selling agent and/or the title company to be provided by our property management company (Keystone Denver). The member who raised this topic was concerned that more transparency and information should be available to buyers and sellers, and the fees should be better explained. While our HOA is not involved in these processes and transactions, and while we receive no fees associated with them, the board is concerned and interested in doing what we can to provide information about this to our members and community. Our plan is to add information to the Buying & Selling Information page of our website explaining these fees and what they cover, along with the associated costs. Secondly, the board would like to better understand whether these fees are comparable to other property management companies and communities. The board will be working with Keystone Denver and working independently to produce comps to better understand this issue. Lastly, if the fees charged by Keystone are not in line and congruent with comparable communities, we will initiate discussions with Keystone to negotiate equitable fees for these transactions.



On a personal note, I want to thank the CKSII community for their support during my time as HOA President. Many have asked why I would want to be the board President, and my tongue-in-cheek response is simply because nobody else wanted to do it. While there is some truth to that, the real answer is we live in a premier community and there are many volunteers that donate significant time to ensure we meet the primary objectives of any HOA, which are to undertake activities that maintain and improve our property values, while mixing in events that provide meaningful services and allow us to have a little fun, and I wanted to be a part of that.

While our accomplishments are too numerable to list, I am especially proud of the work the board has done during my time as President, from keeping the HOA moving forward during the pandemic, to installing new monument signage (which is arguably the best I've seen for any community in our area), to hiring a professional property management company, to building a website that other HOA's are envious of. I am extremely excited and confident the board will continue doing excellent work on your behalf in the years to come. I'm looking forward to being a part of that journey!

— Tom Schicktanz, President, CKSII HOA

Kindness is like snow—it beautifies everything it covers.
— Kahlil Gibran



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An Extravaganza of Lights at Hudson Gardens

Now–Dec. 31, 2023 Walk through a winter wonderland of thousands of outdoor lights in Littleton. Explore the trails, where bursts of light and color wrap around trees and shimmer on bodies of water.

This Space Intentionally Left Blank for Teen Services

Kiwanis Club of Columbine

Kiwanis is a global organization of volunteers dedicated to improving the world one child and one community at a time. Our local club, the Kiwanis Club of Columbine, fulfills that mission in our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year.

Anyone is welcome to join in on any project or attend any of our social events. 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.

Recent project highlights:

Columbine Hills Elementary Science Fair Judges, Sharing with Sheridan Food Pantry (consistently serving about 200 families every week), IFCS grocery distribution, and area high school Key Club Halloween Trick or Treat Street events.

In December we need help with bell ringing for the Salvation Army Dec 14-24, our quarterly Blood Drive on December 18, and one of our big fundraiser and social events of the year is our Christmas party and silent auction on Dec 9. NOTE: you do not need to be a member to work with us.

We have something that will fit anyone’s interests and expertise, and we can use your help! Details about our upcoming projects 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 Columbine library on the second and fourth Tuesday of every month at 12:30 p.m. For more information email kensweet@gmail.com.

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Unlimited data included	✗	✓
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Always get the speed you paid for	✗	✓
Quickly connect with live customer service in Colorado	✗	✓
Appreciate your business and show it	✗	✓

Monthly Cost Comparison for Gig Speed	COMCAST CABLE	DIRECTLINK FIBER
Gig speed service fee	\$110	\$89
Modem/Wi-Fi Rental	\$14	\$0
Symmetrical Speeds (upload matches download)	not available	\$0
Unlimited Data	\$30	\$0
Total Cost	\$154	\$89

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JACK OF ALL TRADES. Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

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OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

Aminals Petsitting Service - Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

MUSIC LESSONS! Piano, Guitar, Bass, Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767

Highlands Pride Ptg, Inter/Exterior- 303-738-9203

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

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.

All prospective students and families are invited to attend

Coronado Elementary Open House

Thursday, December 7

5:30-6:30 PM

7922 S Carr St

Looking for the best elementary school in Littleton?

Join us to see why your child should become a

Coronado Explorer!

- **Define** our community, meet our teachers and staff, and peruse student work
- **Explore** our school with a tour given by our Student Ambassadors
- **Experience** classroom activities, including time with our AMP (Art, Music, PE) team
- **Pursue** what makes Coronado excel, including our famous Chess Club & innovative STEAM Club



Learn from yesterday

Explore today

Leave a legacy for tomorrow

Recipe of the Month PEANUT BLOSSOMS

Prep Time: 30 mins, Cook Time: 15 mins

Addl Time: 45 mins, Total Time: 1 hr 30 mins

Servings: 84, Yield: 7 dozen

Ingredients:

- 1 cup shortening
- 1 cup peanut butter
- 1 cup packed brown sugar
- 1 ½ cups white sugar, divided
- 2 large eggs
- ¼ cup milk
- 2 teaspoons vanilla extract
- 3 ½ cups all-purpose flour
- 2 teaspoons baking soda
- 1 teaspoon salt
- 2 (9 ounce) bags milk chocolate candy kisses, unwrapped

Directions:

1. Gather all ingredients.
2. Preheat the oven to 375 degrees F (190 degrees C). Grease cookie sheets.
3. Cream together shortening, peanut butter, brown sugar, and 1 cup white sugar in a large bowl until smooth.
4. Beat in eggs one at a time, then stir in milk and vanilla.
5. Combine flour, baking soda, and salt; stir into peanut butter mixture until well blended.
6. Shape spoonfuls of dough into balls and roll in remaining 1/2 cup white sugar. Place cookies 2 inches apart on the prepared cookie sheets.
7. Bake in the preheated oven for 10 to 12 mins. Remove from oven and immediately press a chocolate kiss into each cookie.
8. Allow to cool completely; the kiss will harden as it cools.



Recent CKSII Market Activity

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

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
P		7814 W Friend Drive	5	4	4,885	\$969,900
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
C	07/07/2023	8233 W Otero Avenue	4	4	5,012	\$893,000
C	09/29/2023	7739 W Phillips Avenue	4	4	3,786	\$879,900
C	09/06/2023	7687 S Allison Court	5	4	3,338	\$867,500
C	09/29/2023	7203 S Yarrow Court	4	3	3,173	\$835,000
C	07/21/2023	8064 S Zephyr Way	5	4	4,054	\$810,000
C	09/07/2023	8289 W Fairview Avenue	3	3	3,668	\$800,000
C	09/06/2023	7909 W Fairview Avenue	4	4	4,036	\$789,000
C	08/25/2023	7943 W Friend Drive	6	5	4,877	\$783,000
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
2023 YTD	\$829,227	17	15
2020	\$609,110	15	21
2018	\$578,583	28	18

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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 9 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



"Jennifer was outstanding and made the sale of our home go smoothly. We would use her again and/or recommend her in a heartbeat!!!!" - Seller in CKSII



Jennifer Blake your CKSII Real Estate Specialist

