



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

January 2024

Vol. 35 No. 01 • www.cksii.org

Dog Friendly Shopping

Aspen Grove stores with Dog Friendly Decal welcome you and your leashed furry shopping buddy. When you shop with your furry pup, don't forget to share your experience and tag us when you're posting on social media. #aspengrovelovesdogs

PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry

—<https://aspengrovecenter.com>

The best way to predict the future is to create it.

—Peter Drucker



2024 Meeting Schedule

January 9, 2024 - 7pm - Remote Meeting
March 12, 2024 - 7pm - Remote Meeting
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

Kyle Phillips, 720-617-3263
kphillips@keystonepacific.com

President's Corner

Happy new year CKSII! I thought I had entered the transfer portal with last month's letter and sign-off, but unfortunately for you I'm back for another posting while the board transitions to their new roles. As we begin the new year, I wanted to talk about things that are currently on the board's radar screen for 2024, and a few follow up items from the November annual meeting.

This newsletter, The Review, is something we will discuss in 2024. The big question is whether we feel it adds value to our community in its current form? Do people read it? Should we change it to a digital format? Is there different content we should provide? Should we change the frequency from monthly to quarterly? Are the many, many hours of volunteer time and the \$3,000+ annual costs to produce and mail it worth it? All great questions we need to contemplate. I can tell you one change that is coming and that is to this posting, The President's Corner. Honestly, while I have enjoyed producing the monthly posting the past four years, any past board president will tell you it is time consuming and at times

continued on page 3

13 New Year's Resolutions For Your Home

With the new year comes new goals. A lot of the time, we think about resolutions for self-improvement, or when home improvement is one on our minds, we tend to focus on grand goals that many people drop once February hits. The best way to combat this is to set easily attainable goals with favorable incentives to encourage continued commitment. Here are some great homeowner New Year's resolutions to consider:

- 1. Cut down on energy use.** This involves everything from turning off the lights when you aren't using a room or shutting off water while brushing your teeth. Seal and insulate your ductwork to increase heating and cooling efficiency. You can also do this by making an effort to efficiently recycle plastics, paper, and other materials.
- 2. Improve indoor air quality.** Improve yourself this year by improving the air quality in your home. Maintain your HVAC system and change furnace filters regularly. Get rid of dust regularly so it doesn't float through the air.
- 3. Incorporate low maintenance, long-lasting, and durable materials and décor.** From lightbulbs to foliage, look for and invest in low-maintenance and durable materials for use in your home. This will work toward improving energy efficiency as well, and create less upkeep for your household to care for.
- 4. Prep for emergencies.** Apart from checking your alarms and replacing batteries, it's a good idea to check and prepare emergency exits. Create easy-access emergency packs should anything happen.
- 5. Create a home cleaning routine.** Devise daily, weekly, and monthly maintenance routines for yourself and your household to keep your home clean, creating less work in the future. Ensure all cleaning supplies are somewhere you can easily find them and that won't be a hassle to retrieve.

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Easy Overnight Oats Recipe

EASY OVERNIGHT OATS - Search (bing.com)

Author: *Natasha Kravchuk*

Easy and creamy overnight oats is our favorite make-ahead breakfast. There is no cooking required, just stir and refrigerate overnight for a creamy and enjoyable bowl of oatmeal. It's perfect for weekly meal prep, just add your preferred toppings ahead or when you're ready to enjoy them.

Prep Time: 5 mins, Chilling Time: 8 hrs, Servings: 1 person

INGREDIENTS:

- 1/2 cup rolled oats, old fashioned oats
- 5 oz almond milk, (just under 2/3 cup) or your milk of choice
- 1/4 cup Greek yogurt, fat free or whole yogurt
- 1 Tbsp maple syrup
- 1 Tbsp chia seeds

Topping Combinations:

- Blueberry Lemon: 1/4 cup blueberries + lemon zest
- Strawberry Chocolate: 1/3 cup strawberries + mini chocolate chips
- Raspberry peach: 1/3 cup peaches or nectarine + raspberries
- Banana nut: 1/2 banana + chopped pecans

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.

I Am A Mentor Day, January 7

I Am a Mentor Day is an annual celebration that recognizes and raises awareness about the importance and impact of mentoring relationships. It encourages people to become mentors and recognize those who have made a positive impact on their lives.

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	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.**

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*

difficult to produce fresh and interesting content. So, in the spirit of keeping the posting fresh and interesting the board has decided to share this opportunity by having each board member contribute an article or two. Keystone will also contribute periodically with a focus on issues, topics, and trends they see in the property management world. I strongly believe that having more contributors will result in a better posting, and yes, we probably should consider changing the name from President's Corner to something else. We would certainly like to hear your feedback on the future of the newsletter. Please contact us at cksii.info@gmail.com if you have ideas or comments.

I would like to thank Mike Tignanelli (our new Board President) for taking on the arduous task of reviewing our HOA insurance and soliciting competitive quotes. I can barely skim my Sports Illustrated magazine without losing focus (and it's mostly pictures), but Mike read and reviewed over 120 pages of fine print to ensure we had the proper and appropriate coverage, while also increasing our limits of coverage. Amazingly, Mike was also able to save us nearly \$1,000 dollars over our previous policy! Thanks for your hard work and diligence Mike!

I talked last month about member feedback regarding the service fees assessed by our property management company (Keystone) during the sale/closing of a home within our HOA community. We are working with Keystone to include information on the Buying & Selling Information page of our website explaining these fees and what they cover, along with the asso-

ciated costs. I also mentioned our members approved the 2024 budget. It was pointed out by a few members, however, that we needed to treat the anticipated operating deficit by including the offset amount in the reserve spending line item for the budget to balance.

Keystone will make this adjustment. We also had member feedback concerning the status of rules that could help us provide clarity and guide homeowners toward keeping vegetation off the community sidewalks. The board had been working on these types of rules (more appropriately called architectural and community standards), but took a pause based on community member concerns over the process and path we were taking to adopt them. Toward this, Mike Tignanelli is working to form a special committee of homeowners (not board members) to create guidelines that will add more clarity to these standards. In fact, we had a few members at the annual meeting express interest in serving on this special committee, and Mike will be reaching out to you.

Lastly, we had a member who walks her kids to Coronado Elementary tell us the newsletter article last year about shoveling the sidewalk on the east side of Carr Street really helped create a much safer walk for everybody. I want to thank those homeowners who back to Carr Street for their excellent efforts on this. We understand the challenges and difficulty for those of you who back to Carr Street, so kudos and thanks to you!

— **Tom Schicktanz – Vice President, CKSII HOA**

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Plan For Vacation Day, January 31

National Plan for Vacation Day is an annual event that encourages people to plan and use their vacation time for the year ahead. The day aims to raise awareness about the benefits of taking regular time off from work to improve overall mental health and happiness.

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 help on any of our projects 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:

In December we helped with bell ringing for the Salvation Army, final numbers aren't in yet but we usually raise about \$20,000 for the Salvation Army. It is important to note that all of that money stays local and is used to help people in our community that need it.

In January we can use help at the Sharing with Sheridan Food Pantry. Every Thursday we are providing food for north of 200 families, working with local schools, driving Meals on Wheels, and more.

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 am 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 pm. For more information email kensweet@gmail.com.

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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
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Total Cost	\$154	\$89

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Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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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.

Resolutions For Your Home, *continued from front page*

6. Make a note of how to clean your stuff. It's a good idea to learn the ins and outs of how different things in your home should be properly cleaned—sometimes things are complex, or just don't need to be cleaned very often and can be forgotten. Walk through your house and make a list of anything you don't know how to clean, then look everything up. After reading up on how to clean things those things, put the notes with your cleaning supplies so they're always close for reference.

7. Clean out your cupboards. Even though a lot of canned foods are nonperishable, check your cupboards for anything that might have expired or you don't plan to use. This makes space for newer food that you can more actively plan to use in the future.

8. Empty out your products before replacing or repurchasing. Before filling cabinets and covering counters with brand new things you already have, finish out the products you already have in your home. This reduces clutter and the chance of things expiring on you. If you find something you're not interested in finishing, you know to dispose of it.

9. Give your new things a proper home. When you do stock up or get new things, be sure to put them in a place they belong, rather than letting them stack up and create clutter. If you're a very busy person, you can always have a space designated for these things to be until there's time for them to be sorted.

10. Get rid of stuff you don't need or want. Whether you have a garage sale or donate, get rid of the things in your home that you don't have a use for anymore.

11. Keep a donation box handy. Along with getting rid of things that you don't have use for anymore, have a designated box for things you'd like to donate or sell so that whenever you come across them, you can put them away for later. They'll be handy for delivery or pickup, or organizing in your garage later on.

12. Rearrange furniture for efficiency and comfort. To optimize your heating and cooling, be aware of how your furniture is arranged and move it accordingly. In summer months, shift the focus of your great room away from the fireplace. During winter, shift everything back to face the warmth.

13. Prep your home for guests. If you plan to do any entertaining, you can prepare your home for guests by giving key areas of your home an update. Add new or repurposed décor in an accent color to the living room. Place plants on your tables or shelves. If you have guest bedrooms, make them more welcoming by adding warmer furniture that will make them feel cozier. Streamline connective areas like hallways to create a feeling of closeness.

— Lombardo Homes



NEWSLETTER CONNECTIONS

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**To place an ad in this newsletter, contact us
by January 15th for our February edition!**

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2023 YTD CKSII Market Activity

A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
A		7814 W Friend Drive	5	4	4,885	\$969,900
A		7834 W Friend Drive	4	3	4,475	\$800,000
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
C	06/16/2023	8249 W Phillips Avenue	6	5	5,063	\$896,000
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	01/20/2023	8299 W Fairview Avenue	5	4	4,252	\$840,000
C	09/29/2023	7703 S Yarrow Court	4	3	3,173	\$835,000
C	07/21/2023	8064 S Zephyr Way	5	4	4,054	\$810,000
C	06/23/2023	8357 W Morraine Drive	5	4	3,707	\$810,000
C	04/14/2023	8035 S Zephyr Way	4	4	4,227	\$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
C	01/03/2023	7771 W Alder Drive	6	4	4,201	\$710,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2023 YTD	\$829,227	17	15
2020	\$609,110	15	21
2017	\$542,884	13	28

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 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

"From start to finish Jennifer was the optimal professional and her ideas in marketing our home were spectacular! She was in constant contact and kept us updated on everything throughout the process. We couldn't have found anyone better!!!"

- Seller in CKSII

★★★★★