



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community



July 2024

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President's Corner

Happy Summer Columbine Knolls South II Neighbors! This is Bob Pellegrini, and I am currently serving as a member of the Architectural Control Committee (ACC). My family has lived in this neighborhood since May 2006 and during that time, I have served on The HOA Board as the Vice-President and mostly as the ACC Chair. I first served from 2012 to 2017 and came back to help with the ACC starting again in 2021 to present.

This is a special neighborhood that has a strong sense of community in it, and I am proud to be able to help contribute to it. Over the years, I have seen the changes that have made this a stronger community. If you have been here long enough, you will remember the great RV storage showdown when the Board was taken over by those in the community who wanted to be able to keep their motorhomes and camping trailers parked on their properties. That incident led to the first special session where the entire board was immediately voted out of office. After that, there were some major changes made to how The Board would get elected to avoid the same problem in the future.

The most important changes came in 2016 when we were able to unify all three sections of the community under the same covenants. Originally, we were divided into Sections 1,2, and 3 with section 4 never being included into the Columbine Knolls II neighborhood. One man, Greg Steward, saw that we had the opportunity to change this on the 25th anniversary of the creation of the community. Greg worked tirelessly by himself for about 5 years ahead of time to put us in the position to make that change. We were able to hold a special election which gave each home in the neighborhood the chance to vote. The hard work paid off and we were successful in getting all three sections unified under one set of rules.

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2024 Meeting Schedule

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




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
4 pm start
*Coronado Park
Burgers & hot dogs provided! Bring a side or dessert to share
Weather permitting*



Movie In The Park
Fri. Aug. 16
6 pm Music & Food Trucks
7:45/Sunset Movie
*Coronado Park
featured film, & food trucks!
Weather permitting*



Holiday Hayride
Fri. Dec 13
6 pm start
Festivities begin at the Coronado parking lot. Bring the kids / grandkids & a treat to share! Weather permitting



Large item pickup Wed. June 19

For current HOA members with Waste Management Trash Service

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

President's Corner, *continued from front page*

Love it or hate it, our HOA has been a big part in keeping our property values up. The methods that we used to run our HOA have had to change over time. It is not as simple as it used to be when it comes to operating an HOA in Colorado because our legislature has passed some new laws over the last couple of years that have forced us to start spelling out what is allowed and not allowed in our community. Currently, the Board has created a Rules and Regulations Committee made up of volunteers that will work on creating a guide that will take out the ambiguity of the interpretation of the rules and regulations we set forth with. If you are interested in participating in this, reach out to us on the community email at CKSIIHOAACCGmail.com.

In the meantime, our ACC chairman, Matt Lawicki has put in place an improved ACC request system this year. Please take the time to fill out the forms with the needed information so that we can help you with the approval in a timely manner. It is our intention to work together with the homeowners to get your approval completed as soon as possible. Lately, we have seen some homeowners starting major projects without filing any ACC requests. Please be aware that any exterior projects to your home need ACC approval. Failing to request and receive approval could have the added expense of having to correct or rebuild the job entirely. This still pertains to ALL MEMBERS and NON-PAYING MEMBERS within CKSII Sections 1, 2, and 3 of the HOA.

In conclusion, I am confident that we will be successful as we continue to progress through the changes that need to be made. I encourage you to consider serving our community by serving on the Board one day or just attending any one of our meetings on Zoom to provide input and suggestions. This is your community, and you have the power to contribute to make it stronger.

Make it a great day!

— Bob Pellegrini

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 Schickltanz

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

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In America, nobody says you have to keep the circumstances somebody else gives you.

—Amy Tan

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!

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 fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. GREAT NEWS – Columbine Kiwanis will be putting on a Pancake Breakfast this year at the Summerset Festival at Clement Park in September! All are welcome to help on any of our projects or attend any of our social events anytime. 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.

We do a lot of volunteer work with and for kids in our local schools throughout the year. This summer we are doing the Jeffco Reads Food Distribution program at Shaffer Elementary. During the school year we do tutoring at Columbine Hills Elementary, work in the Library at Governor’s Ranch and

Leewood Elementary, and Terrific Readers and Writers at Field Elementary. We run a Student of the Month program at Powell Middle and Arapahoe High school and we sponsor Student Leadership Programs at all of the Littleton and South Jeffco High schools as well as Ken Caryl Middle school. We also conduct Junior Achievement programs in a number of elementary and high schools in the metro area. If you want to work with kids we can use your help!

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 usually 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.

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.



4th of July vs Independence Day

As many history buffs know, there’s some irony to rise of the phrase “Fourth of July” since the date itself has little significance. Congress approved a declaration of independence on July 2, 1776, and John Adams expected that to be the most important date in American history. The official Declaration, however, was approved two days later by a committee. The first printed copies read “In Congress, July 4, 1776.” Since that broadsheet was tacked up in cities all over the nation, the date stuck.

–<https://slate.com/>



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<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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How to Help Your Air Conditioner Run More Efficiently

As the warmer months approach, you may wonder how to keep your home cool and comfortable without sending your electricity bills through the roof. The secret lies in using your air conditioner better. Follow these 12 simple ideas and techniques to keep your AC in optimal condition, reduce energy consumption and save money.

1. Leave the Thermostat Alone. Constantly changing the thermostat makes your air conditioner work harder, increasing energy consumption and causing excessive wear and tear. To optimize efficiency, set the temperature at a comfortable level—preferably around 78 degrees F (25 degrees C)—when you’re in the house. Then, refrain from touching it. If you start to get hot, take off a layer of clothing, spray water on your skin or turn on a fan to cool off without turning down the temperature.

2. Set the Temperature Back When You’re Away. For maximum savings, set the temperature 7-10 degrees higher than your typical setting for at least eight hours per day. To help you “set it and forget it,” it might be a good idea to consider installing a programmable thermostat. This simple upgrade allows you to program temperatures based on your day-to-day routines, automatically changing the temperature to create a comfortable home when you’re there and not wasting energy when you’re out.

3. Keep the Curtains Closed. Solar heat gain from direct sunlight forces your air conditioner to work harder than it normally would. To reduce heat gain, close the curtains over your south- and west-facing windows when the temperature is the hottest. Window coverings with light-colored backings reflect sunlight the best.

4. Keep the Vents Open. Blocked or closed air vents throw off your HVAC system’s supply/return air balance, decreasing efficiency and raising operating costs. To prevent this, keep at least 80 percent of your supply registers open and be sure no return vents are obstructed by curtains, furniture or rugs.

5. Create Airflow with Fans. Utilizing fans along with your air conditioner circulates cool air more effectively, making your home feel more comfortable while hardly increasing energy consumption. Ceiling fans, in particular, create a wind chill effect that makes the room feel about 4 degrees cooler, permitting you to set the temperature higher without sacrificing comfort.

6. Get Rid of Hot and Humid Air. Cooking and showering produce heat and moisture. Use your kitchen and bathroom exhaust fans during these activities to reduce your home’s cooling burden. Additionally, make sure your clothes dryer vents to the outdoors to prevent hot, humid air from releasing into your home.

7. Use a Dehumidifier. Significant humidity levels make your home feel cool but clammy, tempting you to turn down the temperature. A dehumidifier takes away excess moisture, making your home feel cooler and more comfortable while consuming much less electricity than running the air conditioner.

continued on page 5



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 Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

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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.

Help Your Air Conditioner Run More Efficiently, *continued from page 4*

8. Install Your Outdoor AC Unit in the Shade. The outdoor unit's location impacts its performance considerably. Installing it on your home's north or east side shades it in the afternoon for more effective heat transfer. If the unit gets direct sunlight at the hottest hours of the day, consider planting a tree or installing a screen to shade it. Just ensure that any plant or structure you add doesn't hamper airflow.

9. Save Your Chores for the Evening. Cooking, laundry and washing the dishes create indoor heat gain, making your air conditioner work harder. Completing these tasks at night when temperatures are cooler reduces the cooling load during the hottest hours of the day and saves energy.

10. Replace the Air Filter. A dirty filter limits airflow and increases energy consumption, so be sure to exchange it regularly to promote optimal performance. Most basic filters should be replaced every 30 to 90 days, but check the manufacturer's recommendations for the appropriate replacement schedule for your product.

11. Seal and Insulate the Ductwork. Leaky, uninsulated ducts waste significant amounts of energy, especially if they run through unconditioned areas like the attic, crawl space or garage. Sealing and insulating your ductwork preserves system efficiency and reduces energy costs.

12. Schedule Preventative AC Maintenance. Scheduled tune-ups are recommended to keep your air conditioner running efficiently. Hire a certified technician to inspect, clean and service your system every spring. This preventative measure extends your AC's life span, reduces energy consumption, and allows the technician to find and address potential issues before they become costly problems.

— serviceexperts.com

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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		7748 W Chestnut Place	3	5	4,614	\$925,000
A		8309 W Fairview Avenue	4	3	4,175	\$864,900
A		8227 W Morraine Drive	4	3	3,619	\$850,000
A		8220 S Brentwood Street	5	4	3,890	\$849,900
P		8178 W Chestnut Avenue	5	5	3,267	\$915,000
P		7858 W Morraine Drive	5	4	3,537	\$915,000
P		8197 W Morraine Drive	4	3	2,497	\$715,000
C	06/10/2024	8188 S Ammons Court	5	4	3,932	\$1,150,000
C	04/30/2024	8331 W Nichols Avenue	5	5	3,998	\$941,500
C	04/08/2024	8191 S Yukon Way	3	4	4,541	\$910,000
C	04/30/2024	7730 W Phillips Avenue	5	3	3,093	\$900,000
C	05/03/2024	7790 W Friend Place	4	3	4,052	\$885,000
C	06/07/2024	8157 W Morraine Drive	4	4	2,813	\$820,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2024 YTD	\$889,355	10	10
2020	\$609,110	15	21
2018	\$578,583	28	18

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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

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