

July 2026

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July Home Maintenance Checklist

July is a great month to prep your home for summer's heat and prepare for the rest of the year. Here's a comprehensive list of tasks to keep your home safe, efficient, and comfortable.

- 1. Inspect and Maintain Water Heater**
 - Check for leaks in water lines and fittings.
 - Test the pressure relief valve and ensure it's working.
 - Drain the tank to remove sediment; for a thorough clean, drain completely, flush, and refill.
- 2. Driveway and Exterior Maintenance**
 - Repair cracks or holes in concrete/asphalt with proper sealant or new concrete.
 - Smooth surfaces and allow to cure before use.
- 3. Safety Checks**
 - Test smoke and carbon monoxide detectors monthly; replace batteries and units over 10 years.

continued on page 2

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/>

Grillin' & Chillin' 2026 – Event Recap

Our annual Grillin' & Chillin' event on Saturday, June 6th was a tremendous success. We welcomed well over 130 community members, possibly more, once the crowd really got going. Thank you to everyone who came out, and an even bigger thank-you to the volunteers who make this event possible each year.

A few individuals deserve special recognition for going above and beyond:

- Nichole Bigley – Coordinated the bouncy house and kept the kids smiling all afternoon.
- Anita Schicktanzt – Gathered and prepared the hamburgers, hot dogs, and brats that kept everyone fed.
- Tapp Smith – Donated more than 80 large hamburgers through his restaurant, The Castle Bar and Grill (6657 S Broadway, Littleton). If any of my grilling missed the mark, rest assured the pros at The Castle won't let you down.

We also want to extend a heartfelt thank-you to Jake Nguyen, who arrived planning to enjoy the event with his family but ended up jumping behind the serving table to help keep the BBQ line moving. Jake – your one-liners were as appreciated as your hard work. And to Lisa and the kids – thank you for sharing him with us.

Finally, a very special thank-you to our Social Committee Chairwoman Andi Elkins and her husband Eric. They handled the behind-the-scenes essentials – tables, chairs, shade structures, trash cans, and haul-away. These are the details most people never see, but they make every event run smoothly. Andi and Eric do this for all of our community events, and we are incredibly grateful for their dedication.

We welcome your feedback on this event and any ideas for future gatherings. Please visit eksii.org and use the Contact page to share your thoughts. Your input helps us continue improving and creating fun, memorable events for everyone.

We look forward to seeing you at next year's Grillin' & Chillin'!

— Sincerely, Tom Schicktanzt



A big thank you to Tom Schicktanzt for all your help and amazing grilling skills!



July Checklist, *continued from front page*

- Inspect and maintain fire extinguishers.
 - Check all locks, deadbolts, and window/door seals.
- 4. HVAC System**
- Schedule a professional inspection to ensure efficient cooling.
 - Change or clean air filters regularly for better performance and air quality.
- 5. Plumbing**
- Inspect for leaks indoors and outdoors (check faucets, toilets, exposed pipes).
 - Address water stains promptly to prevent damage.
- 6. Windows and Doors**
- Re-seal and weather-stripe for energy efficiency.
 - Replace cracked panes and lubricate hinges/locks.
- 7. Chimney and Fireplace**
- Schedule professional cleaning to remove creosote buildup.
 - Check damper function and chimney cap condition.
- 8. Landscaping and Lawn Care**
- Water regularly during dry spells.
 - Mow to proper height, trim shrubs, and mulch garden beds to retain moisture.
- 9. Kitchen and Bathroom**
- Clean pantry, fridge, oven, and appliances.
 - Vacuum refrigerator coils and clean microwave with steam.
 - Inspect and clean bathroom fixtures and drains.
- 10. Outdoor and Seasonal Tasks**
- Clean and store summer outdoor furniture.
 - Inspect and clean ceiling fans (set to counterclockwise for cooling).
 - Consider adding flowers or landscaping touches to boost curb appeal.

Kiwanis Club of Columbine

"Improving the world one child and one community at a time."

Ongoing projects that you can join. You can consider them one and done, help once and see if they fit your needs.

- Sheridan Food Bank – Every Thursday preparing and distributing food. Serving about 150 families each week.
- Project Cure – once a month (kid friendly) Sorting Medical Supplies
- Meals on Wheels – Every Weekday (Each member drives about once a month)
- Working with Schools – every week (Library & tutoring)
- The Action Center – Sorting Clothing – date pending
- Meetings with breakfast, project updates, and a timely speaker.
- And more...

The Kiwanis Club of Columbine is a volunteer-led organization of 63 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome—no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together. Regular meetings every Wed 6:45AM at 4Gs restaurant, Platte Canyon and Bowles. Other meetings for late risers.

For information check our web site columbinekiwanis.org or email ken at KenSweet@Gmail.com Or send me an email and just say hi.

Columbine Knolls South II

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

CKSII HOA Board of Directors & Committee Members:

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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**.

Go Fishing Day

National Go Fishing Day on June 18 encourages us to drop a line - in the nearest stream, pond, lake, or river. It's time to take a break from our daily routine, bait a hook and catch some fish while enjoying the outdoors on your relaxing endeavor.

The act of fishing has been around for thousands of years. In fact, archeologists have found evidence of it dating back to the Upper Paleolithic period about 40,000 years ago. As part of human culture and survival, fishing has always been a consistent way to feed our families while enjoying a relaxing pastime.

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.



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How To Pick A Good Watermelon

Here are six tips for how to pick a good watermelon that's ripe and sweet.

- **Find the Field Spot** – Look for a deep yellow color. If there's a white field spot, or no field spot at all, it likely won't be good.
- **Pick a Dull Looking Watermelon** – A shiny appearance indicates an underripe melon.
- **Knock on It with Your Knuckles** – Your knuckles should bounce off the melon, and the surface should be pretty hard/firm. Soft flesh indicates it's starting to spoil.
- **Get the Heaviest One for Its Size** – This applies to pretty much all produce, but you want to pick the watermelon that is the heaviest one for its size. That means there's more water in it.
- **Check for a Uniform Shape** – Some watermelons are round, some are oval, and either is fine. But if there are irregular bumps, this indicates the melon may have gotten inconsistent amounts of sun or water.
- **Look for the Sugar Spots and Pollination Points** – If you see black spots on the melon, this is where sugar is seeping out and indicates a sweet melon. Also, if you see dots in a line (not a scratch), these are pollination points, and the more of them the better.

Clement Park 2026 Concerts

All concerts start at 7 p.m. and are held on select Thursdays.

- July 9: Trash Pandas. Pop, country, rock covers
- July 16 : Little Moses Jones. R&B, hip hop
- July 23: Hand Turkey. Soul, pop
- July 30: Ninety2k. '90s and '00s rock
- August 6: Cass Clayton Band. Rock, soul, funk
- August 13 : Dr. Lunch. Funk jazz

Venue Information and Concert Reminders:

- Concerts run rain or shine with the exception of the threat of severe weather.
- Seating is on a natural, sloped lawn.
- Weather cancellations & rescheduled dates will be updated as soon as possible.
- Parking is free. Parking available for people with disabilities.
- Please do NOT park at the Columbine Library.

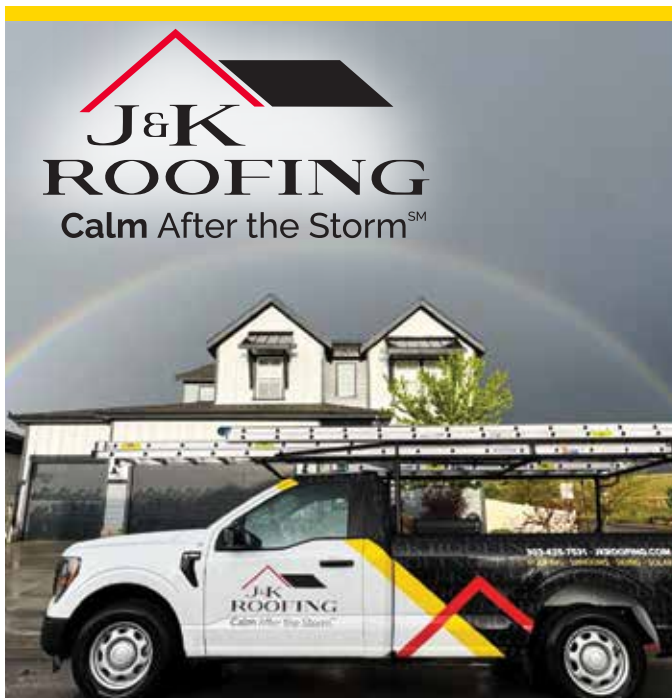
What To Bring:

- Blankets or lawn chairs
- Glass containers prohibited
- Dogs on leash only

Amenities Near The Grant Amphitheater:

Restrooms, playgrounds, walking paths and picnic shelters.

Picnic Shelter rentals are available online in advance. If shelters are not rented, they are available on a first come, first served basis.



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Saturday, July 25th

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**COURTESY OF YOUR COLUMBINE
RESIDENT REALTOR, IRENE SHICK AND
INSURANCE PRO, HAYLEE JEON**



Littleton Museum Summer Concert Series

Wednesdays in July, 6:30 - 8:00 p.m., Littleton Museum Front Lawn, Open lawn seating (first come, first served)

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for our free Summer Concert Series!

CONCERT LINEUP

- Wednesday, July 1, 2026 – No Concert (We skip the week of Independence Day)
- Wednesday, July 8, 2026: Slopeside: Alternative Rock, Pop, with a mix of Blues and Country flavor.
- Wednesday, July 15, 2026: The ThreadBarons: Combination of Americana, folk, classic rock, folk rock, and garage rock.
- Wednesday, July 22, 2026: Dakota Blonde: Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

FOOD & DRINK

- Bring your own picnic and enjoy the lawn!
- Delivery allowed – use 6028 S Gallup St as the address.
- Note: Alcohol is not permitted on city property.

SHADE & SEATING

- No large pop-up tents, please.
- If using an umbrella, sit toward the back to avoid blocking views.

PETS

- Well-controlled pets on short leashes are welcome.

KIDS' DANCE ZONE

- Located to the left of the stage (as you face it).
- A fun, safe space for little ones to dance & move freely.

WEATHER POLICY

- Concerts continue in light rain.
- Severe weather warnings, hail forecasts, lightning, or heavy storms may delay or cancel the show.

PARKING

- Parking is available in the Littleton Museum lot, at the Bemis Library across the street, and along nearby residential streets.
- Please avoid parking in areas marked "No Parking."

ACCESSIBILITY

- Please note that the music is loud near the stage, to be clearly audible for audience members sitting further back.
- Ask the staff member at the bathroom door entrance if you would like to check out a Sensory Needs Backpack. These are free and on a first-come, first-served basis. An ID is required as a deposit. Backpacks are available for both children and adults, and include sunglasses, fidget toys, communication cards, weighted lap pads, and noise-reducing headphones.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

*May we think of freedom not as the right to do as we please,
but as the opportunity to do what is right.*

–Peter Marshall

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kristy@monroefinancialteam.com to reserve your spot!

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Train Rides In Colorado

Trains may seem old fashioned, but there's a reason they've held travelers' fascination since the 1800s. Take a step into the past and board one of Colorado's scenic train rides to see sights only reachable by rail. Carve through mountain gorges and find yourself hugging jagged cliffs on narrow gauge rails or traversing the banks of crystal-blue rivers and passing rushing waterfalls. These rails make exploring some of the state's most remote and untouched terrain accessible to all.

ROYAL GORGE ROUTE RAILROAD

Start & End Point: Cañon City

The Royal Gorge Route Railroad whisks you along the curves of the Arkansas River and past the 1,000-foot-high granite walls of the canyon the railway is named for. Book a Vista Dome seat for spectacular views out of the curved glass roof and enjoy a gourmet meal in first class accompanied by a well-curated wine, brew and cocktail list. The train's regular schedule runs year-round.

LEADVILLE, COLORADO & SOUTHERN RAILROAD

Start & End Points: Leadville and Climax

The Leadville, Colorado & Southern Railroad boasts the ideal route for seeing Colorado's vibrant wildflowers as it navigates hairpin turns along the upper Arkansas River Valley. Keep an eye out for Mount Elbert and Mount Massive, the state's two tallest peaks, as you listen to stories about Leadville's colorful mining past on this 2.5-hour round-trip journey. The train's summer schedule runs from late May to early October.

GEORGETOWN LOOP RAILROAD

Start & End Points: Silver Plume and Georgetown

Connecting the mining towns of Georgetown and Silver Plume, the Georgetown Loop Railroad was an engineering marvel of the 1800s. This short and sweet 2-mile stretch of track just three feet in width traverses through the steep and narrow canyon, corkscrewing through craggy rock walls and gaining more than 600 feet in elevation on four bridges. The railroad was one of Colorado's first tourist attractions, and remains a must-see destination for those seeking a taste of history, beautiful sights and breathtaking thrills. The Georgetown Loop's regular season runs April through October, but check their site for special winter holiday trains.

DURANGO & SILVERTON

NARROW GAUGE RAILROAD

Voted the No. 1 train in the country by USA Today readers in 2021 and 2022, this 1880s coal-fired, steam-powered locomotive runs 200 feet above the blue-green waters of the Animas River. As the Durango Train snakes along the river's banks and high canyon walls, expect views of majestic peaks, rushing waterfalls and remote natural areas like the Animas Gorge and San Juan National Forest. The 9.25-hour train ride includes a two-hour stop in the town of Silverton, or opt for the express ride at 5.25 hours if you're short on time. The train's regular season runs year-round.

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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.

Train Rides, *continued from page 6*

THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

The Broadmoor Manitou and Pikes Peak Cog Railway — the world's highest cog railway — is easily one of the most famous Colorado train rides, with its apex at the 14,107-foot summit of Pikes Peak. Your conductor narrates the 9-mile journey with fun tidbits on area history and local lore, while you soak up views of sweeping plains and the Continental Divide.

After snapping pics at the top of this Colorado fourteener, make sure you try a high-altitude doughnut at the Summit House, located in the Summit Visitor Center. The cherry-red railcars keep a year-round schedule but check for weather closures.

—<https://www.colorado.com>



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St ↓	Address	Bd	Bth	Ttl SQ FT	Price ↑
A	8249 W Phillips Avenue	6	6	5,063	\$1,200,000
A	7687 S Allison Court	5	4	3,338	\$899,930
A	8107 W Moraine Drive	4	3	3,864	\$875,000
A	7977 W Moraine Drive	6	4	2,474	\$799,900
P	8248 S Balsam Street	4	4	4,204	\$895,000
P	8310 W Fairview Avenue	5	4	3,315	\$833,000
C	8114 S Zephyr Way	6	4	4,488	\$1,205,000
C	8055 S Zephyr Way	5	5	4,514	\$1,100,000
C	7840 W Friend Place	5	4	4,365	\$945,000
C	8336 W Canyon Place	5	4	3,454	\$937,000
C	8277 S Yukon Way	5	4	4,548	\$905,000
C	8037 S Yukon Way	5	4	3,338	\$865,000
C	8281 S Yukon Way	4	3	3,319	\$825,000
C	8252 S Balsam Court	4	3	2,990	\$820,000
C	8026 S Yukon Way	4	3	3,164	\$665,000

CKSII Market Stats

	MEDIAN Sales Price	AverageDays on Market	# Homes Sold
2026 YTD	\$922,500	54	16
2021	\$710,000	9	19



"Jennifer exceeded our expectations. Jennifer was extremely responsive to our needs. Actually anticipated our needs and always followed through. She went above and beyond when we encountered bumps. Would highly recommend her."

Hello neighbor,

If we haven't met yet, I'm your CKSII neighborhood real estate expert. I live and specialize in CKSII, which means I'm not just analyzing numbers... I know CKSII on a personal level; I know what's selling, what's sitting and after many successful sales in the neighborhood I know what buyer's are looking for. If you're planning a move, or know someone hoping to call CKSII home, I'd love to connect. Working with a trusted and experienced local expert makes all the difference to maximize your outcome. Let's make a smart move together!



Jennifer Blake



303.842.2306



jblake5280@gmail.com



Novella

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