



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community



June 2024 Vol. 35 No. 06 • www.cksii.org

Reminder! Rolling Into Summer: Sunday, June 2nd at 4pm, Coronado Park

CKSII will kick off the summer with a bike parade and BBQ this year. Come enjoy face painting, games and bounce houses. Burgers and hot dogs provided! Bring a side, appetizer or dessert to share with your neighbors. And bring your own beverage!

Letter From The President

As we approach the second half of the year, the month of June provides us with a natural milestone to check-in and evaluate the goals that were set at the beginning of 2024. While I hope everyone is achieving new heights of prosperity, the CKSII Board of Directors continues to tackle our community goals head-on. I am happy to report that we are successfully putting checkmarks in the win column and are right on track to finish the year strong. In January, I set five key tasks for the board to complete:

- 1) Renegotiate the management contract with Keystone,
- 2) Evaluate the relationship and synergy with our counsel, Orten Cavanagh Holmes & Hunt,
- 3) Clarify the existing rules and regulations governing our community by way of a non-board member Special Committee,
- 4) Update Board email addresses to a Microsoft enterprise solution,
- 5) Implement a set of guidelines for the architectural control committee to help streamline approvals.

I am happy to report that the management contract with Keystone was successfully renegotiated. This negotiation resulted in better terms, reduced monthly fees (from \$2,539 to \$2,200), reduced real estate transaction fees (from \$400 to \$350), greater

continued on page 3

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

2024 CKSII Community Events



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
time TBD
 Coronado Park
 details to come!
 Weather permitting



Movie In The Park
Fri. Aug. 16
time TBD
 Coronado Park
 featured film, & food trucks!
 Weather permitting



Holiday Hayride
Fri. Dec 13
time TBD
 Festivities begin at the Coronado parking lot. Bring the kids / grandkids & a treat to share!



Large item pickup Wed. June 19

For current HOA members with Waste Management Trash Service

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

Annual Bulk Item Pickup

ONLY Available to Current HOA Members with Waste Management Trash Service. Scheduled for Wed., June 19, 2024.

GUIDELINES:

- Place your items at the curb by 6 a.m. the morning of large item pick up.
- The trash company will not carry items from your home or garage and all items must be ready for pickup.
- PLEASE NOTE this is a large item pick up and is not intended as an unlimited disposal opportunity.
- If you experience issues with your large item pickup, contact our HOA property manager – DO NOT call Waste Management. The HOA works with an account representative at Waste Management and the normal customer service staff will not be aware of this event. Don't move your items back into your home until you've heard back from the Property Manager with further instructions.

ITEMS ACCEPTED:

- Old appliances
- Furniture
- Mattresses & box springs
- Trees / shrubs that have been trimmed and bundled!
- Old grills that have propane tank removed

ITEMS NOT ACCEPTED:

- Building Materials
- Renovation debris such as Lumber, Landscape Timber, Railroad Ties, Plywood, Old Fences, Carpet, Hot Tubs, Pallets & Bathtubs
- Hazardous materials such as gasoline, oil, paints, poisons, solvents, or items containing Freon
- Items that use a flammable fuel source such as gasoline, including lawn mowers, tillers and snow blowers
- Items that cannot be compacted such as concrete, dirt, sod, rocks, automobile wheels, etc.

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.

*It is admirable for a man to take his son fishing,
but there is a special place in heaven for
the father who takes his daughter shopping.*

—John Sinor

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!

Letter From The President, *continued from front page*

scope of work for the manager (more meeting attendance and regular monthly violation reporting), greater Keystone insurance coverage, and a cap on Keystone’s renewal rates for future years. This is a big win for our community and solidifies our ongoing partnership with Keystone.

The evaluation of our relationship and synergy with counsel, Orten Cavanagh & Hunt has yet to be actioned. While we continue to utilize their services from time to time, the Board recognizes that any contractual relationship with 3rd party vendors requires evaluation periodically. We appreciate the representation and hope to see our relationship continue as needed.

The Special Committee has been formed to assist with the ongoing effort to update the Rules and Regulations governing our community. Based on the general feedback of the community, the non-board member committee will deliver their findings to the Board of Directors for further consideration in finalizing the drafted document. This document will ultimately

be given to Keystone as a set of clear rule enforcement guidelines. As Chairman of this Special Committee, I believe we have assembled a well-rounded, level-headed group of individuals who understand the desired methodology of sensible and fair regulation, based on the governing covenants, and need for a concise document. The goal is to adopt this document at the annual meeting in November.

During the March Board of Directors meeting, a motion was made to implement a new enterprise solution for email and web hosting. The Board decided to table the motion and continue discussions with our potential partner on cost and evaluate the preventative measures for communication interruption. A future motion will hopefully be made at one of the upcoming Board of Directors meetings.

And finally, as many of you have seen by way of ACC submission, a new set of guidelines are now available on the community website (www.cksii.org). These guidelines provide our community with a step-by-step outline for the various ACC submissions and help expediate the approval process (e.g. exterior paint, roofing, fencing, landscaping, windows, garage doors, etc.). This effort was spearheaded by ACC Chair, Matt Lawicki and is a great improvement to one of the busiest aspects of ongoing HOA duties. Thank you, sir.

While all these contracts, guidelines, and documents continue to evolve, I am confident in the Board’s ability to close out the remainder of the year with additional checkmarks in the win column. I hope for the same success with your own endeavors in the second half of 2024.

— Mike Tignanelli, President
CKSII Home Owners Association

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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<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>

Sign up for our Newsletter!
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7 Tips For a Profitable Garage Sale

(takechargeamerica.org)

There are now more ways than ever to get cash for your unwanted stuff. You can take things to consignment stores, sell on eBay or Craigslist or use any number of direct selling apps on your phone. But when you want to sell a lot of diverse items quickly, you still can't beat a good old-fashioned garage or yard sale. And if you're going to go through the work of putting it together, you want to come out richer at the end. Here are 7 tips to help make your next garage sale or yard sale as profitable as possible.

OFFER PLENTY TO SELL: A sparse garage sale doesn't have much curb appeal. Treasure hunters are looking for a good reason to stop, so give them many! When considering items to sell, just about anything goes. Along with clothing and household goods you've grown tired of, include things like leftover craft supplies, cans of paint, spare auto parts, tools, books & magazines, kids' toys & games, and sports equipment. You never know what someone might be looking for and be thrilled to find. Remember, one person's trash is another person's treasure.

SPRUCE THINGS UP: Obviously, customers won't be expecting items to be in like-new condition, but they should be clean and presentable. Once you've decided what you're selling, spend some time preparing it for sale. Clothing and shoes should be clean and fresh-smelling, small appliances should be free of spots and spills, and furniture should be dusted and ideally, polished. The more appealing your items are, the more you will sell. Don't put anything out for sale that you wouldn't want to purchase yourself.

MAKE IT EASY TO SHOP: Group items together in a logical way to make shopping easier. Clothing, shoes and accessories together in one area. Books, magazines, DVDs and CDs in another, tools and DIY supplies in another, and so on. Garage sale fans love the thrill of the hunt, but you can make their search easier by creating common-sense groupings of similar products.

DON'T PRICE TOO HIGH ... OR TOO LOW: Pricing garage sale items can be tricky. Price items too high, and you'll lose casual browsers. Price them too low, and you take away the opportunity for die-hard bargain hunters to haggle. While there's no set rule for pricing, think about what you realistically would be willing to pay for the same item in its current condition. And speaking of pricing, be sure prices are clearly marked on items. If you just can't take the time to price each item individually, create large, clear signs with prices for each type of product, i.e. 'All Books, \$1.00,' 'All Clothing \$2.00' etc.

DRAW CUSTOMERS WITH FREEBIES: Nothing sparks interest like the word 'FREE.' Keep a box clearly marked 'free' about halfway up the driveway and fill it with odds n' ends you don't mind giving away for nothing. Think random items like extra ear buds, old cell phone chargers, broken costume jewelry, or cracked dishes. Crafters, collectors and DIY enthusiasts can find a use for just about anything, and once they're drawn in to check out the free stuff, they'll likely make a purchase.



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

REMODELS – Harlow Kitchen & Bath – Kitchens, Baths, Basements, and more! HarlowKitchenandBath.com – Les Harlow – 720-218-4722 – 35 years of experience

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

DIVORCE BOOTCAMP. GET THE FACTS from a panel of experts. 2nd Saturday of each month, 9-11 a.m. St. Phillip Lutheran Church, 7350 S. Kendall Blvd. \$50 www.divorceadvicecolorado.com

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.

Red, White & You

Wednesday, July 3, 2024 in Clement Park

Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display. Event runs rain or shine.

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. All are welcome to help on any of our projects or attend any of our social events. We can use your help on any Thursday at the Sharing with Sharing Food Pantry or any of our other many projects. Contact us for details.

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.

You do not need to join our club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community. For details about a project or social event email kensweet@gmail.com.

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 for Teen Services**



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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		8188 S Ammons Court	5	4	3,932		\$1,225,000
A		8227 W Morraine Drive	4	3	3,619		\$850,000
CSN		8157 W Morraine Drive	4	4	2,813		\$825,000
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 Phillios Avenue	5	3	3,093		\$900,000
C	05/03/2024	7790 W Friend Place	4	3	4,052		\$885,000
C	03/08/2024	8107 W Morraine Drive	4	3	3,864		\$839,000
C	02/22/2024	7810 W Phillios Avenue	4	4	4,402		\$763,050
C	04/09/2024	7782 W Nichols Avenue	5	3	4,509		\$760,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2024 YTD	\$865,444	10	8
2020	\$609,110	15	21
2018	\$578,583	28	18

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 10 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 excellent, very knowledgeable, friendly and organized through out the process. I would recommend her to anyone. Thanks for all your help with the quick and smooth sale of our home." -Seller in CKSII



Jennifer Blake your CKSII Real Estate Specialist

Novella
 Office (303)350-5838

