

March 2024

Vol. 35 No. 03 • www.cksii.org

Spring Décor Ideas for 2024

Spring has sprung, and it's time to give your home a refreshing new look. This season brings the opportunity to incorporate bright, cheerful decor that brings in renewed energy after a long winter. From bold floral arrangements to colorful wall murals, we've outlined six fresh and inspiring spring decor ideas for 2024. Whether you're adding small touches or fully revamping your space, we're here to help you welcome the new season with a spring home makeover.

Brighten Up Your Window Treatments

Ditch the heavy winter curtains and replace them with bright and vibrant spring tones. Lighten up your window treatment by installing drapes made of light sheer fabric. Besides adding a pop of color and life to your decor, your curtains will billow in the spring breeze allowing fresh, cool air into your space. It's also a great way to allow in the sunlight and warmth into your home.

Craft Vibrant Flower Arrangements

Welcome spring in your home with potted plants, seasonal throw pillows, and spring blooms. Use flowers from your yard, the grocery store, or any local garden center. If you can't use natural flower decor, go for faux flowers. They resemble real flowers and are usually pretty affordable. You can

continued on page 2

2024 Meeting Schedule

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

Amanda Tillotson, 720-515-1109
 ATillotson@keystonepacific.com

President's Corner

Hello Columbine Knolls South II Residents, My name is Amanda Tillotson and I am your new Community Association Manager, replacing Kyle Phillips. I joined the team at Keystone Management in October of 2023, and I have worked as a Community Association Manager for the past 13 years. My career in Association Management began in Florida, and I have continued it in the Denver area since moving here in 2022.

I look forward to meeting you during Board meetings and when I am on property if you are outside, during my regular property inspections. I understand there have been communication issues in the past, and I am committed to maintaining my standard of always answering calls when possible, and returning all missed calls promptly. I am also always available by email. Please use the contact information below if you have any questions or need assistance.

Please be advised, Jefferson County has new towing laws regarding RVs and trailers parked on the street. The association will continue to enforce the HOA rules regarding parking RVs and trailers in driveway (it is not permitted), however any RV or trailer that is left on a JEFFCO road for more than 72 hours should be reported to JEFFCO Sheriff's office. It must have been in the same location for 72 hours before you report it to them. The direct line to report RVs and trailers on the street is 303-271-0211.

To report HOA rule violations, including RVs and trailers parked in driveways, please use the contact information below to report it directly to me. I look forward to working with you! Thank you!

Amanda Tillotson Direct Line: 720-515-1109

Amanda Tillotson Email: ATillotson@keystonepacific.com

Main Line and Emergency After Hours Line: 303-369-0800

— Amanda Tillotson, Community Association Manager Keystone



**2ND ANNUAL
CKSII EGGFEST
EGG HUNT**

**SAT. MARCH 23
10 AM START
CORONADO PARK**

HOP OVER TO CORONADO PARK TO HUNT FOR EGGS. MEET THE EASTER BUNNY, BALLOON ARTIST & MORE!

RSVP'S APPRECIATED TO HELP THE EASTER BUNNY HIDE ENOUGH EGGS.

Please email:
atillotson@keystonepacific.com

REMEMBER TO BRING A BASKET!

WEATHER PERMITTING

Spring Decor Ideas, *continued from front page*

put a vase of your favorite florals on your bathroom vanity or coffee table. You can also place them on kitchen counters to add springtime merriment.

If you aren't into flowers, go for fruit-themed décor instead. Arrange some oranges, mangoes, or lemons at the center of your table for an ever-trendy spring tablescape idea. Floral wallpaper is also a great, affordable way of bringing your space to life. They make the walls bold and magnificent while enhancing the overall beauty of your space. If you're a DIYer, you can even use peel-and-stick wallpaper and then remove it at the end of Spring.

Incorporate Rainbow-Colored Glassware

Kitchen decoration trends come and go. But, one has re-entered the chat as one of the top spring décor ideas in 2024 - colorful glassware. Rainbow-tinted glasses are a fun and cost-effective way of adding pop to your kitchen shelves. Plus, if the sun shines through them they create gorgeous reflections of light across your kitchen.

Another option is to mix and match differently-colored glassware. These can be bright blue tumblers, pink champagne glasses, or any other bright and fun color.

continued on page 3

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 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

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.

Oreo Cookie Day

Be ready to observe by having your glass of milk handy as it is National Oreo Cookie Day. This day is recognized across the nation each year on March 6th.

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!

Spring Decor Ideas, *continued from page 2*

Hang A Cheerful Spring Wreath

This spring decoration is guaranteed to bring cheer and brightness to your door front. A pretty spring wreath is a great way to mark the return of many of your favorite flowers that are now blooming. Spring wreaths represent the change of seasons and new beginnings. They're natural and beautiful, and help you welcome visitors into your home.

When picking your spring wreath, look for ones made with fresh, seasonal flowers and greens. In season options are tulips, daffodils, and hyacinths. Tip - add greenery like ferns or eucalyptus for even more color.

Making your own spring wreath is also a fun and easy craft. Start with a basic wreath form and attach your flowers with florist wire. Don't forget to customize your wreath to match your style and front door décor.

Use Layered Textiles For Versatility

Spring weather can be unpredictable, so adapt your home decor accordingly with layered textiles. Replace thick winter blankets and quilts with medium-weight throws in lighter fabrics like cotton, linen or cashmere. Drape them over chairs, sofas, or beds for extra warmth during chilly spring nights.

Mix in cozy knit throws as colorful accents. Choose ones with bright, vibrant spring colors and textures. Layer them over neutral furniture or other blankets to add a pop of color. Use different weights and materials like wool, cotton, cashmere, or faux fur, and you'll be comfortable in any forecast.

Create An Outdoor Cooking Space

Sunny days and warmer general temperatures during spring do a great job at getting us outside. For a family dinner, birthday get together, or even no reason at all, it's the perfect time to create an outdoor cooking space. Setting up an outdoor kitchen allows you to enjoy quality time outside taking in the fresh air. It also makes throwing a party more convenient without crowding your indoor cooking area.

All you need is a grill, a small counter space, and some creative storage ideas. Start by making sure your grill is the right size for your space. Add a weather-resistant counter or table next to the grill for food prep and serving. Materials like stone, concrete, and stainless steel are best for this.

Jazz up the space with fun decor like string lights, outdoor rugs, and patio furniture to create a cooking oasis. During spring, you can even grow herbs in portable containers to have ingredients right at your fingertips!

Final Thoughts

From neutral flowers to colorful baskets and colors, spring is the perfect time to redecorate and freshen up your décor. Spring décor ideas can be as simple as a gorgeous vase of flowers on the windowsill, a unique wall clock or a new spring table setting. It can also be as complex as repainting a room or building an outdoor structure. Implementing these spring decorations can transform your home into a vibrant, and welcoming space. Be creative and incorporate fresh spring decor ideas that align with your personality and style.

— Mitchell Black



**Availability:
Toddler and
Preschool!**



✓ Kindergarten Ready
Primrose students perform at twice the level of their peers.
90% of brain development occurs by your child's 5th birthday. Maximize your child's potential with our Balanced Learning approach.



Call to schedule your tour!

Call today and save \$200 on registration
(New families only, one per family)
720.981.2988

Primrose School of Ken Caryl | 6060 S. DeVinney Way | Littleton, CO 80127



RUBIO ROOFING & CONSTRUCTION SERVICES

Free Inspection Call:
Quality Construction In Colorado Since 1991 **303-807-0844**

Roofing and Gutters

- ✓ Replacement
- ✓ Repair
- ✓ Free Inspection

Additional Services

- ✓ Siding
- ✓ Patio Covers
- ✓ Concrete
- ✓ Remodels



SCAN ME!



rubioroofing.net rubioroofing@me.com

Trust your next project to the experts at Rubio Roofing and Construction Services!

Slow-Cooker Guinness Beef Stew (tasteofhome.com)

Total Time: Prep: 30 min. Cook: 8 hours. **Makes:** 11 servings

Make this traditional Irish stew in your slow cooker! Cooking low and slow creates very tender beef and a robust flavor. The best part is that it's ready to eat after you get home from a long day.

INGREDIENTS

- 1-1/2 pounds potatoes (about 3 medium), peeled and cut into 1-inch cubes
- 3 medium carrots, thinly sliced
- 2 medium onions, chopped
- 2 medium parsnips, peeled and thinly sliced
- 2 celery ribs, cut into 1-inch pieces
- 1 boneless beef chuck roast (3 pounds), cut into 2-inch pieces
- 1/2 cup all-purpose flour
- 1-3/4 teaspoons salt
- 3/4 teaspoon pepper
- 2 tablespoons olive oil
- 1 can (6 ounces) tomato paste
- 2 garlic cloves, minced
- 1 bottle (12 ounces) Guinness stout or beef broth
- 1 can (14-1/2 ounces) beef broth
- 2 teaspoons minced fresh thyme or 1/2 teaspoon dried thyme
- Minced fresh parsley

DIRECTIONS

1. Place the first 5 ingredients in a 5- or 6-qt. slow cooker.
2. Toss beef with flour, salt and pepper. In a large skillet, heat oil over medium-high heat. Brown beef in batches. Transfer beef to slow cooker with a slotted spoon. Reduce heat to medium. To same skillet, add tomato paste and garlic. Cook and stir 1 minute.
3. Add beer to skillet, stirring to loosen browned bits from pan. Transfer to slow cooker. Stir in broth and thyme.
4. Cook, covered, on low until beef and vegetables are tender, 7-8 hours. Garnish with parsley.

NUTRITION FACTS:

1 cup: 342 calories, 14g fat (5g saturated fat), 80mg cholesterol, 589mg sodium, 25g carbohydrate (5g sugars, 3g fiber), 28g protein.
Diabetic Exchanges: 4 lean meat, 1-1/2 starch, 1/2 fat.

St. Patrick's Day

St. Patrick's Day kicks off a worldwide celebration also known as the Feast of St. Patrick. On March 17th, many will wear green in honor of the Irish and decorate with shamrocks. According to lore, the wearing of the green tradition dates back to a story written about St. Patrick in 1726. St. Patrick (c. AD 385-461) used the shamrock to illustrate the Holy Trinity and wore green clothing. And while the story is unlikely to be true, many will revel in the Irish heritage and eat traditional Irish fare, too.

Rocky Mountain Lawn & Sprinkler

Services Offered:

- Weekly Mowing
- Sprinkler Repair
- Power Raking
- Core Aeration
- Hedge Trimming

TJ Mosier
303-802-6552

**This Space
 Intentionally Left Blank
 for Teen Services**

JKRoofing.com



**J&K
 ROOFING**
 Calm After the StormSM

**Don't Miss Your
 Insurance Claim
 Deadline**

- Established Roofing and Exteriors Company
- Hail Damage & Insurance Claims
- Windows, Siding, Solar Roof Shingles & Panels





FREE INSPECTIONS

303-425-7531



ROOFING + WINDOWS + SIDING + SOLAR

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!
 Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Massage Therapy: 60 min \$80. 303-870-2749
 6638 W Ottawa Ave. #100, Littleton.
www.Irina.MassageTherapy.com

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154

Beef for Sale. Colorado Family Ranch. Price includes delivery & processing. 719-349-0679.
KSayles@plainstel.com

Miracle Flooring, Patrick Mazzoni owner. All flooring, any floors you walk on, he's got it!
 720-327-0146.

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

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

OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

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

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

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

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

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

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

DIVORCE BOOTCAMP. GET THE FACTS from a panel of experts. 2nd Saturday of each month, 9-11 a.m. St. Philip 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.

*Springtime is the land awakening.
 The March winds are the morning yawn.
 -Lewis Grizzard*

Good Samaritan Day

National Good Samaritan Day on March 13th recognizes the unselfish actions of those who provide help when needed. The day is also known as Good Samaritan Involvement Day and celebrates kindness in all its forms.

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. Anyone is welcome to help on any of our projects or attend any of our social events anytime you like. 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: Helping at the Sharing with Sheridan Food Pantry (consistently serving about 200 families every week). Our last blood drive was in December and our next one will be on March 18. We help at Project Cure on the fourth Monday of every month, we regularly help at the Jefferson County Symphony performances and work with the local schools. This is just a few of our projects. 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.



**Same Great Company,
 Owner & Employees...
 Just A New Name!**

**Let us help you boost
 your business in 2024!**

Our April deadline is March 15th.

303-979-7499
info@newsletterconnections.com
NewsletterConnections.com



Previously: Colorado Lasertype



CKSII 2023 Sales & 2024 YTD

A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
A		8107 W Morraine Drive	4	3	3,864	\$839,000
P		7782 W Nichols Avenue	5	3	4,509	\$789,950
P		7810 W Phillips Avenue	4	4	4,402	\$759,900
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
C	01/17/2024	7814 W Friend Drive	5	4	4,885	\$925,000
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	12/29/2023	7834 W Friend Drive	4	3	4,475	\$810,000
C	07/21/2023	8064 S Zeobyr 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 Zeobyr 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	\$828,025	17	16
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 8 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



Jennifer Blake your CKSII Real Estate Specialist

