



**COLUMBINE KNOLLS**  
South II - HOA

# THE REVIEW

A Covenant Controlled Community

March 2026

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## March Garden Maintenance Checklist:

### Prune, Mulch, & More!

The month of March marks the beginning of gardening season. This is the time to transform your outdoor space into a healthy and productive garden. This guide highlights the key steps for a successful March garden maintenance that keeps your plants thriving and your beds pristine.

#### **GET READY FOR SPRING: YOUR MARCH GARDEN CHECKLIST**

March marks the start of a busy but exciting gardening season. To ensure a flourishing garden, it's essential to tackle the right tasks at the right time. From preparing soil to encouraging pollinators, this guide walks you through practical steps to create a healthy and beautiful outdoor space.

**Prune and Prep:** Pruning is among the most important tasks you need accomplished in March. Doing so promotes growth and helps maintain plant health. Early pruning reduces disease risks and prepares plants for a vigorous growing season. *Pro Tip:* Need help pruning? Check out The Royal Horticultural Society for expert advice.

- **Remove deadwood:** Trim away damaged or diseased branches from shrubs and trees. This prevents pests and promotes airflow.
- **Tidy fruit trees:** Cut inward – growing or crossing branches to let sunlight reach the tree's center.
- **Shape perennials:** Trim grasses and perennials to ground level, making space for fresh shoots.
- **Revive roses:** Prune roses back to a healthy bud while removing weak canes.

*continued on page 3*

## Why Do I Need To Submit To The ACC and What Happens If I Don't?

Columbine Knolls South II is a covenant-controlled community. Our Protective Covenants are recorded with Jefferson County and are binding and enforceable on all owners (regardless of purchase date). In simple terms, that means the covenants apply to all of us and help set consistent expectations for exterior improvements. Those covenants require ACC approval for exterior changes. More info and forms are available at: [www.eksii.org/acc](http://www.eksii.org/acc)

#### **Why ACC submission is required:**

Most home improvement projects are exciting - new paint, a refreshed landscape, updated windows, or a new shed can make a big difference. The ACC process is here to help homeowners make those improvements in a way that stays consistent with the Protective Covenants and supports neighborhood standards we all share.

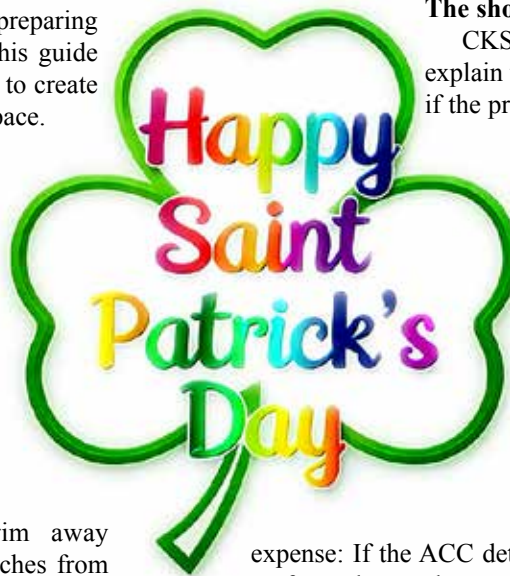
In general, any exterior improvement visible to the public requires ACC approval. Painting, roofing, windows, siding, landscaping, and sheds are all examples of work that requires approval before you begin. Submitting in advance helps avoid delays, protects your investment, and prevents the frustration of having to revisit a project after it's underway.

#### **The short version of "What if I don't?"**

CKSII's ACC materials and the recorded covenants explain what can happen if work starts without approval or if the project doesn't match what was approved:

- **Fines:** The Association may impose reasonable monetary fines after notice and an opportunity for a hearing.
- **Stop-work expectation:** If you're requested to stop or cease work, the ACC form states you agree to do so for 30 days or until the matter can be resolved.
- **Approval can be withdrawn:** If you don't notify the ACC within 30 days of completion, refuse inspection, or don't finish by the stated completion date, the form states that approval may be withdrawn.
- **Restore/undo the work at the homeowner's expense:** If the ACC determines work was done without approval, wasn't performed per the approved application, or wasn't completed within required time frames, the covenants state the owner must remedy the noncompliance or restore the lot to substantially the same condition as it existed prior to the work, at the owner's expense within 45 days of notice.

*continued on page 2*



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For budget details, meeting minutes, or to view your account balance, please log in to your Resident Portal at: <https://www.kppmdenver.com/>

## Submit To The ACC, *continued from front*

And if work is deemed nonconforming, the covenants state that upon written request from the Board, the owner must remove the nonconforming work and restore the lot, again at the owner’s cost and expense.

### Can the HOA force compliance?

The HOA’s covenants state the Association has the authority to pursue legal and equitable remedies to enforce the Protective Covenants and ACC decisions, and to seek attorney fees incurred in enforcement. In plain terms, the goal is always to work things out informally and neighbor-to-neighbor whenever possible, but the Board of Directors must pursue formal collection and legal involvement when necessary to enforce compliance.

### Bottom line

Submitting to the ACC isn’t meant to be a hassle, it’s a helpful step required under recorded, enforceable covenants. Skipping can lead to fines, stop-work demands, withdrawal of approval, and in some cases being required to remove the unapproved work and restore the property at the homeowner’s expense, plus escalation to formal collection/legal involvement if the issue isn’t resolved.

If you’re considering an exterior project and aren’t sure whether it needs ACC approval, the best approach is to check [www.cksii.org/acc](http://www.cksii.org/acc) and submit a request. The ACC process is there to help you move forward with confidence.

– CKSII Homeowners Association Board of Directors



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## Columbine Knolls South II

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

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**Copies of the Covenants, ODP and the Architectural Guidelines are available through any Board member or the [www.cksii.org](http://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](mailto:Renee@cksii.org)**.


## Denver Restaurant Week

March 6-15, 2026  
Denver Restaurant Week showcases the creative, exciting menus that diners have come to expect – with both to-go and in-person options. There are four price points: \$25, \$35, \$45, and \$55 for a multi-course meal. Menus can be viewed at <https://denverrestaurantweek.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](mailto:info@newsletterconnections.com)**



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## March Garden Maintenance, *continued from front page*

**Clean Your Beds:** A clean garden bed provides a fresh start for spring planting. These simple steps make planting easier and help prevent future problems.

- **Clear debris:** Rake up leaves, twigs, and winter clutter. Removing debris eliminates hiding spots for pests.
- **Pull weeds:** Remove weeds early to stop them from spreading.
- **Edge the beds:** Define garden borders for a polished look and prevent grass from creeping in.
- **Sanitize tools and pots:** Wash with a mild bleach solution to eliminate bacteria and fungi.

**Revitalize Your Soil:** Healthy soil is the foundation of a flourishing garden. After refreshing the soil, mulching can protect your efforts by locking in moisture and reducing weeds.

- **Test the soil:** Use a test kit to measure pH levels and nutrients. Amend deficiencies as needed.
- **Add compost:** Spread compost or aged manure to boost fertility and improve soil texture.
- **Aerate compacted areas:** Loosen soil with a garden fork to improve drainage and root penetration.

**Mulch for Health and Beauty:** Mulching offers multiple benefits for your garden while enhancing its appearance. Mulching regulates soil temperature, retains water, and suppresses weeds.

- **Apply an even layer:** Spread 2–3 inches of mulch around trees and beds but avoid piling it against stems.
- **Choose organic options:** Bark, straw, and shredded leaves improve soil as they decompose.
- **Fluff old mulch:** Refresh last year’s mulch with a rake to restore its effectiveness.

**Plant and Sow:** March is an exciting time to add life to your garden. Always check frost dates before planting outdoors.

- **Direct-sow vegetables:** Plant hardy crops like spinach, peas, and radishes in prepared beds.
- **Brighten with flowers:** Add pansies and snapdragons which thrive in cooler weather.
- **Plant summer bulbs:** Dahlias, gladiolus, and lilies will reward you with colorful blooms.
- **Start seeds indoors:** For heat-loving vegetables like tomatoes, start by cultivating them indoors under grow lights.

**Maintain Tools:** Your tools need care too. Well-maintained equipment makes gardening easier and safer. *Pro Tip:* Learn how to extend tool lifespan with advice from This Old House.

- **Sharpen blades:** Pruners and loppers work better when sharp.
- **Inspect hoses:** Check for leaks and replace any damaged parts.
- **Organize supplies:** Tidy your shed or storage area to keep tools accessible.


**Welcome Pollinators:** Pollinators play a vital role in your garden’s health. March is the perfect time to attract them. Supporting pollinators strengthens your garden and the local ecosystem.

- **Plant nectar flowers:** Lavender, sunflowers, and cone-flowers support bees and butterflies.
- **Skip pesticides:** Use organic pest control methods to protect pollinators.
- **Provide habitat:** Install bee hotels or leave bare patches of ground for nesting.

### A STRONG START TO THE SEASON

March is your garden’s starting line. You create a space that thrives throughout the year by pruning, cleaning, mulching, planting, and maintaining tools. Every task you complete now will make the rest of the season more enjoyable.

So, grab your gloves and get started. Your garden will reward you with vibrant blooms and healthy growth.




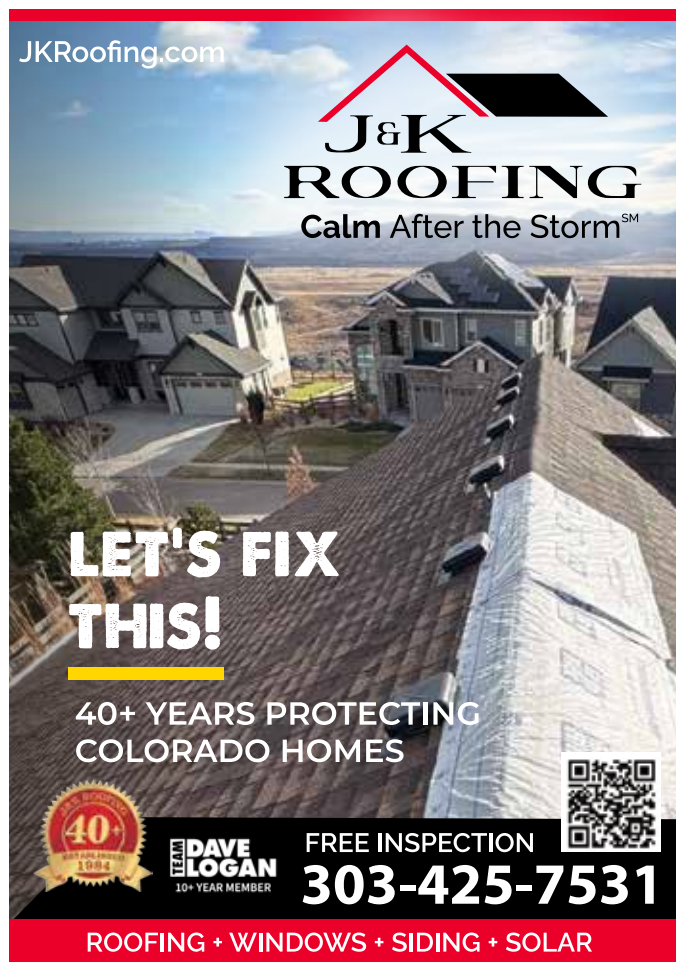
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# Shamrock Shake

This creamy Shamrock Shake is a blend of vanilla ice cream, milk, mint extract, and green food coloring for a fun St. Patrick's Day treat. This recipe has become a tradition in our house. The kids love it, and so do I!

**Prep Time:** 10 mins • **Total Time:** 10 mins • **Servings:** 2

### INGREDIENTS:

- 2 cups vanilla ice cream
- 1 ¼ cups milk
- ¼ teaspoon mint extract
- 9 drops green food coloring
- 2 Tablespoons chocolate syrup
- 2 Tablespoons whipped cream,
- ½ teaspoon green decorator sugar



### DIRECTIONS:

1. Gather the ingredients.
2. Blend ice cream, milk, mint extract, and food coloring together in a blender until smooth.
3. Drizzle chocolate syrup around the inside of 2 tall glasses; pour shake into the glasses. Top with whipped cream and green sugar.
4. Enjoy!

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CSN: Coming Soon | A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl SQ FT	Price
A		<a href="#">8055 S Zephyr Way</a>	5	5	4,514	\$1,129,000
A		<a href="#">8129 S Yukon Street S</a>	4	4	3,663	\$999,999
A		<a href="#">8252 S Balsam Court</a>	4	3	2,990	\$850,000
P		<a href="#">7640 S Brentwood Street</a>	4	3	3,450	\$899,900
P		<a href="#">8128 S Yukon Street</a>	4	3	4,047	\$815,000
P		<a href="#">7740 W Phillips Avenue</a>	5	4	3,802	\$749,000
C	02/05/2026	<a href="#">8145 S Zephyr Way</a>	4	3	4,639	\$1,110,000
C	11/03/2025	<a href="#">7758 W Chestnut Place</a>	5	4	4,123	\$979,500
C	02/11/2026	<a href="#">7923 W Friend Drive</a>	4	3	4,312	\$970,000
C	12/12/2025	<a href="#">7830 W Friend Place</a>	5	5	4,282	\$950,000
C	01/26/2026	<a href="#">7844 W Friend Drive</a>	6	4	4,142	\$935,000
C	11/21/2025	<a href="#">8160 W Phillips Avenue</a>	4	4	4,155	\$901,701
C	08/22/2025	<a href="#">8288 W Chestnut Avenue</a>	6	4	3,524	\$815,000
C	11/20/2025	<a href="#">7636 S Allison Court</a>	6	4	3,105	\$806,008
C	12/12/2025	<a href="#">7632 S Balsam Court</a>	4	3	3,751	\$725,000

CKSII Market Stats

	MEDIAN Sales Price	Average Days on Market	# Homes Sold
2026 YTD	\$970,000	107	3
2021	\$710,000	9	19

*Featured Listing*  
**8252 S BALSAM CT**

**Rare ranch with 3 car garage in CKSII**

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