



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community



May 2024

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President's Letter

Hello CKSII HOA community, my name is Chris Reynolds and I am a Director for the HOA Board. I have been a member of the HOA for more than eight years and enjoy giving my time to the community in this way. This month, I am writing about recycling, which according to my family, I'm quite fanatical about. It's probably because I am constantly policing what gets put into the big green Waste Management (WM) containers because I know putting in the wrong thing can result in the whole contribution getting thrown in the trash. So here are a few tips I'd like to share with you! It's important that only the right items make it into the WM recycle bin – and they need to be clean – to ensure efficient recycling. There are three basic rules to recycling with WM:



RULE 1: Recycle bottles, cans, paper and cardboard. These have the greatest impact on recycling.



RULE 2: Keep food and liquid out of your recycling. Recyclables don't need to be spotless but should be clean enough to avoid contaminating other materials.



RULE 3: No loose plastic bags and no bagged recyclables. Plastic bags can shut down an entire recycling plant, so don't toss loose plastic bags into your curbside recycling bin and never bag your recyclables. Empty loose recyclable items directly into the bin. You can take plastic bags to Walmart or King Soopers for recycling.

continued on page 3

2024 Meeting Schedule

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

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

Hops In The Park

Craft Brews in Clement Park beer festival! May 11, 2024

Colorado is home to all different sizes and styles of breweries and beers. What better place to enjoy those beers than at scenic Clement Park! Hops in the Park is a festival for ages 21+, featuring beer sampling, food trucks, vendors selling the hottest beer related swag, artist booths, yard games, and entertainment.

This is an Adults Only event, ages 21+ (children, toddlers and babies will not be admitted)

Location: Clement Park, near the Grant Family Amphitheater, off of the Long Street Entrance (7306 W Bowles Ave, Littleton, CO 80123)

What to Expect: Beer tasting from some of your favorite Colorado breweries, food trucks, vendors selling the hottest beer related swag, artist booths, community business booths, yard games, and entertainment.

Ticket Information: Buy Tickets – includes entry into the event, souvenir Hops in the Park taster glass, samples from participating breweries, and access to booths and games at <https://www.ifoohills.org/beerfest/>

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.

*The legacy of brave men and women
who have fought and died for their country
is the freedom we enjoy as Americans.*

– Lucian Adams

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!

President's Letter, *continued from front page*

Sometimes my family wants to recycle things that just don't go into the WM container:

- Pizza boxes – yes, they are cardboard but if they have food stains on them, not to mention stuck-on toppings, they aren't recyclable.
- Disposable cups from fast food restaurants – my kids are always putting their Starbucks and other cups in the recycling bin. The truth is most paper to-go cups cannot be recycled or composted because they contain a plastic or wax coating to prevent leaks.
- Loose lumber – one time my husband put loose lumber in the bin. Just... no.

Waste Management's website (<https://www.wm.com/us/en/recycle-right>) has a lot of helpful information about what they recycle but it really boils down to the three rules listed above.

There are some larger recycling centers not too far away that will take other items if you are really into recycling:

- Quail Street Recycling Center (1068 Quail St. in Lakewood) takes scrap metal among other things.
- Rooney Road Recycling Center (151 South Rooney Road in Golden) recycles (or disposes of) household hazardous waste for a low fee (they are subsidized by our jurisdiction).
- The City of Littleton offers great resources for recycling on their website (<https://www.littletonco.gov/Government/City-Services/GreenEnvironmental-Programs/Reduce-Reuse-Recycle>) including donating vehicles, year-round prescription drug take back services, and free wood mulch.

WM is pretty clear that if we put the wrong things (or dirty things) in the big green container, they won't sort it and it's likely the whole offering will end up the trash. But with a little effort, we can help ensure WM recycles the materials we give them and ultimately create a healthier planet for ourselves and future generations.

Clean Up Your Room Day

Spring cleaners get their wish granted each year when National Clean Up Your Room Day arrives on May 10th. Children often dread this parent-appreciated day. Though, some years, the observance arrives with perfect timing for Mother's Day!

However, the observance doesn't only target kids. It is also about picking up, straightening up, and cleaning up the whole house. Adults take spring cleaning seriously, and homes get aired out. They organize, de-clutter, and rearrange. It's time to fix the broken and match up missing parts, like with like. We tackle cluttered closets and donate or throw away those things we no longer use. Help your children make their beds, clean their rooms, and eliminate the toys and clothing they have outgrown.

*The secret of happiness is freedom,
the secret of freedom is courage.*

–Carrie Jones



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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!
FOR MORE INFORMATION
www.denverfarmersmarket.com




FREE PAINT RECYCLING EVENT!

SATURDAY, MAY 11, 2024
9:00AM - 1:00PM

St. Philip Lutheran Church
7531 S. Kendall Blvd.
Littleton, CO 80128



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Outdoor Plants: Potting Tips and Tricks: Millcreek Gardens

Outdoor plants don't have to be planted in the ground; they can thrive in containers too. This way you can enjoy them all year long, instead of just during the summer months. Simply plant your favorite plants in containers and follow these helpful potting tips and tricks, and you'll keep them blooming and beautiful all year long.

THE CONTAINER

The containers you choose for your precious plants must have drainage holes — they allow extra moisture to drain from the soil, ensuring a healthy plant. If you can't find containers with holes, you can drill them yourself, unless the pots are clay. Clay pots without holes will require a liner pot with drainage holes.

You must also consider size when choosing a container. When you re-pot a perennial plant, pick a container that is one size larger than the container it's in. Annuals should be planted in containers that they will fit in as fully grown plants. This will save you from having to repot it several times during one season of growing.

THE SOIL

- The soil you use depends largely on the type of plant you select.
- Houseplants grow best in a standard potting soil.
- Cacti and succulents need a quick-draining cactus soil mix.
- Vegetables and annuals require a moist standard mix.

Avoid soils comprised of:

- Sedge peat
- Pure compost
- Garden soil

These types of mixes drain poorly. You can use compost if you like, but mix it with potting soil. If you want to mix your own blend, add equal parts sphagnum peat, perlite and compost. This will work for most plants.

HOW TO PLANT

Most plants require potting with the crown, or part of the plant where the stems emerge from the roots, sitting at or just above the soil level. When potting the plant, remember these important steps:

- Fill the container with one-third potting mix.
- If the soil falls through drainage holes, line the pot with a coffee filter before adding the soil.
- Set the plant in the container, then add or remove soil until the crown is 1 or 2 inches beneath the pot's rim.
- Add more soil around the roots without covering the crown.
- Water the soil thoroughly after potting, so it can settle around the roots properly.

CARING FOR YOUR CONTAINER PLANTS

After potting, you may notice the plants wilt slightly or grow slowly. This is normal, as the roots recover from handling and become established in the container. Make sure to:

- Provide daily sunlight (based on the plant variety).
- Shade from intense afternoon light for at least the first three to four days after planting.
- Water plants when the top inch of soil feels dry.



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Tips For Mothers Day Celebration (fnp.com)

Mother's Day is an important day of the year for both mothers and kids that calls for a grand celebration. After all, your mother is the reason for your existence and she deserves all your love, respect, and attention. Depending upon what your mom likes, there are several fun ways to celebrate Mother's day with her some of which we have listed below.

BREAKFAST IN BED

Start her day by offering breakfast in bed. Her eyes will be wide open and you'll witness a big smile on her face. Make her favorite food such as pancakes, scrambled eggs or bacon and serve with a glass of fresh juice. Leave a sweet note in the food tray to tell your mom that you love her most in the whole world and feel lucky to have her by your side.

GIVE HER FLOWERS

Flowers are the beautiful creations of nature that always brighten up people's mood and make them happy. A handmade bouquet of fresh and bright carnations would be absolutely perfect to wish your mom on Mother's Day and show how much you adore her from the core of your heart.

GIVE YOUR MOM A DAY OFF

Set your mom free from all the household chores on Mother's Day. Encourage her to sit back and relax or go out with her friends and have some fun that she always wanted to do but couldn't do somehow due to busy schedule.

THROW A SURPRISE PARTY

Throw a surprise Mother's Day party at home with the help of your dad and siblings. Make your mom's favorite cuisines and cocktails. She would be quite thrilled as she wasn't expecting anything like that. Your love and care combined with a sweet surprise will make it the most special and memorable day of her life.

SPEND A DAY TOGETHER

This is your mom's day. So treat her like a queen and spend the entire day doing things that she always wanted to do with you. You two can go for a picnic, go for a hike, cook together, go through old family pictures, or just play some fun games at home. Or you two can run a movie marathon at home. Include the all-time best comedy movies in your list to have a great time together.

SURPRISE HER WITH A LOVELY GIFT

Everyone loves to receive gifts. If you are aware of your mom's choice, then it will be really easy to order a meaningful gift that she would love. Ranging from cakes, jewelry, accessories, apparels, handbags to personalised cushions, there are plenty of gift ideas that you can offer her on Mother's Day as a token of love.

PAMPER HER

A little rest and relaxation would be great for your mom's physical and emotional health. Book a spa session for her in the nearby salon. Offering a relaxing massage, refreshing facial, pedicure, and manicure is best to pamper your mom on Mother's Day. It would definitely help her avail some much-needed me-time and make her skin glow like sunshine.

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Help Protect Loved Ones From Scams

In part from the Jeffco Sheriff's Behind the Badge Newsletter

Our victims of scams are not numbers, however; they're real people. People like Susan, who was victimized and whose name we have changed to tell her story.

Susan, 76, got a call from a man claiming to work for an Internet provider. He told her that while he was checking her Internet speed, he noticed she had a \$500 credit on her account for services she was entitled to but did not use. He instructed her to get on her computer and when she did, a page was already open that she did not recall opening. The caller told Susan she had accidentally hit a button that selected a refund of \$5,000 instead of \$500. The caller then told Susan he would lose his job if he didn't get the extra \$4,500 back.

The caller instructed Susan to withdraw \$4,500 from her bank and purchase nine \$500 gift cards. He stayed on the phone with Susan while she went to the bank and two separate stores to purchase the gifts cards. During the call, Susan asked him several times if he was scamming her. He said no. Once she had the gift cards, the caller instructed her to tell him the gift card numbers and security codes. Susan did. After the call ended, Susan tried calling his phone number back but the number was disconnected.

Unfortunately Susan was scammed for \$4,500.00. Could the same happen to your parents? Your grandparents? Even you? Scams come in many forms, but how we should respond to them is the same:

- Do not answer calls from unknown numbers. If it's important, they'll leave a message.

- Do not provide personal information on the phone or in an email or text message to anyone you do not know. Personal information includes date of birth, social security number, credit card numbers, and bank account information.
- Do not withdraw money, send money, purchase gift cards, or make other financial transactions for someone you do not know.
- If you suspect it's a scam, end all communication – hang up the phone or delete the email or text message.
- If you have been scammed or your personal information has been used without your knowledge or permission (for example, a new credit card arrives in your name), report it to local law enforcement immediately (and cancel the card!).

One of the best ways to help protect your older loved ones from being scammed is to talk to them about common scams and how to avoid them. For more information, visit <https://www.jeffco.us/985/Scams>.

– Reggie Marinelli, Sheriff

Bike Month

May is National Bike Month. If you don't already have bikes for the family, late spring is a good time to invest in one you can use all summer. Dress up your bikes with Memorial Day decorations like stars and streamers, then head out for a family ride. Add embellishments to your helmets, and wear red, white, and blue for a fun and patriotic ride around town.

Want To Grow Your Business This Spring? Advertise in this newsletter!

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Our June deadline is May 15th.

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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.

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 anytime. We can use help on any Thursday at the Sharing with Sharing Food Pantry. 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.

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

Memorial Day Activities w/ Kids

Explain the History of Memorial Day: The Memorial Day tradition began around the Civil War, when folks wanted to honor the soldiers who had died in that conflict by decorating their graves. Many people also spend the day honoring veterans and current service personnel.

Watch a Parade or Memorial Service: Teach children that we stand and take off hats as veterans pass in a parade. Have them look for American flags, and point out that, officially, flags are to be flown at half-staff until noon on Memorial Day as a remembrance.

Make a Tasty Treat: Bring cookies or another treat to our neighbor, a World War II veteran.

Craft Something Special: You can help kids make a tissue paper poppy while explaining about Memorial Day's origins, then explain that poppies, because they are blood-red, became a symbol of sacrifice during World War I. These are easy to create, and they make a lovely gift.

-<https://denver.kidsoutandabout.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		7790 W Friend Place	4	3	4,052	\$875,000
P		8331 W Nichols Avenue	5	5	3,998	\$925,000
P		7730 W Phillips Avenue	5	3	3,093	\$885,000
C	01/17/2024	7814 W Friend Drive	5	4	4,885	\$925,000
C	04/08/2024	8191 S Yukon Way	3	4	4,541	\$910,000
C	03/08/2024	8107 W Morraine Drive	4	3	3,864	\$839,000
C	02/22/2024	7810 W Phillips 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	\$839,410	10	5
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 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



"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

