



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

May 2026

Vol. 37 No. 05 • www.cksii.org



Summer Fun In Columbine Knolls South II!

Hi Neighbors! We're excited to announce two fantastic community events this summer in Columbine Knolls South II!

First up, we have our Community Yard/Garage Sale happening on Friday, June 12th and Saturday, June 13th. If you would like to participate and be on the map email, please register by June 4th to jblake5280@gmail.com. It's a wonderful opportunity to declutter and find treasures from your neighbors! We will also follow up with a Large Item Trash pickup on Tuesday, June 16th.

Then, get ready for our Grillin' & Chillin' Neighborhood BBQ on Saturday, June 6th from 4-7pm! Join us for delicious burgers and hot dogs provided by the HOA. We'll also have bounce houses for the kids and yard games and plenty of fun for everyone. We encourage you to bring a side dish or dessert to share, and don't forget your own drinks and chairs. Let's make it a feast to remember!

Wait...

Can I Water Today? What Littleton Residents Need To Know

If you've found yourself second-guessing your sprinkler schedule lately, you're not alone. With ongoing drought conditions across Colorado, water use restrictions are now in effect and impacting how we all maintain our landscapes here in Littleton.

As of March 25, 2026, areas of Littleton served by Denver Water, including much of our community in Jefferson County, are under **Stage 1 mandatory water restrictions**. These restrictions are expected to remain in place throughout 2026.

For full details directly from Denver Water, please visit: <https://www.denverwater.org/residential/restrictions>

continued on page 2



We can't wait to see everyone there and celebrate the sunny season together. For additional information check out CKSII.org or email Andi@cksii.org with questions.



Mother's Day, May 10

Mother's Day is a time-honored tradition of recognizing the women in our lives who raised us, dried our tears, and well, mothered us. Everyone has one or has someone who is like a mother to them. On the second Sunday of May, we honor those women who are our mothers. Whether we shower her with gifts, take her to a fancy dinner or make her a homemade card, what moms want most is to be surrounded by the love of her family. Knowing the people they love are safe, sound, and healthy is a mom's number one priority.

Waste Management

303-797-1600 • www.WM.com

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/>

Can I Water? *continued from front page*

CURRENT WATERING RULES:

Residential Watering Schedule:

- Even-numbered addresses may water on Sunday and Thursday.
- Odd-numbered addresses may water on Wednesday and Saturday.
- No watering is permitted on Fridays.

Time Restrictions:

- Watering is only allowed before 10:00 a.m. or after 6:00 p.m.

Additional Requirements:

- Leaking sprinkler systems must be repaired within 10 days.
- Water should not pool in streets or gutters.
- Hoses must be equipped with a shut-off nozzle.

HOA REMINDER:

LANDSCAPE MAINTENANCE STILL REQUIRED

While these restrictions may make lawn care more challenging, the HOA's landscaping standards remain in place.

The HOA will not enforce water usage regulations, as those are governed by Denver Water and may result in fines if violated. However, homeowners are still responsible for maintaining the appearance of their property.

This includes:

- Maintaining a neat and presentable front lawn
- Regular removal of weeds, leaves, dead branches, and yard debris
- Trimming shrubs and tree branches away from sidewalks
- Keeping walkways clear and safe for pedestrian use

TIPS FOR MANAGING YOUR

YARD UNDER RESTRICTIONS:

1. Water deeply but less frequently to encourage stronger root systems.
2. Adjust sprinkler heads to avoid watering pavement or sidewalks.
3. Apply mulch in flower beds to retain soil moisture.
4. Focus on high-visibility areas, especially in the front yard.
5. Stay ahead of weeds, which compete for limited water.
6. Mow grass at a slightly higher height to reduce stress and retain moisture.

WORKING TOGETHER AS A COMMUNITY:

These restrictions require some adjustment, but they also present an opportunity to be mindful of water use while continuing to take pride in our neighborhood. By following the guidelines set by Denver Water and keeping up with routine landscape maintenance, we can maintain both compliance and community standards.

If you have any questions regarding HOA expectations, please reach out. Thank you for your continued effort in helping keep our neighborhood looking its best.

Columbine Knolls South II

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

CKSII HOA Board of Directors & Committee Members:

- Mike Tignanelli** – President mike@cksii.org
- Matt Lawicki** – Vice President & ACC Chair matt@cksii.org
- Andi Elkins** – Secretary & Social Committee Chair . andi@cksii.org
- Dave LoSasso** – Treasurer dave@cksii.org
- Alistair Graves** – Member at Large & ACC Member
- Gretchen Moore** – Member at Large
- Madeline Murack** – Member at Large

Architectural Control Committee (ACC):

- Sean Lyons** – ACC Member

Communications:

- Renee Cunningham** – Newsletter.....renee@cksii.org

Keystone Denver Property Management:

- Jessica Azzarano, jazzarano@keystonepacific.com, 720-372-1151

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 Renee@cksii.org**.

Bloom Your Business This Spring:

Highly Targeted & Zero Waste: Your ad reaches households in your target areas. Potential customers within a few miles of your door.

Higher Engagement & Memorability: Studies show people retain information from print ads better than digital ones.

June Deadline is May 15th.



303-979-7499

info@newsletterconnections.com

Locally owned & operated.

NewsletterConnections.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



To find ad rates and discounts, go to **NewsletterConnections.com** or scan QR code.

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.

15 Unique Ways To Celebrate Mother’s Day That Will Make Her Feel Extra Special

written by **ASHLYN ELLIOTT**

updated by **JESSICA FRIEDHOFF**

It’s about this time every year that I text my siblings to ask, “What are we doing for Mother’s Day this year?” I always like to coordinate on gifts ahead of time, but for me, planning how we’re going to spend the day is even more important. Mother’s Day is our chance to show our moms how loved and appreciated they truly are, so planning something special to celebrate is a must. Of course, you could go with something classic – breakfast in bed and a bouquet of colorful flowers are always appreciated. But if you’re tired of doing the same thing year after year, we’ve got some ideas on how you can switch it up and make Mother’s Day extra special. Whether you want to surprise her with a grand gesture or just spend some meaningful quality time together, here are some unique ways to celebrate Mother’s Day this year:

1. Cook her a special dinner

For your entire life, your mom has been there to cook you meals and make you feel taken care of. Give that act of kindness back to her and invite her over for a special home-cooked meal. She will love the treatment (and will probably have to force herself not to step in and help). Show off your cooking skills with a recipe you’ve perfected or throw it back to a classic family recipe!

2. Plan a day around her favorite things

Moms are often in the business of making everyone else happy, so this is your chance to make the day all about her. To make her feel truly seen and appreciated, plan a whole itinerary around her favorite things. Make it super specific to her tastes with a meal at her favorite restaurant (or her favorite dish cooked at home), her favorite weekend activity (whether that means hiking or an appointment at her go-to nail salon), and a screening of her favorite show or movie to cap off the day. Not only will she get to spend the day doing all the things she loves, but she’ll appreciate sharing it with you even more.

3. Have a craft day

If your mom loves to get crafty, plan an afternoon to create something fun together. You could each attempt a specific craft (like DIY wreaths), learn a new skill together (like crocheting), or go the choose-your-own-adventure route with a bunch of supplies for an activity like scrapbooking or jewelry-making. Whatever you choose to make, set the vibe with a fun playlist, a spread of snacks, and something to sip on while you work.

4. Go plant shopping

Spring is prime planting season, so help her get a jump on her garden this year. Take her to your local garden center and let her pick out all the flowers and greenery her heart desires. Then get your hands dirty and help her get everything planted accordingly. This is a great opportunity to soak up some sun and do something fun together, while also checking a big task off her to-do list.

continued on page 5



RUBIO ROOFING & CONSTRUCTION SERVICES

Free Inspection Call:  **303-807-0844**

Quality Construction In Colorado Since 1991

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!

save big bundle your home and auto



Haylee Jeon
303-904-1611
5921 Middlefield Rd Unit 200
Littleton, CO 80123
hayleejeon@allstate.com


SCAN TO GET A QUOTE 



Allstate.

Bundled savings will vary by state. Subject to agency conditions & availability. Allstate Fire and Casualty Ins. Co., Allstate Vehicle and Property Ins. Co. & Allstate Auto Service Inc. members. © 2024 Allstate Insurance Co. Allstate

Bundling home and auto is just one way to save with Allstate. Let's make sure you're saving as much as you can by having all of your policies in one place. Call me today for a quote.



Enjoy your 2026 FREE DAYS Calendar, Courtesy of your Columbine Knolls Realtor, Irene Shick

FREE YEAR-ROUND!

- CU Art Museum
- Hudson Gardens (Garden Area)
- Arvada Center Galleries
- Peterson Air & Space Museum
- CO Springs Pioneers Museum
- CU Museum of Natural History
- Golden History Museum
- CO Sports Hall of Fame
- United States Mint

**DENVER
FREE
DAYS
DENVER
FREE
DAYS
DENVER
FREE
DAYS
DENVER
FREE
DAYS**

DENVER ART MUSEUM

Jan	13	Jun	9	Nov	7
Feb	10	Jul	14	Dec	8
Mar	10	Aug	1		
Apr	26	Sep	12		
May	12	Oct	13		

**DENVER MUSEUM OF
NATURE & SCIENCE**

Jan	11	Apr	13	Sep	1
Feb	1	Apr	26	Oct	11
Feb	9	Jun	19	Nov	7
Mar	6	Aug	24	Nov	16

CHATFIELD BOTANIC GARDENS

Jan	19	Apr	22	Aug	25
Feb	12	Jun	9	Nov	27
Mar	9	Jul	1		

DENVER BOTANIC GARDENS

Jan	19	Apr	22	Aug	25
Feb	12	Jun	9	Nov	27
Mar	9	Jul	1		

FOUR MILE HISTORIC PARK

Jan	23	May	22	Sep	25
Feb	27	Jun	26	Oct	23
Mar	27	Jul	24	Nov	27
Apr	24	Aug	28		

MUSEO DE LAS AMERICAS

Jan	2	May	1	Sep	4
Feb	6	Jun	5	Oct	2
Mar	6	Jul	3	Nov	6
Apr	3	Aug	7	Dec	4

**FIRST FRIDAY ART WALK ART
DISTRICT ON SANTA FE**

Jan	2	May	1	Sep	4
Feb	6	Jun	5	Oct	2
Mar	6	Jul	3	Nov	6
Apr	3	Aug	7	Dec	4

DENVER ZOO

Jan	9	Apr	19	Nov	22
Jan	25	Nov	11		
Feb	22	Nov	14		

PLAINS CONSERVATION CENTER

Jan	15	Jun	11	Nov	14
Feb	19	Jul	11	Dec	17
Mar	21	Aug	20		



Irene Shick, Realtor
Keller Williams, DTC
303-717-6446



*Dates subject to change. Please check with each park or museum for the most up-to-date information.



**CENTENNIAL
STATE GROUP**

Unique Ways To Celebrate Mother’s Day, *continued from page 3*

5. Take family pictures

Now that my siblings and I are all adults, we rarely get photos all together unless someone gets married. I know my mom would love nothing more than to fill her picture frames with updated photos of the whole family, and Mother’s Day is a great opportunity to make it happen. Whether you hire a professional or just set up a tripod in a scenic spot, get the whole family together to take some photos that your mom is sure to treasure.

6. Book a mother-daughter trip

Some of my very favorite vacations have been trips shared with my mom. While schedules in May might be pretty snug, planning a weekend getaway for you and your mom would be an unforgettable way to celebrate. You could either plan your travels to coincide with Mother’s Day or surprise her on the day of with plane tickets or road trip plans for a later date. Whether you want to hit up a charming town a few hours away or finally make it to a bucket-list spot you two have always dreamed about, treat yourselves for a couple of days, have endless conversations, and create memories together.

7. Do something nostalgic

Is there something specific from your childhood that you and your mom used to share? Bring those memories to the forefront and plan a little nostalgic activity for Mother’s Day this year. Go to the café you two always used to sit in, take a bike ride along an old familiar route, or watch the movie you both still love to this day. I personally could watch *You’ve Got Mail* a thousand times with my mom, and it would never get old!

8. Coordinate with friends for a mother-daughter gathering

Get your circle of friends together and share the hosting duties as you plan a fancy dinner or weekend brunch for your moms. Whether they’re meeting for the first time or catching up as old friends, it’s a fun opportunity to let your moms feel a part of your tribe. Make reservations early at your group’s go-to restaurant or host it at home for a memorable way to celebrate with all your best gals.

9. Take a class together

If you and your mom are always talking about learning a new hobby or skill, make it happen this Mother’s Day. Search around for local classes and sign up for one that you can take together—you might be surprised how many options there are! You could try a cooking class, a beginner’s pottery workshop, a paint-and-sip night, or even a fun new workout class. It could turn out to be the beginning of a new passion for you both, or maybe just a one-time experience that will have you laughing for years. Either way, jump in!

10. Tackle a project for her

Whether she needs help hanging wall art, clearing junk out of the garage, or repainting a room, taking a project off her plate might just be the best Mother’s Day gift you could give her. Determine which project you’re going to tackle, get clear instructions, and then let her fully kick back while you do the work.

continued on page 6

CONSERVATION CONSTRUCTION

Windows • Siding • Eaves • Patio & Entry Doors • Awnings

Family Owned Since 1989 • A+ Gold Star BBB Rating • HOA Approved • Licensed & Insured • Find reviews on Nextdoor



**25%
OFF
SPRING
DISCOUNT**



**Cody Zufelt
720-256-1966**

**Call Now For A
FREE Estimate!**

**Monte Zufelt
303-918-1895**

Unique Ways To Celebrate Mother's Day, *continued from page 3*

11. Surprise her with a trip home

If you and your mom don't live in the same city, make this Mother's Day a memorable one and surprise her with a spontaneous trip back home. She will love seeing you, and that extra step of thoughtfulness and planning will make her feel very loved. Just imagine the joy on her face when she greets you at the door!

12. Spend the day shopping

If you and your mom share a love of shopping, plan a day to hit up the mall or your favorite boutiques. Browsing in person is so much more fun than shopping online anyway. Whether you are getting that summer wardrobe ready or just window shopping, it will be a day filled with lots of gabbing and a chance for you both to live out your best Carrie Bradshaw life.

13. Make it a family day

For many moms, family is the most important thing. Take a day to simply get the whole family together and be with each other. Play your favorite board games, share a picnic in the park, or have a good old-fashioned family dinner at home. Even if you don't do anything that extravagant, she will love the simple joy of having her whole family in one room.

14. Plan a girls' night out

Get your mom out of the house for the night for a fun evening on the town. Book tickets to a comedy show, theater production, or concert near you, then snag a reservation at a nearby restaurant beforehand. She'll love the excuse to get dressed up, do something outside her normal routine, and maybe stay up a little past her bedtime.

15. Write her a handwritten note

If all else fails, be sure to let your mom know just how special she is. A handwritten note shows great thought and is so very personal. Share with her how thankful you are and just how much she has helped you become the woman you are today. A text is nice, but a letter written by hand can mean so much more.

This Space Intentionally Left Blank for Teen Services



JJ JIMMY JOHN'S

Jimmy John's delivers to this neighborhood

New, family-owned
7444 W Chatfield Ave • Unit B • Littleton
720.653.3310

Hours 10AM - 9PM

Rob & Casey
Local business owners with two other locations in Dillon and Evergreen.




JJ Rewards
Enroll & Earn Today

Order on our app

TM & © 2026 Jimmy John's Franchisor SPV, LLC 26_2455900



JKRoofing.com

J&K ROOFING
ROOFING + WINDOWS + SIDING + SOLAR

UNEXPECTED DAMAGE?

- Storm Damage & Insurance Claims
- Replacement Windows
- Siding Installation



40 YEARS OF SERVICE
2025 TOP PERFORMER

FREE INSPECTION
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.

Babysitting/Nanny Services. BLS/CPR Certified. Avail. May 25-Aug.7th. I am a nursing student at Colorado Mesa and will be home for the summer. I am a friendly, reliable and trustworthy caregiver who is super excited to give your kids loving care. I have experience with infants-6th grade. **Text or Call Gemma 303-263-3573 or gemmamac44@gmail.com.**

Spring Yard Clean Up and Miscellaneous Jobs. Hard working local 18 year old seeking additional work. Call/text Will 720-471-1713.

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

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

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

New customers A/C inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

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

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

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

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

Grass or Corn fed beef for sale - farm fresh, all natURal, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

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

Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

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

Aminals 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. Philip Lutheran Church, 7350 S. Kendall Blvd. FREE www.divorceadvicecolorado.com

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

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.

Yoga With A Ranger

Saturday, May 9, 2026, 8:30 am-9:30 am

Lookout Mountain Nature Center, 910 Colorow Road, Golden, CO 80401

Cost: Free - Registration Required on the Jefferson County Civic Rec Sign Up

Find peace and stillness this season with a gentle indoor yoga session held in the Nature Center's exhibit area. Surrounded by natural elements and educational displays, this practice blends mindful movement, breathwork, and mindfulness to help you stay grounded during the colder months. Connect with yourself and the rhythms of the season in a calm, supportive environment. All experience levels are welcome. Please bring water and a yoga mat.

Flowers don't worry about how they're going to bloom. They just open up and turn toward the light and that makes them beautiful.

-Jim Carrey

C.P.C. Painting Inc.
Give Your Home A Fresh New Look This Spring!
 Exterior & Interior Residential Painting

- Free Estimates
- Local, Family-Owned Business
- Serving Homeowners for 31+ Years
- Proud Member of BBB in Good Standing

LIMITED-TIME OFFER: Schedule your exterior repaint before 5/15/2026 & receive: \$200 OFF your project.

Call For Your FREE Estimate: **303-948-5276**

BAM BROADBAND

Still Paying For The Same Unreliable Internet And Poor Customer Service?

Switch To Better. Switch To BAM Fiber!

Price Lock Guarantee on All Plans.

CALL BAM TODAY!
(303) 551-6152
bambroadband.com





Columbine Knolls South II

May 2026 Real Estate Update

Recent CKSII Market Activity

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

St	Address	Bd	Bth	TtlSq FT	Price
A	8252 S Balsam Court	4	3	2,990	\$820,000
CSN	8026 S Yukon Way	4	3	3,164	\$689,000
P	8055 S Zephyr Way	5	5	4,514	\$1,110,000
P	8336 W Canyon Place	5	4	3,454	\$929,900
P	8281 S Yukon Way	4	3	3,319	\$795,000
C	8114 S Zephyr Way	6	4	4,488	\$1,205,000
C	8145 S Zephyr Way	4	3	4,639	\$1,110,000
C	8129 S Yukon Street S	4	4	3,663	\$999,999
C	7923 W Friend Drive	4	3	4,312	\$970,000
C	7840 W Friend Place	5	4	4,365	\$945,000
C	7844 W Friend Drive	6	4	4,142	\$935,000
C	7640 S Brentwood Street	4	3	3,450	\$910,000
C	8128 S Yukon Street	4	3	4,047	\$817,500
C	7740 W Phillips Avenue	5	4	3,802	\$740,000

CKSII Market Stats

	MEDIAN Sales Price	AverageDays on Market	# Homes Sold
2026 YTD	\$945,000	77	9
2021	\$710,000	9	19



"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."

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

Office (303)350-5838

