



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

2023 HOA

Meeting Schedule

November 14th, 7pm: Coronado Elementary
Annual Members Meeting

National Gratitude Month

This probably comes as no shock, since Thanksgiving, a day of practicing gratitude, is one of the major holidays this month.

Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

Kyle Phillips, 720-617-3263
kphillips@keystonepacific.com

November 2023

Vol. 34 No. 11 • www.eksii.org

President's Corner

We are preparing for the upcoming annual members meeting to be held on Tuesday, November 14th at 7:00 p.m. at Coronado Elementary. Members will be mailed a meeting packet from Keystone Denver Property Management ahead of this meeting. The packet will contain the meeting agenda, proxy form, 2022 annual board meeting minutes, and the proposed 2024 budget. The proxy form is particularly important if you will be

unable to attend the meeting in person but would still like your vote counted. Please return your proxy to Keystone Denver before the meeting on the 14th. You can also hand your proxy form to any current board member. The agenda items to accomplish at the annual meeting are to approve the 2022 annual meeting minutes, ratify the 2024 budget, and to elect four members to the Board of Directors. In addition to holding the annual meeting on the 14th, we will also hold the regularly scheduled bi-monthly board meeting immediately following the annual meeting. Members are welcome and encouraged to stay for this meeting also.

I am writing this post to address an ongoing concern about excessive speeding on our residential streets. My street is undergoing a baby boom coupled with a grandchild boom, and I suspect your blocks may be experiencing the same. There are a lot of kids out there. I count 19 children under the age of 5 on my block alone. I live on the S. Yukon Way curve, and it is the main artery that feeds many of our side streets. The roadway here is wide and steep which makes it easy to pick up speed quickly. Many other streets in our community are long and wide, leading to excessive speeding. Unfortunately, it's easy to speed without realizing it. I kindly ask that you adhere to the designated speed limits and be mindful of

continued on page 2



CKSII
**Parade
of Lights**



**Parade of Lights
through CKSII**

Sun. Dec. 17

*Decorated cars/floats begin lining
up at 5 pm in the Coronado
Parking Lot. Parade begins at
5:30 pm. Route on CKSII.org*

9 Ways to Have a Healthy November:

Stay hydrated: Just because it is not summer and you are not sweating, does not mean you don't need to stay hydrated. By default, I just don't drink as much during the winter months and I have to consciously make an effort to drink the recommended 8-10 glasses of water. Your body loses moisture everyday regardless of the temperature so you need to stay hydrated. Adequate hydration is important for your immune function, skin radiance and of course your mood and energy levels!

Take some Vitamin D. Winter months mean shorter days and staying indoors more (around a cozy fire!). Vitamin D is important because it keeps your bones strong and may contribute to the prevention or treatment of other diseases. We don't just get vitamin D from the sun, we also get it from food we eat. Eggs, salmon, fortified cereal, milk and cheese can all be good sources. Over forty percent of adults in the US are deficient in Vitamin D and you may be one of them! It's best to talk to your doctor before starting a new supplement. For more information on the importance of Vitamin D and the different types of supplements, visit thepharmacistsguide.com.

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President's Corner, *continued from front page*

your driving habits within our neighborhoods. I urge everyone to drive cautiously, especially in areas where children are at play. Parents on my block are watching and concerned, so please, please be mindful.

I want to thank Jennifer Blake and Anita Schicktzan (The Welcome Committee) for delivering the HOA gift boxes to 20+ new homeowners this year. The easy part is delivering the welcome boxes. The hard part is the many hours of time Jennifer and Anita spend soliciting meaningful donations from our local business community, so thanks again Jennifer and Anita! Many local businesses have been strong supporters of CKSII for many years, and I would like to acknowledge them for their contributions. The UPS Store (Chatfield & Wadsworth), Chick-fil-A (Aspen Grove & C470 & Kipling), Great Clips (Chatfield & Wadsworth), Jennifer Blake (your neighbor and realtor), Nella's Frozen Yogurt (Bowles & Wadsworth), Savory Spice (Downtown Littleton), Columbine Wine & Liquors (Ken Caryl & Pierce), and Nothing Bundt Cakes (Bowles & Wadsworth). We couldn't make the welcome boxes meaningful without these great local businesses, so please give them your support! As we prepare for the annual meeting to launch us into 2024, this is my heartfelt appeal to consider running for one of the four open board seats, or to lend a hand on one of the many committees that are so important to our thriving community. Whether you have a green thumb, possess organizational skills, or have a talent for communication, your expertise is invaluable and needed. Volunteering not only strengthens the bond with our community but also enriches your own sense of belonging, and I guarantee you will meet many new neighbors, some of which will come to be lifelong friends. Please contact me if you would like to learn more, I'd love to talk with you. My email is president.cksii@gmail.com.

Tom Schicktzan – President, CKSII HOA

Columbine Knolls South II

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

Homeowners Association Board Members are:

- President, Tom Schicktzan**
Email cksii.info@gmail.com
- Vice President, Andi Elkins**
- Treasurer, Bob Haberkorn**
- Secretary, Chris Reynolds**
- Director / ACC Chair, Bob Pellegrini**
Email cksiihoaacc@gmail.com
- Director / ACC, Matt Lawicki**
- Director, Mike Tignanelli**

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

Advertising:

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.

To place an ad, call **Colorado Lasertype, 303-979-7499**

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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.

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

2023 Dues / Assessment Schedule

	With Trash	Without Trash
January	306.00	111.00
February	280.50	101.75
March	255.00	92.50
April	229.50	83.25
May	204.00	74.00
June	178.50	64.75
July	153.00	55.50
August	127.50	46.25
September	102.00	37.00
October	76.50	27.75
November	51.00	18.50
December	25.50	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.**

**2023 HOA Annual Dues \$111
2023 HOA Annual Trash Service \$195**

The monthly amount, with trash service, is \$25.50.
The monthly amount, without trash service, is \$9.25

Thank You for Your Support!

Healthy November, *continued from front page*

Pay attention to the air. Colder months have less humidity and drier air, which can affect your skin and some respiratory conditions. When do you need it? I used to have a lot of nosebleeds as a child because of dry air – and that was one reason my mom got a humidifier! You may be noticing drier skin, chapped lips or congestion – a humidifier will help with all of these. If you do use one, just make sure you clean it regularly. A dirty humidifier can promote the growth of bacteria and mold.

Boost your immunity. A healthy immune system is the first line of defense against bacteria, viruses and other little invaders that make us sick. There are several things that we can do to keep our immune system strong – exercising regularly, staying hydrated, getting enough sleep, eating balanced meals, managing our stress and not getting too worn down. Often people turn to supplements – the data is weak for some of them but zinc, vitamin C, Echinacea and elderberry are some of the more common immune support supplements. Above all, don't forget to wash your hands!

Stock up on seasonal produce. Eating foods during their peak season ensures you get the full nutrient and vitamin content. It's also has a positive effect on the environment as your food is often more local and traveling less. Turnips, sweet potatoes, celery, and cauliflower are seasonal vegetables that pair well with a hearty soup or stew. Get creative with your sides and try to incorporate a seasonal fruit or vegetable into your meals once a day.

Download a workout. For those days where it's too cold to run outside or too hard to roll out of bed and go to the gym, having a go-to workout that will start your day right and break a sweat will be key to keeping your exercise routine on track. There are so many good options – the point is to find one or two that you love so that you will stick to it.

Read a book. As Oprah said “[reading] gives you the ability to reach higher ground. And keep climbing”. And reading literally strengthens the connectivity in your brain. The winter months are perfect for cozying up with a blanket, some hot cocoa and diving into a book (that isn't pharmacology!). Some of my personal favorite recommendations for the year – Untamed, How to do the work, and The Energy Paradox. I'm always looking for fiction recommendations, so if you have any send them here!

Switch up your moisturizer. I usually change my daily moisturizer during the winter months as my skin gets drier and I find that I need something a little heavier. For daytime, I like gels and serums that hydrate and really penetrate the skin, and for nighttime, I pick some thicker moisturizers. I also choose heavier body lotions and oils. Don't forget to avoid hot showers as they can overly dry out your skin and moisturize right after you get out of the shower or bath. Recommendations are Indie Lee body moisturizer, Moon Juice Plump Jelly and Cosmic Cream, Emogene and Co facial oils and these amazing body butters by Old Whaling Company.

continued on page 4



COLUMBINE HIGH SCHOOL

SHOWCASE

NOVEMBER 30th
6:30 - 8:00 PM

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ACTIVITY INFORMATION TABLES

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November 30th, 2023

6:30 PM - 8:00 PM

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LITTLETON. 80123

Admission \$2
(10 & under free)

The Choice to Live in Lack or Abundance

A baby cries. He doesn't have his special blanket.
 A child throws a tantrum. He must have those cookies.
 A teenager grumbles. He doesn't have a phone.
 A young adult is despondent.
 He didn't get into the right college.
 A woman weeps. She doesn't have a special someone.
 A young couple despairs. They can't conceive.
 Aging parents lament. They don't have grandkids.

Perhaps it's human nature to want more. Even when we have everything we need, we can find something to complain about and yearn for.

We can learn to turn our focus toward what we do have. It's a simple concept, but when we see someone who has little compared to us, we think it extraordinary that that person can live with gratitude.

Nick Vujicic was born without arms or legs, yet he lives with a tremendous sense of gratitude. Instead of dwelling on all he can't do, he began his career in motivational speaking at the age of 17. To date, he has spoken in 69 countries and has appeared on countless television shows viewed by millions. He's earned two bachelor's degrees and written 8 books that have been translated into 30 languages. He's been married for 11 years and has 4 children.

On the show "60 Minutes Australia," Vujicic was asked by reporter Peter Overton if he longed for arms and legs. Vujicic responded, "The joy of having no limbs and being able to be used in such a unique and powerful way for people... you

can't give me any amount of money to even consider taking a magical pill to have arms and legs...."

Vujicic could be living with a debilitating sense of lack. Instead, he's chosen to focus on the abundance of what he does have—his ability to learn, achieve, inspire, enjoy relationships, and live a fulfilling life.

Learning to live in gratitude opens our hearts and minds to our unique potential. Imagine what life could be like if we trained our minds to focus on all the things we can feel thankful for.

— By Julia Bate

Healthy November, *continued from page 3*

Be Grateful. November is National Gratitude Month and of course, we all pause on Thanksgiving to give thanks. But should we be practicing gratitude the rest of the year too? Research says yes! Individuals who practice gratitude regularly have higher incomes, relationships that are more satisfying and less instances of depression. There is also some amazing research from Duke that says writing down "three good things" before bed each night increases resilience and decreases stress. Keeping a gratitude journal, meditating or getting out in the world and serving others is a wonderful way to maintain the practice of gratitude.

— The Pharmacist's Guide (thepharmacistsguide.com)

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Fun and Meaningful Thanksgiving Traditions to Add to Your Holiday

Play a Board Game - Select something suitable for whole family and retire to the living room to see who will secure victory.

Hang by the Bonfire - Cap the evening off with a roaring fire in the backyard. It's the perfect place to unwind post-meal.

Start a Tournament - A little friendly competition never hurt anyone! If your family isn't into football, might we suggest a different activity, such as ping pong, to get the blood pumping? Winner gets first access to dessert!

Run a Turkey Trot - Nothing will gear you up for a big midday meal quite like a brisk 5K! Encourage the whole family sign up for this healthy morning activity, which will still leave plenty of time for feasting afterwards.

Play Some Football - Whether you're watching, attending, or playing, football is a big part of many families' Turkey Day itinerary.

Watch the Macy's Thanksgiving Day Parade - Join Tom Turkey and all of your other favorite balloon friends for one of the most American Thanksgiving traditions—the Macy's Thanksgiving Day parade! Watch performances from pop stars, marching bands, and more.

Bless the Food - Express gratitude for family, friends, and food with a meaningful Thanksgiving prayer or Thanksgiving poem. Make it a tradition to go around the table and have everyone say what they are most thankful for in 2023.

Flip Through Old Family Photos - Use old family photos as a nostalgic touch on the table and to inspire "remember when" banter. After the meal wraps up, watch old family movies or flip through photo albums for a few good laughs (and possibly tears, too).

Host a Friendsgiving - Whether on Thanksgiving Day or another time during November, celebrate your nearest and dearest friends by hosting a Friendsgiving feast. Because after all: "There are friends, there's family, and then there are friends who become family."

Set Up a Craft for the Kids - Keep the children occupied while the food is being prepared by stocking a table with Thanksgiving coloring sheets and more and the makings for a turkey-themed craft or two.

Craft DIY Placecards - Celebrate the warm spices of the season with a DIY cinnamon stick placecard holder. Simply wrap the ends of a cinnamon stick with red twine and insert a place card in its natural opening. You can use them year after year.

Go for a Post-Thanksgiving Walk - When your Thanksgiving feasting comes to an end, head outdoors to stretch your legs (and walk off all that turkey!).

Split the Wishbone - Weird as it may seem, wishbone splitting is an age-old Thanksgiving tradition.

Take a Trip to the Tree Farm - Get outside after that epic Thanksgiving dinner and kick off the Christmas season with a trip to a nearby Christmas tree farm. Major bonus points if you chop your tree down yourself!

– in part from www.countryliving.com

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The Difference Between Veterans Day and Memorial Day

Both holidays were established to recognize and honor the men and women who have worn the uniform of the United States Armed Forces. Memorial Day, which is observed on the last Monday in May, was originally set aside as a day for remembering and honoring military personnel who died in the service of their country, particularly those who died in battle or as a result of wounds sustained in battle.

Veterans Day is intended to thank and honor all those who served honorably in the military – living and dead – whether in wartime or peace. In fact, Veterans Day is largely intended to thank living Veterans for their service, to acknowledge that their contributions to our national security are appreciated, and to underscore the fact that all those who served - not only those who died - have sacrificed and done their duty.

To ensure the sacrifices of America’s fallen heroes are never forgotten, in December 2000 the U.S. Congress passed and the president signed into law “The National Moment of Remembrance Act,” P.L. 106-579, creating the White House Commission on the National Moment of Remembrance. The commission’s charter is to “encourage the people of the United States to give something back to their country, which provides them so much freedom and opportunity” by encouraging and coordinating commemorations in the United States of Memorial Day and the National Moment of Remembrance.

The National Moment of Remembrance encourages all Americans to pause wherever they are at 3 p.m. local time on Memorial Day for a two minute of silence to remember and honor those who have died in service to the nation.

On October 7, 2016, President Obama signed the Veterans Day Moment of Silence Act. The law requires that the President issue a proclamation calling on the people of the United States to observe a two minute national moment of silence on Veterans Day at 3:11 p.m. Atlantic standard time, 2:11 p.m. Eastern standard time, 1:11 p.m. Central standard time, 12:11 p.m. Mountain standard time, 11:11 a.m. Pacific standard time, 10:11 a.m. Alaska standard time, and 9:11 a.m. Hawaii-Aleutian standard time.

–<https://department.va.gov/>

Test Smoke And CO Alarms

With cold weather arriving and furnaces and fireplaces cranking up, this is a good time to test your smoke and carbon monoxide (CO) detectors to make sure they’re functioning properly.

Press and hold the “test” button on the smoke or CO detector to make sure the alarm goes off. Replace the batteries if the alarm doesn’t work, or if the batteries are more than a year old, then test again.

Be sure to write the date the battery was replaced on the battery or on a piece of tape stuck to the back of the alarm. It’s also a good idea to blow out smoke and CO alarms with canned air periodically to remove dust. Also, be sure to replace any alarms that are over than 10 years.

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National Family Caregivers Month

(NFCM) is a time to recognize and honor family caregivers across the country. It offers an opportunity to raise awareness of caregiving issues, educate communities, and increase support for caregivers.

This Space Intentionally Left Blank for Teen Services

Kiwanis Club of Columbine

Kiwanis is a global organization of volunteers dedicated to improving the world one child and one community at a time. Our local club, the Kiwanis Club of Columbine, fulfills that mission in our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year.

In November we need help with Project Cure on November 27th, Columbine Hills Elementary Science Fair on November 16th, and Sharing with Sheridan Food Pantry every Thursday along with a number of other projects you can find out about in our weekly newsletter. 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.

Also, join us for any of our social events in November, Kiwanis after Dark on November 14th and 28th at Old Chicago on Wadsworth and Hampden in Lakewood, 5pm.

You do not need to join the club to participate. Anyone is welcome to participate on any project or attend any of our social events. We have a lot of fun, meet a lot of new people, and do a lot of good for our community. 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 around 12:30 PM. For more information email kensweet@gmail.com.

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 December ad deadline is November 15th



Recent CKSII Market Activity CSN: Coming Soon | A: Active | P: Pending | C: Closed

St	Close Date	Address	Bd	Bth	Ttl sq FT	Price
A		7814 W Friend Drive	5	4	4,885	\$969,900
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
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	09/29/2023	7703 S Yarrow Court	4	3	3,173	\$835,000
C	07/21/2023	8064 S Zephyr Way	5	4	4,054	\$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

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2023 YTD	\$829,227	17	15
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 9 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

★★★★★