



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

October 2023

Vol. 34 No. 10 • www.cksii.org

2023 HOA Meeting Schedule

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



Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

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

President's Corner

We held the biennial E-Recycle and Shredding Event on Saturday, September 9th and it was a huge success with 60+ member households participating. I want to thank Chris Reynolds (our board Secretary) for sponsoring this event. It is no easy task to get electronics and document shredding vendors to participate in a community event of limited size, let alone on a Saturday, so kudos to Chris for her persistence and hard work! I'd also like to give a big shout out to Jim Reynolds for his military precision and good humor while directing traffic through the event. I'd also like to thank Stephanie and Bob Haberkorn, Andi Elkins, and Anita Schicktzan for helping on Saturday. We collected over 960 pounds of paper and 6 pallets stacked high with electronics and small appliances. Everybody left happy knowing their documents were securely destroyed and their electronics would be recycled properly.

We've received very insightful feedback and a willingness to participate from our members regarding the process they would like to see in creating the Architectural and Community Standards (the "Standards"). Based on this feedback and interest, we understand this process needs to be more inclusive, transparent, and better communicated at every step of the way. Toward this initiative, we will be forming a Special Committee of members in good standing (not board members), chaired by board member Mike Tignanelli to address the Standards and to report their findings and recommendations to the Board.

The goals and work products of the Committee will be non-confidential, and their meetings will be held in an open forum. These meetings will take place after the existing bi-monthly HOA meetings, or at such a time and frequency that meets the Special Committee members' schedules. This Committee will be disbanded at such a time when they are no longer required.

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

Get Stuck or Get Back Up

Three days after returning home from a trip to Malta, I had to take a 3-hour exam. Because I knew I'd be jetlagged from 16 hours of travel, I chose to take the exam online instead of going to a testing center. The exam was for international licensure and therefore was proctored. This required me to test my computer system 3 times. Each time my system was deemed ready for the testing app and process. Thirty minutes prior to the exam, I was required to make my webcam and microphone available so the proctor could monitor me.

I knew the material well. I was ready to achieve this goal. At 10 am, the exam began. At 10:04, the testing app crashed. Frustration and anger welled up. My test would end at 1 pm and I had no way to continue. Finally, a chat box appeared on my screen. My proctor saw I was having a problem. She wrote that she would relaunch the app. I just had to wait. I don't wait well, but I had no choice. I needed to pass this test. I paid a lot to take this exam and I didn't want to fail, in part, because I didn't want to pay to re-take it.

After a while, the exam reloaded with the same question I had been working on. Just minutes later, however, another crash! To my dismay, the app kept crashing throughout the exam. With no added time given to me for these disruptions,

continued on page 3

President's Corner,

continued from front page

The next steps in the Special Committee formation process will be to fill Special Committee positions and create a mailer for Board approval. Next, the mailer will be distributed to the community at large, introducing the Special Committee, its purpose, duration, and goals.

In other news, Bob Haberkorn (Treasurer) and Kyle Phillips (Keystone Denver Property Management) will be working on the 2024 association budget in the coming weeks, so it is ready for adoption by our members at the November 14th annual meeting. The proposed 2024 budget will be sent to all member households ahead of the November meeting as part of the annual meeting packet. This packet will also include documents such as the annual meeting agenda, the minutes from the November 2023 annual meeting, and a proxy assignment form. The proxy assignment form is particularly important because it is your means of voting at the annual meeting if you can't attend in person. We cannot hold the annual meeting without 10% of our members (approximately 39 member households) either physically present at the November meeting or represented by proxy. In fact, every annual meeting I've attended would not have taken place without the proxies to ensure we had met our quorum requirement. Instructions on ways to return your proxy will be provided in the packet.

Lastly, we will have four board seats with terms ending in November. I do not know at this time whether these board members will seek reelection, but I encourage you to contact me if you are interested in serving your community by running for the board. I would welcome the opportunity to talk to you and answer any questions you may have. Please contact me via my HOA email address at president.cksii@gmail.com.

— **Tom Schicktanz** – 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 Schicktanz**
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!

Get Back Up, *continued from front page*

the exam ended after 3 hours. I finished with less than a minute to spare. I was exhausted. Before I shut down my computer, I counted the app icons that showed how many times it had been relaunched. The app had crashed 52 times!

When my head cleared, I began to consider what I'd learned from the experience. I learned I'm capable of getting up after being pushed down. I persevered. I kept my head in the game through the painful process. I chose to focus on what was possible, not the obstacles. I finished when it seemed impossible.

Life brings many tests, often far more challenging than an exam. Job losses, break ups, injuries, rejections, car troubles, and so much more. When the critical challenges arise, consider how you successfully tackled smaller tests. Use the mindset, strategies, and focus that got you through those. No matter our season of life, we've all conquered challenges—learning to talk, walk, and far more advanced skills. How many times does a child fall before learning to walk with confidence? Way more than 52 times.

Moving toward our goals always involves challenges. Reflecting on what it took to overcome setbacks in the past strengthens our resilience. Understanding that frustration and pain are part of the learning process can ease the sting. When you encounter a setback or stumble on your path, consider the cost of getting stuck in negative emotions. You can overcome so much more quickly when you accept the rockiness of the road, get back up, and keep moving forward.

Lastly, don't forget to celebrate your achievements. Today, I'm celebrating mine. I passed!

— Julia Bate

Kiwanis Club of Columbine

One of our major fundraisers, selling drinks at Bandimere, was very successful. With Bandimere closing next year, we will be challenged to find other fund raisers. We were able to donate over \$15,000 to various nonprofits and schools this year. We distributed backpacks to IFCS and the Action Center. We awarded a thank you plaque to the UPS store at Chatfield and Wadsworth for their generous donations of books to our local schools.

Our blood drive on September 16 was a great success. I took some liberties, it has not happened yet, this is being written before the blood drive. We have distributed about 150 food baskets per week with Sharing with Sheridan.

Coming up: Sharing with Sheridan, can be heavy lifting or food distribution, project Cure (projectcure.org), the last medical supplies we sorted are going to Ukraine, Meals on Wheels every weekday, working g with a team of two, ushering for the Jeffco Symphony, plus many more projects.

We have started working with local schools to provide library help, office help, tutoring, and more. It is a chance to work with our youth and to get to know the teachers. Join us and help. You don't need to be a Kiwanis member to work with us.

We can use help, details are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution.

We are an active service-minded club of 70 members, and we are growing. If you would like to participate in service projects and social events check us out at <http://columbinekiwanis.org>. We invite you to come for a free breakfast Wednesday at 6:45AM at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton, CO 80123. You do not need to join the club to help with our service projects. For information email me at kensweet@gmail.com.

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<p>Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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SNAP, Facebook, CREDIT UNION OF COLORADO

5 Tips For Fall Home Maintenance In October

Well, autumn is almost here. How can you tell? Stores are out there promoting Halloween already. And, sure, the fiery colors of autumn leaves may herald in the passing of the season, but so can the onslaught of pumpkin-spiced drinks, coffees, cakes, desserts, and ... yes ... even pumpkin-spiced air fresheners. Why does this matter to you? If you're a homeowner, simply relaxing as the cool breezes of fall wash over you is not necessarily a time to let down your guard. Hence, our list of five things you should consider for fall home maintenance.

1. Get your lawn ready for winter. Depending on where you live, how you fertilize your lawn can vary. But, we're going to focus on those who live in colder climates where lawns go dormant. Long-time home advice guy Bob Vila recommends using a slow-release organic fertilizer on your lawn. He says where areas get full sun, lay down between one and four pounds per 1,000 square feet of grass. In shaded areas, a little less. You'll want to aerate your lawn, as well. And then look for thinning places in your lawn to deny weed growth by applying cool weather grass seed.

2. Get Up-to-Date with Your Smoke Detectors. Fire Protection Week begins October 6, 2019. Are you finished with your gift shopping yet? Wait, wrong holiday. Nonetheless, this important occasion is a good reminder for you to assess your smoke detector situation in your home. Every level of your home should have one, especially kitchen areas, hallways, and every bedroom. Test your smoke detectors once a month by pressing the test button to make sure they work. If your smoke detectors are battery-operated, use the time change in spring and fall as your reminder to replace your smoke detector batteries with new batteries. And you should consider replacing the smoke alarms themselves every 8-10 years.

3. Fall Cleaning. This is a dust-er-riffic opportunity for you to give your house a thorough cleaning. Open all the windows of your home and bust out your dusting arsenal. As part of your process, you'll want to dust things that don't get routine attention like ceiling fans and hard-to-get-to places around and under furniture. Include on your fall cleaning list draperies, blinds, carpets, rugs, and your windows while you're at it. Or better yet, hire someone else to do the job.

4. Does Your Home Exterior Look A-peel-ing? Walk around your home and look for any damage to your home's siding, foundation, and paint. Perform touch-up work on any cracked or peeling paint you come across. Not doing so can leave your home open to potential water damage once the ice and snow show up – which will surely cost you a lot more in repairs than doing some simple paint touch-up ahead of time.

5. Fire Up Your Fireplace. Nothing will get you in the mood to perform fireplace maintenance faster than the first blast of Arctic air. But waiting for that is not the smart option. October is the time you'll want to get your fireplace ready for the coming winter. Repair chimney chips and cracks. Make sure door gaskets have a tight seal. And unless you want to end up looking like Dick Van Dyke from the original Mary Poppins, we'd recommend you let a professional chimney sweeper manage your soot buildup.

— By Storm Guard, stormguardrc.com

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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

Easy Pumpkin Soup

This thick and creamy pumpkin soup is simple to make using canned pumpkin puree! Caramelized onion, cinnamon, nutmeg, and ginger give this fall favorite soup amazing warm flavor!
Servings: 4, Prep: 5 mins., Cook: 35 mins., Total: 40 mins.

INGREDIENTS

- 2 T. butter
- 2 large yellow onions, sliced
- 2 cloves garlic, minced
- 1 t. salt
- 1 t. cinnamon
- ½ t. nutmeg
- ½ t. ground ginger
- 2 15-oz cans pumpkin puree
- 2 C. chicken stock
- 2 C. water
- ½ C. heavy cream

INSTRUCTIONS

1. Melt the butter in a large pot over medium heat.
2. Add the sliced onions to the pan and cook, stirring occasionally until caramelized, about 15 minutes.
3. Add the garlic, salt, cinnamon, nutmeg, and ginger to the onions and stir constantly for one minute.
4. Add ¼ Cup of the chicken stock and use a wooden spoon to scrape any browned bits from the bottom of the pan.
5. Add the remaining chicken broth, water, and pumpkin puree and stir to combine.
6. Turn heat to low and simmer the soup for 20 minutes.
7. Turn the stove off and use a handheld immersion blender to puree the soup. Alternately, use a regular blender and puree the soup in 2-3 batches.
8. Stir the heavy cream into the soup, serve immediately with warm bread if desired.

This Space Intentionally Left Blank for Teen Services

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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
P		7739 W Phillips Avenue	4	4	3,786	\$894,900
P		7703 S Yarrow Court	4	3	3,173	\$815,000
P		8199 S Yukon Street	4	3	4,041	\$725,000
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	09/06/2023	7687 S Allison Court	5	4	3,338	\$867,500
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

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2023 YTD	\$832,375	18	12
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



Jennifer Blake your CKSII Real Estate Specialist

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