



COLUMBINE KNOLLS
South II - HOA

THE REVIEW

A Covenant Controlled Community

September 2023 Vol. 34 No. 09 • www.eksii.org

2023 HOA Meeting Schedule

September 12th, 7pm: Remote
November 14th, 7pm: Coronado Elementary Annual Members Meeting

Community Note:

Please be aware of the new school times for Coronado Elementary school. School now starts at 8:00am and finishes at 3:05pm. With lots of families in the neighborhood be cautious of kids walking and riding their bikes to school. Also, avoid Carr St. during these times if you can if you don't want to get stuck in traffic!

Waste Management

303-797-1600 • www.WM.com

Keystone Denver Property Management

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

President's Corner

I am pleased to introduce Kyle Phillips as our new community association manager. Bob Haberkorn and I met with Kyle last week to get acquainted and to show him around the community. Kyle's direct phone number is 720-617-3263, and his email address is kphillips@keystonepacific.com. Kyle comes to us with many years of community management experience, and we are excited to have him on board.

I mentioned many postings ago about engaging Jeffco concerning the condition of our residential roadways. Some of our roadways are okay, but many are showing their age.

Engaging Jeffco has been a slow process, but I am finally gaining some (I say some) traction. While the roadways in our community are not an HOA issue (the HOA does not own or maintain them), they are an issue for all of us as taxpayers in Jefferson County. My goal is to do what I can to advance the discussion with Jeffco and get immediate repairs (potholes) taken care of soon, while continuing conversations to build a longer-range plan to address our community roadways.



That said, I've been told by Jeffco that pothole repairs have been scheduled in locations I alerted them about, but I suspect there are more issues out there that I'm unaware of. You can either send a picture and the address of the pothole to eksii.info@gmail.com and we will submit a repair request, or you can do it yourself by going to www.jeffco.us/787/Road-Bridge-Division. Simply click on Contact Road and Bridge, establish an account, and submit your request with a picture and address/location of the issue. As with all public infrastructure needs and concerns, we are vying for limited resources. Getting our community in the queue for help will likely take more than just a single voice. While cliché, the squeaky wheel probably helps get the grease, so I encourage you to contact Jeffco Road & Bridge if you have a roadway issue in front of your home. I have a meeting in October with the Senior Jeffco Road & Bridge Supervisor for our district and will report back then.

continued on page 2

2023 CKSII Community Events



**Music & Movie
In The Park**

**Fri. Aug. 18
6-9:30 pm**

Coronado Park
Band, featured film, & food trucks! Weather permitting



**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



E-Waste and Shredding - Sat. Sept. 9

For current HOA members

QUESTIONS/DETAILS: CKSII.ORG OR VP.CKSII@GMAIL.COM



President's Corner, *continued from front page*

Thanks to several homeowners who contacted us about the extremely dry condition of the flowers at the W Chatfield Ave and S Yukon Way entrance. We hadn't realized Jeffco failed to turn on the water to the flowerbeds. Jeffco typically does this in late April or early May, but with the wet spring, it slipped through the cracks. Fortunately, Andy and Geraldine Rodriguez allowed us to pull water from their spigot to keep the flowers watered until Jeffco could get the water on. A huge thanks to Andy and Geraldine! Thankfully, and to their credit, Jeffco was on it almost immediately. An interesting side note about this entrance is our community does not own the land, nor do we supply the power for the signage or the water for the plantings. This all comes from our partnership with Jefferson County. Our HOA is responsible for maintaining the plantings and small areas defined as the entrance, and the brick monuments and signage. We've had a small core group of volunteers who have maintained this entrance for many years, and we would love to have a few new volunteers for this and all our great committees. The easiest way to get involved is to fill out the Volunteer form on the cksii.org website. The online form can be found by clicking on the Community tab at the top of the home page. Joining a committee is a great way to meet your neighbors and give back to the community. You also tend to get invited to a lot of neighborhood block parties!

— Tom Schicktanz – President, CKSII HOA

Sept. 6: Fight Procrastination Day

This is an unofficial holiday that encourages people to take charge of their procrastination problem and to find ways to combat the never-ending urge to put off important tasks for another day.

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!

Kiwanis Club of Columbine

We had a busy June; we are always busy. If you want to help your community and meet other volunteers, join us. Some of this month's highlights.

One of our major fund raisers selling drinks at Bandimere, was very successful. We finished JSEL (Jeffco Schools Early Learning) providing food to Dutch Creek Elementary thanks to the Action Center and IFCS. We started distributing backpacks with IFCS and the Action Center.

Activities coming up in September, we can use help. Blood Drive Sept 25, Project Cure, Summerset September 16, Sheridan Food Distribution, and many more.

We are getting ready for school to start. Many activities from tutoring, shelving books in the library, helping with youth groups. 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 6:45 a.m. 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.

Late-Summer Planting Yields Fall Vegetables

By *Kathy LaLiberte, Gardener's Supply (gardeners.com)*

Seeds germinate fast when the soil is already nice and warm. For delicious, picture-perfect fall crops of spinach, lettuce, peas, kale and broccoli, now's the time to plant. Here are four easy steps to ensure your success.

1. Pull Some, Plant Some. As soon as any early season plants have passed their prime, pull them out and replant. Even little sections where a cucumber plant expired or the cilantro went to seed. Put the old plants in your compost pile, then aerate and replenish the soil by forking in some compost and organic fertilizer. Rake the surface smooth and sow something new!

2. Screen the Sun. For good late-summer germination, it's important to keep the soil surface from drying out and not let soil temperatures rise over 80 degrees F. Wire hoops and shade fabric are an easy solution. Fall-planted seeds should be sown twice as deep as in the spring. Natural shade from a trellis or tall plant can also provide a good spot for seeding a second crop. When cold weather arrives, keep plants warm with a floating row cover.

3. Sow the Right Crops. Plants that thrive in fall weather include: carrots, beets, broccoli, Swiss chard, kale and all kinds of salad and Asian greens. Choose disease-resistant varieties that mature quickly. All can be direct-sown into the garden, though broccoli can also be started indoors under lights or in a greenhouse. If planting a fall crop of peas, choose bush peas rather than traditional climbers.

4. Don't Delay. Summer-planted crops usually require an extra two weeks to mature (because days are shorter and air temperatures are cooler). Using the days-to-maturity figure on the seed packet, count back from your fall frost date, then add a 14-day "fall factor". This will give you your fall planting date.

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<p>Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKEWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<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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For more information call the Metro Denver Farmers' Market Hotline
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www.denverfarmersmarket.com

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Learning to Play a Musical Instrument as an Old-Timer

By *Julia Bate, Certified Life Coach*

I have plenty of reasons to feel nervous. This morning I will attend my first piano lesson. I'm 62 years old. My hands tremor. And I typically don't perform physical activities well under pressure. (I'm the comic relief during a game of corn hole and my family has strictly forbidden me to play yard darts.)

So, why am I actually paying money to learn to play the piano? Because there are so many cognitive, physical, and emotional benefits to be gained from it that it seems an effective way to improve my health as I age. Here's what I've been learning.

Cognitive Benefits

Researchers investigated how piano training effects the brains of older adults. The results, published in "Frontiers in Human Neuroscience" (2013), highlight substantial improvements in participants' memory, attention, and processing speed. They found that learning to play the piano helps our brains maintain vitality and growth. Playing any musical instrument involves reading sheet music, coordinating both hands, and producing varying rhythms. Decoding musical language requires multitasking and problem-solving. This complex workout can help counteract age-related cognitive decline.

Physical Benefits

Playing a musical instrument enhances finger dexterity, hand coordination, and fine motor control. But not only does it improve physical agility, it also nurtures our proprioception - the awareness of how our body is positioned and moves. Proprioceptive training is fundamental to improving posture, balance, and coordination. It's a significant activity to help us maintain body control as we age.

Emotional Benefits

Music is an outlet for emotional expression. A study featured in the "Journal of Positive Psychology" (2013) explored the emotional effects of learning piano in later years. The findings revealed participants experienced decreased negative emotions and an improved sense of life satisfaction.

Playing music allows us to express feelings in a way that transcends words. Especially during later years when life's transitions and health challenges evoke complex emotions, playing music can be invaluable. Studies show that engagement with music triggers the release of endorphins and dopamine, hormones and neurotransmitters that help relieve pain and stress and foster feelings of relaxation and well-being.

A Symphony of Positive Experiences

Learning to play an instrument at any age can be challenging. Especially when our hands tremor, our bodies ache with arthritis, and our minds aren't as sharp as they used to be. But we don't have to aim for perfection. Music embellishes our lives on so many levels. We can enjoy the journey of learning a skill that improves our minds, physical functioning, and sense of well-being.

Being open to the experience learning to play a musical instrument brings new rhythms and a sense of well-being into our aging life. It's never too late to begin. Life is all about how we play.

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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.

38th Annual Sunnerset Festival

Come out and join us on September 16, 2023 at Clement Park for one of the longest standing, family-fun community events – the Sunnerset Festival. Celebrating our 38th anniversary, Sunnerset Festival is one of South Jeffco's largest community events to help support our local Foothills Parks & Recreation District. A fun and exciting lineup of local food and culture, family fun, kids activity fair, business and craft expo, car show, craft beer tasting and more.

–<https://sunnersetfest.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		7703 S Yarrow Court	4	3	3,173	\$850,000
A		7909 W Fairview Avenue	4	4	4,036	\$789,000
A		8199 S Yukon Street	4	3	4,041	\$725,000
P		7687 S Allison Court	5	4	3,338	\$865,000
P		7943 W Friend Drive	6	5	4,877	\$810,000
P		8289 W Fairview Avenue	3	3	3,668	\$774,500
C	08/11/2023	7665 S Allison Street	6	4	3,539	\$980,000
C	06/16/2023	8249 W Phillips Avenue	6	5	5,063	\$896,000
C	07/07/2023	8233 W Otero Avenue	4	4	5,012	\$893,000
C	07/21/2023	8064 S Zephyr Way	5	4	4,054	\$810,000
C	06/23/2023	8357 W Morraine Drive	5	4	3,707	\$810,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2023 YTD	\$843,625	16	8
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

Novella
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