

September 2025

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September Lawn & Garden To-Do List

September heralds the fall gardening season with cooler temperatures and a first taste of autumn in the air. Zones 1-4 will likely experience a first frost, while warmer zones look forward to relief from the late summer heat and drought. September also marks the autumn equinox, when day and night are the same length, and the waning daylight hints at the winter to come. Now's the time to be outside to enjoy the beautiful weather while taking care of some of the following lawn and garden tasks for September.

ANNUALS AND PERENNIALS

- Divide and/or transplant perennials, making sure to feed the roots with a good source of phosphorus.

continued on page 2

Waste Management

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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/>

Your HOA Gives Back to Members

Your CKSII HOA is excited to announce three sustainability events happening in October. All three events are hosted by your HOA, at little to no cost to our members. See below for details.

EWASTE AND SHREDDING:

Saturday, October 4, 9am – 12pm
Coronado Elementary

The HOA will host an electronics recycling and shredding event in the parking lot at Coronado Elementary. **This event is for active CKSII HOA members only!**

Please visit the <https://cksii.org/sustainability/> for a list of acceptable eWaste items.

Please note, the e-Waste vendor, PedalPoint, charges a separate fee for certain items:

- LCD Monitors - \$5 each
- Flat Screen TV's (All Sizes) - \$20 each
- CRT TV or CRT Monitors (All Sizes) - \$40 each
- Floor Model Printers - \$30 each
- Projection/DLP/Console TV - \$75 each

Payments can be made in cash, by check or by credit card. No debit cards please.

Document shredding is limited to four file-size boxes or kitchen size bags of paper. Please visit the <https://cksii.org/sustainability/> for more details about preparing document shredding.



PAINT RECYCLING: Saturday, October 11

Your HOA has coordinated with GreenSheen (<https://greensheepaint.com/>) to provide a 100% free Paint Recycling service to collect your old paint, stain, and varnish. This is a door-to-door pick-up service!

To participate simply call 720-854-8722 or complete an online form at www.greensheepaint.com/paint-pickup to coordinate with dispatchers. Pick up is planned for October 11, but may vary depending on volume. Call today and tell them you're with the CKSII HOA!

Please visit the <https://cksii.org/sustainability/> for a list of acceptable paint items (and what will NOT be accepted).

If you know someone who would like to join the HOA to take advantage of these and many other benefits, they can contact **Jessica Azzarano** at 720-372-1151 or jazzarano@keystonepacific.com to become a member before these October events.

See our website for more information: <https://cksii.org/community/membership-information>.



Lawn & Garden, *continued from front page*

- Don't disturb asters, Russian sage, ornamental grasses, chrysanthemums (find out how to cultivate chrysanthemum flowers), or other plants that are of interest in the fall and winter.
- September is the month to plant or transplant peonies.
- Plant annuals such as ornamental cabbage, pansies, violas, and snapdragons.

After first frost in zones 7 and below, dig up and store tender bulbs such as caladium, canna, taro, elephant ear, dahlia, and tuberous begonia.

SHRUBS AND TREES

- Container grown trees and shrubs can be planted now.
- Remove any dead shrubs and trees.
- Transplant trees and shrubs after the leaves begin to turn.
- Clean up fallen fruit to deter pests and disease.
- Address diseases now. Remove and destroy (do not compost) unhealthy leaves and branches after treating.
- Remove spent blooms, but don't do any heavy pruning that would encourage new growth which would be killed by the first frost.

Hold off on fertilizing trees and shrubs to allow them to harden before winter.

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

Columbine Knolls South II

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

Homeowners Association Board Members are:

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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**.



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Lawn & Garden, *continued from page 2*

VEGETABLE GARDEN

- Plant late-season vegetables such as peas, broccoli, cauliflower, cabbages, kale, brussels sprouts, leeks, lettuce, radishes, turnips, and onions.
- Once your vegetable garden is finished, plant clover, alfalfa, or legumes as a cover crop. These “green manures” can be plowed under in the spring for a natural fertilizer and soil conditioner.

HOUSEPLANTS

- Bring houseplants indoors before the nights get too cool.
- Prepare for Christmas color! Place poinsettias and Christmas cactus indoors where they will receive 10 hours of bright light (and 14 hours of total darkness) each day. A Christmas cactus will need a cool spot (50-60 degrees), while poinsettias are OK at 65-72 degrees.

Plant some spring-flowering bulbs in pots to enjoy over the winter. If you intend to force early blooming for the holidays, put your bulbs in the refrigerator now.

LAWN

- The first half of September is prime lawn time! Take advantage of the season to ensure a strong, tough lawn in the future.
- Start with core aeration and dethatching, leaving about ½” of thatch to decompose.
- If you are planting seed, or if your lawn is thin or weedy, sow seed before mid-month. Let the new shoots grow through 2-3 mowings before applying regular-strength fertilizer or a “weed and feed” product.

- Fertilize with a 3-1-2 fertilizer to encourage top growth and winter hardiness.

CLEANUP AND MAINTENANCE

- Now is a great time to clear out new planting beds and apply compost (or leaves and grass clippings) to be ready for spring planting.
- Attack those weeds! Commercial herbicides are particularly effective this time of year, as weeds are storing up nutrients in their roots and quickly absorb the herbicide where it counts.
- Check out our videos on how to safely target weeds and organic weed control using vinegar.
- Label your perennials and bulbs before they die back to the ground.

Put out extra bird feeders to support migrating birds.

Read also: Fertilizer Application for Beginners

PESTS

Slugs are particularly active in September – apply slug bait, diatomaceous earth, or other slug-control products during this time. In the fall, slugs lay clusters of eggs about the size of a small BB. Look under stones, boards, and around the edge of your lawn for these colorless eggs and destroy any you find.

PLAN AHEAD

- If you haven’t already ordered your fall bulbs, do so now! Hold off on planting them until after the first frost.
- Simplify leaf clean-up by installing gutter guard, covering open drainpipes, and tuning up or repairing fall lawn and garden equipment.
- Build a compost bin to collect fall leaves.

(Clip AD & Save For Later)



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Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.



Kiwanis Club of Columbine

What we did last month – thank you for your help.

- Had interesting speakers – Casa, Action Center, Fossils, Rare Earths
- Many service projects: Sheridan Food Bank, Project Cure, Served drinks at Red, White, and You,
- Ushered at Jeffco Symphony. Meals on Wheels + more.

Coming up:

Meals on Wheels, Food Banks, Sorting Medical supplies, socials, donating toys to local hospital, The Action Center need help sorting clothes for their clothing bank, If we can get enough help we will start project sorting clothes in September.

Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more, visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton.

The Kiwanis Club of Columbine is a group of volunteers (70 members) dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. All are welcome to help with any of our projects or attend any of our social events. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

Zucchini Bread Muffins

Prep Time: 10 minutes

Total Time: 35 minutes

Cook Time: 20 minutes

Yield: 12 muffins

Flavorful and moist, these zucchini bread muffins are an easy summertime baking staple. No need to peel the zucchini before shredding, but you certainly can if you'd like.

- 1 & 3/4 cups (220g) all-purpose flour or whole wheat flour (or mix of both), spooned & leveled
- 1 teaspoon baking powder
- 1/2 teaspoon baking soda
- 1/2 teaspoon salt
- 1 & 1/2 teaspoons ground cinnamon
- 1/4 teaspoon ground nutmeg
- 1/2 cup (120ml) vegetable oil (or melted coconut oil)
- 1/2 cup (100g) granulated sugar
- 1/3 cup (67g) packed light or dark brown sugar
- 2 large eggs, at room temperature
- 2 teaspoons pure vanilla extract
- 2 Tablespoons (30ml) milk (dairy or non dairy)
- 1 & 3/4 cups (210g) shredded zucchini (no need to blot)*
- optional: 1 cup (180g) semi-sweet chocolate chips (or chopped nuts, raisins, etc)
- optional: coarse sugar, for sprinkling on top

INSTRUCTIONS

1. Preheat oven to 425°F (218°C). Spray a 12-count muffin pan with nonstick spray or line with cupcake liners.
2. Whisk the flour, baking powder, baking soda, salt, cinnamon, and nutmeg together in a large bowl. Set aside. In a medium bowl, whisk the oil, granulated sugar, brown sugar, eggs,

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Zucchini Bread Muffins, *continued from page 4*

vanilla extract, and milk together. Whisk in the shredded zucchini. Pour the wet ingredients into the dry ingredients and whisk or stir until just combined. Fold in any add-ins you want to include, if any. Avoid over-mixing. Batter is thick.

3. Spoon the batter into liners, filling them all the way to the top. Sprinkle with coarse sugar, if desired.
4. Bake for 5 minutes at 425°F (218°C); then, keeping the muffins in the oven, reduce heat to 350°F (177°C) and continue baking for another 15–17 minutes or until a tooth-

pick inserted in the center comes out clean. The total time these muffins take in the oven is about 20–21 minutes, give or take. (For mini muffins, bake 11–13 minutes at 350°F (177°C) the whole time.)

5. Allow the muffins to cool for 5 minutes in the muffin pan, and then transfer to a wire rack to continue cooling, or enjoy warm.
6. Muffins stay fresh covered at room temperature for a few days, then transfer to the refrigerator for up to 1 week.



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

St↓	Close Date	Address	Bd	Bth	TtlSQ FT	Price↑
A		8055 S Zephyr Way	5	5	4,514	\$1,225,000
A		8129 S Yukon Street S	4	4	3,663	\$1,165,000
A		7830 W Friend Place	5	5	4,282	\$1,050,000
A		8160 W Phillips Avenue	4	4	4,155	\$989,900
A		7844 W Friend Drive	6	4	4,142	\$975,000
A		7636 S Allison Court	6	4	3,105	\$875,000
A		8128 S Yukon Street	4	3	4,047	\$815,000
P		8288 W Chestnut Avenue	6	4	3,524	\$834,000
C	06/27/2025	8369 W Fairview Avenue	4	4	3,622	\$1,025,000
C	08/01/2025	8188 S Yukon Street	6	4	4,873	\$975,000
C	08/04/2025	7863 W Friend Drive	4	4	4,301	\$885,000
C	05/05/2025	8055 S Zephyr Way	4	4	4,514	\$826,200
C	04/21/2025	8102 S Zephyr Street	5	4	4,315	\$794,000

CKSII Market Stats

	Average Sales Price	Average Days on Market	# Homes Sold
2025 YTD	\$935,109	51	11
2020	\$609,110	15	21
2018	\$578,583	28	18

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