

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

August 2023

Vol. 36 No. 08 • Circulation: 1040

CKHA Upcoming 2023 Events

- **National Night Out** – August 1st, 6-8 p.m.
Marker Park
- **HOA Clean Up Day** – September 16th, 9 – 11 a.m.
- **Fall Fest** – October 15th, 4 – 5:30 p.m.
Creek Side Gardens

When Do Our Students Go Back to School?

Normandy Elementary
303-982-4766
1st Day: August 15th

Ken Caryl Middle School
303-982-4710
6th GRADE ONLY: 8/15
All Other Students: 8/16

Columbine High School
303-982-4400
Freshman Orientation/Flex Day: 8/15
10-12th grade: 8/16

Join The HOA!

Hint – You can pay online at ckha.org

There is still time to join the Columbine Knolls Homeowners Association for 2023. Although the directory has gone to print, if you join now, you will receive a directory that also includes the neighborhood business discount card! Thanks for supporting your neighborhood! Membership form on page 11.

CKHA Monthly Board Meeting



The CKHA meetings are held on the second Tuesday of every month. The next monthly board meeting will be **August 8th at 7:00 p.m.** and will be hosted on Zoom. Please look for the link on our website (www.ckha.org). Please note that the link for zoom has been updated on the website. All residents are welcome to join. See you there!

National Night Out – Tuesday, August 1, Marker Park, 6-8 p.m.

National Night Out is Tuesday, August 1st

National Night Out is a campaign involving citizens, law enforcement agencies, fire departments, businesses, neighborhood organizations and local officials. The campaign strives to strengthen neighborhood spirit and law enforcement/community partnerships.

Started in 1984, National night Out sends a message to criminals letting them know that neighborhoods are organized and fighting crime together with law enforcement. In addition, it helps neighbors get to know each other and have fun doing so.

Columbine Knolls is excited to host an Ice Cream Social with games and activities with representatives of the Jefferson County Sheriff's Office attending to answer questions that your neighbors may have. This is a great time for the Sheriff's Office to exchange ideas with your neighbors concerning effective strategies for fighting crime in your neighborhoods and to hand out giveaways.



Plan Ahead For Clean Up Day September 16th, 2023

Each year CKHA sponsors a Clean Up Day for the neighborhood that will take place on September 16th from 9-11 a.m. The dumpster will be located in the pool parking lot. Cost will be \$20 per truck load for HOA members and \$40 per truck load for non-members. We will not accept mattresses, appliances, electronics, paint, tires, other hazardous material, or any items deemed at the time not to be acceptable. Tree limbs and branches may be no longer than 4 feet in length with a one pick-up truck load limit. Even with these limitations we usually fill an entire dumpster! So, plan your clean out now and see you September 16th!

Fall Fest – Sunday, October 15th, 4-5:30 p.m., Creek Side Gardens

Come enjoy the best of what fall has to offer at the Columbine Knolls Homeowners Association Fall Fest Event held at Creek Side Gardens, Sunday, October 15th from 4 – 5:30 p.m. There will be a raffle for a porch kit, fall pots of flowers, games, a hay ride, and a pumpkin for each child. Additional pumpkins, flowers, gift items and bulbs are available for purchase.

Creek Side Gardens has been a Columbine Knolls sponsor for several years! Located right off Coal Mine Avenue east of the fire station and before you get to Depew, it is close to our neighborhood! Parking is plentiful after driving into the entrance where parking is available along the side of the venue.

Mail Theft

Recently, a Columbine Knolls homeowner found their mailbox had been robbed of a letter containing a check. The theft did not become apparent until the intended recipient called as to why the check had not arrived. Thus started the process of notifying the bank, who then followed up to find out who had cashed the check for far more than the check was written for. The bank also notified the police of the theft.

The United States Postal Service recommends a few tips to protect yourself against mail and package theft. Suggestions are to promptly pick up mail, inquire about overdue mail, and to not send cash. Using the hold for pickup option where recipients can pick up the package at their local post office is also an added safety feature. Another option is to request signature verification for important mail.

These steps may be well worth the extra time to ensure your mail and packages arrive in a safe and timely manner.

CoHope Meeting Notes

**Council of Homeowners Organization
for a Planned Environment**

P.O. Box 620783, Littleton CO 80162

www.cohopejeffco.com

There was no COHOPE meeting in July.

Board of Directors

President - Anita Twisselman

Treasurer - Jean Baden-Gillette

Vice President - Grant Garfield

Directors - Levi Woods,

Secretary - Bill Weeks

Melissa Irwin,

Ass't Secretary - Steve Boyle

Steve Hantelman,
Lynn Koch



Homeowner's Association Board Meeting

Second Tuesday of month at 7p.m. Check the website for Zoom link or current location. Open to all residents, please come!



Yearly (Jan. - Dec.) Membership Dues: \$50.00

Send to: **Columbine Knolls Homeowners Association**

P.O. Box 620095 • Littleton CO 80162

Contact us at: info@ckha.org



The *Columbine Knolls Voice* is published monthly by the Columbine Knolls Homeowners Association, a non-profit organization. The newsletter is delivered by direct mail to all residents of Columbine Knolls.

News Articles

"Letters to the Editor" MUST be signed and include your full name, home address, and day or evening phone number. Letters up to 150 words or less on positive topics of general interest are welcome. Letters may be edited for length, grammar, and accuracy. The deadline for news articles is the 13th of the month before the next month's issue, except for the Jan. issue which is Dec. 6th. Please email news articles to the editor at info@ckha.org.

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.

Know Your Covenants

In an effort to keep the neighborhood informed the CKHA Board thought we would share different covenants of Columbine Knolls on a monthly basis that all Homeowners are accountable to follow. Our covenants are MANDATORY and legally enforceable. All the Columbine Knolls covenants can be found on our website at www.ckha.org under Protective Covenants. Please contact the CKHA Board with any questions at info@ckha.org

Columbine Knolls Covenant:

C-10. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.



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August 15th

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Littleton Twilight Criterium

Racing, and so much more!

Saturday, August 5th from 3-10 p.m. Downtown Littleton

Are you looking for a day of excitement? How about epic racing combined with a beer in your hand? With live music and kid activities? You can find it in Downtown Littleton, Colorado at the Audi Denver Littleton Twilight Criterium. The criterium is a full day of racing and includes professional men's and women's races. The Audi Denver Littleton Twilight Criterium is at the midpoint in a new national criterium series formed in collaboration with USA Cycling and America's best criterium races. This series will feature the very best professional teams in the country including L39ION of Los Angeles. We throw in a beer garden, live music and a cruiser ride for the family to make it a wicked day.

—<https://www.littletoncrit.com/>

Columbine Kiwanis Club

Columbine Kiwanis Club is an active service group in the south Jeffco area. We work with nonprofits and local schools to help the community. Our emphasis is on children and food banks. We do have many fun social events. If you want to volunteer with our community, check us out at 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.

Exterior Painting, Roofs, and Solar Panels

Answers to commonly asked questions for Columbine Knolls homeowners can be found in the Architectural Control Committee Guidelines. These Guidelines can be found by going to our website ckha.org, then click on Property Improvement Requests (PIPSA), then click on Architectural Control Committee (ACC) Guidelines.

Number 12 is **Exterior Painting** where homeowners are asked to submit one set of samples/chips along with the proposed start and completion dates. Submit this information with your PIPSA Form online.

Two items not addressed in the ACC Guidelines are roofs and solar panels. **Roofs do not require Architectural Control Committee (ACC) PIPSA approval.** Recent hail storms have damaged roofs that may require replacement. If you find that you will need a roof replacement you do NOT need to obtain approval through the PIPSA process.

Solar Panels that are flush with the roof do NOT need ACC PIPSA approval. However, if the solar panels are raised, then a PIPSA is required.

Questions? Go to www.ckha.org and leave your contact information. A CKHA representative will contact you as soon as possible.



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DirectLink Broadband Internet Servicing Construction

DirectLink Broadband Internet Servicing Littleton, Colorado

The Voice Newsletter staff has been in contact with DirectLink regarding misinformation in the mailing they sent out that was then printed in our newsletter. A concerned homeowner researched the fact it was indeed Jefferson County that approved the DirectLink project in our neighborhood, not the City of Littleton. Many thanks to our homeowner for taking the time to confirm who approved this project. DirectLink was contacted to correct this problem.

In review, the original article, with the Jefferson County correction is reprinted below:

Over the coming weeks, construction crews will be working in our neighborhood preparing the necessary infrastructure to bring another choice of internet provider. Jefferson County has authorized DirectLink's construction team to do this work. DirectLink is a Colorado based, fiber optic and advanced fixed wireless internet provider, delivering high-speed fiber internet to residential and business customers since 2002. Crews will be marking properties, and boring holes for the fiber to be laid. They will work with other utilities and service providers to locate existing utilities in the right of way and they will clean and restore any disruption to properties upon completion. Please feel free to contact DirectLink's team of highly trained customer support representatives ready to field any questions you may have. Call 303-529-1111 Monday- Friday 8am-5pm.

Sandy Bolton's Recipe Corner

Our neighbor, Monica McKenna, shared her favorite bean salad recipe:

Bean Salad: Serves 6-8

- 1 can yellow beans
- 1 can green beans
- 1 can kidney beans
- 1 1/2 c elbow pasta, cooked
- optional - 1/2 c chopped green pepper, 1 can black beans, 1 can garbanzo beans

Dressing:

- 1/2 c olive oil
- 1/2 c cider vinegar
- 1/2 c sugar

Drain canned beans. In a separate bowl, mix the oil, vinegar, and sugar. Mix everything together and refrigerate for 4-6 hours. Drain excess liquid before serving. Bon Appetit! Tip: Make an herbal bouquet with cut stems of rosemary, basil, and lavender in a vase or tied with a ribbon to repel pesky bugs. A useful and easy centerpiece for picnics or outdoor dinners.

To share a recipe or tip, please email Sandy Bolton at sbolton777@aol.com.

HOA Board Meeting Minutes

The minutes are published on www.ckha.org.

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Columbine Knolls Recreation District News

Executive Director: Kathy Wallace, 303-979-5120

www.ckrd.org

The Columbine Knolls Homeowners Association is a separate organization from the Columbine Knolls Recreation District. The HOA publishes information here as a courtesy to the neighborhood. The Rec District is funded by our taxes to the Rec District. The Homeowner’s Association is funded by your yearly dues of \$50.

Join us at the Columbine Knolls Recreation District pool for summer fun at the pool! Check out the website for all the programs CKRD has to offer.

OUTDOOR POOL DATES

May 24th -26th Noon-5pm

Open Daily May 27th - August 13th

Weekends only Aug 19th - Labor Day

OPEN SWIM

Weekdays: Noon-7pm

Wednesdays Noon-9pm (Family Night)

Weekends: 10am-7pm

ADULT SWIM

Adult Swim hours are Monday-Thursday 11am-Noon. Lap Swim, water walking and Deep-water exercise on your own. The pool is shared with Private lessons. No spectators allowed on the deck at this time.

GreenSheen Paint – A Great Way to Recycle Your Paint!

Talk about going Green! Have you heard of this company? It is a recycling program you would not have believed possible. GreenSheen Paint was founded in 2010 by Kevin Callahan, a veteran painting contractor in Englewood. He had large quantities of leftover paint from commercial and residential projects and no way to recycle. Kevin went to work, designing the first version of the filtration technology that is at the core of GreenSheen Paint.

Today, GreenSheen Paint is a leader in the paint recycling industry with facilities in Denver. These folks can’t be at the Cleanup Day this year, but you can call and get old paint picked up at your home. They process it into brand new paint and even recycle the containers.

ACCEPTED: Latex paint (acrylic), oil paint (alkyd), stains, shellacs, lacquers, varnishes, urethanes, sealers, textured coatings.

NOT ACCEPTED: Aerosol paint, paint thinner, solvents and cleaning agents.

Give GreenSheen a call at 720-854-8722 or go to green-sheenpaint.com to schedule a pickup.

Book Lovers Day, Aug. 9.

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

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| Quickly connect with live customer service in Colorado | ✗ | ✓ |
| Appreciate your business and show it | ✗ | ✓ |

| Monthly Cost Comparison for Gig Speed | COMCAST CABLE | DIRECTLINK FIBER |
|--|---------------|------------------|
| Gig speed service fee | \$110 | \$90 |
| Modem/Wi-Fi Rental | \$14 | \$0 |
| Symmetrical Speeds (upload matches download) | not available | \$0 |
| Unlimited Data | \$30 | \$0 |
| Total Cost | \$154 | \$89 |

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Fourth of July Parade and Fun!

The Fourth of July annual bike and wagon parade was a huge success! The weather cooperated for close to one hundred kids who participated in the event, in addition to parents, grandparents, and friends who cheered on the parade. A balloon toss was an added activity for all! In addition, a face painter decorated parade goers with red, white, and blue face designs. Popsicles and a tour of the Metro Fire Department Engine 13 and Paramedics Rescue Truck rounded out the event celebrating the anniversary of when Congress, comprised of delegates from the United States' original 13 colonies, signed the Declaration of Independence on July 4, 1776. A big thank you goes to the Hale Family, and the local Fire & Rescue Department.



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MARKET ON YOUR CALENDAR

| | |
|---|---|
| Saturdays SOUTHWEST PLAZA MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout | Saturdays LAKEWOOD JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout |
| Sundays HIGHLANDS RANCH MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout | Wednesdays LITTLETON JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout |

Check out our great recipes online!
For more information call the Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com

SNAP, Facebook, CREDIT UNION COLORADO



Concerts in Clement Park

Littleton plays host to Concerts in Clement Park, a series of FREE evening concerts on Thursdays at 7 p.m. Two Performances left at the Grant Family Amphitheater. Bring your family and friends to picnic in the park and enjoy this wide range of talent. Blankets or lawn chairs are allowed. No glass containers.

Here's the 2023 Concerts In Clement Park schedule:

- August 3 — Michael Friedman Band
- August 10 — Lucky Catch

Parking is free, but please do not park at Columbine Library. Amenities near the Grant Amphitheater include restrooms, playgrounds, walking paths and picnic shelters.

Picnic Shelter rentals are available by calling 303-409-2600. If shelters are not rented, they are available on a first come, first served basis.

—<https://www.ifoohills.org/>

Farmers Market @ Aspen Grove

Shop local! Shop The Metro Denver Farmers' Market at Aspen Grove on Wednesday's from 10:00 am to 2:00 pm through September. The Farmers' Market will be located in the parking lot near Lululemon. It will feature local produce, food, clothing, artists, and more.

—https://aspengrovecenter.com/event_listing_type/farmers-market/



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August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.



- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

—<https://tra.extension.colostate.edu>



JULY 2023

The first half of 2023 is complete, and in many ways the turning point for the year. We are excited to share the Metro Denver Housing Outlook and midyear update! Historically, the data shows that purchases start to slow down, prices decline and inventory should peak soon after the July 4th Holiday, however this spring's selling season proved to be disappointing compared to seasonal expectations, and we may see some surprises the second half of the year. Let's look at some indications for positive activity in the numbers: First, the Active Inventory for sale is at 6,070 which is 16% higher than last month. New Listings were at 5,628 which is almost 9% higher than last month, and Pending were at 4,385 and that is almost 6% higher than last month. The down side of the market is Closed Properties, as we only had 4,109 Closed Properties this month, and that is down -7.0% from last month and Closings YTD are down -23%. Several factors are influencing the housing market in uncertain terrain, with the market looking for stability, affordability, and creativity! Mortgage rates are affecting inventory, stability, and affordability, but with inventory growing and activity slowing, it looks like we are heading toward a normalizing market! Buyers, this is great news as you will have a bit more control the 2nd half of 2023. Sellers, this is a great time to prepare your home for sale, and have it showing the best way possible, as buyers are still paying top dollar for an updated house. If you have experienced some hail damage, please reach out to your insurance company as soon as possible. Buyers always expect a good Roof!

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AVG DAYS ON MARKET
JUNE 2023

23 DAYS
2022: 11 DAYS
UP 109.09%

23 DAYS
2022: 9 DAYS
UP 155.56%

ACTIVE INVENTORY
JUNE 2023

4,400
2022: 4,684
DOWN 6.06%

1,670
2022: 1,373
UP 21.63%

ACTIVE LISTINGS

6,057
JUNE 2022

6,070
JUNE 2023
UP 0.21%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

-3.20%
CONDO 1 YEAR

-0.76%
SINGLE FAMILY 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - JUNE 2023)

\$713,674

LAST YEAR:
\$716,144
-0.34%



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Rob entered the Real Estate profession in October of 1993 and has worn just about every hat in the industry. From a Certified Residential Appraiser, to investor and landlord, he has done fix and flips, invests in REITs and is a top ranked real estate broker nationally. Rob can assist you in both residential and commercial real estate. He has received the prestigious Diamond Club Award, Lifetime Achievement Award, is recognized as 5280 magazine's Top Real Estate Agents and is in the RE/MAX Hall of Fame. Rob was also the founder of AppraiseONE, Inc., a successful real estate appraisal company.

He is a fourth generation Coloradan, born and raised in Denver. Rob married his high school sweetheart Leanne. They have two daughters and have been active in their community, schools and members of St. Francis Cabrini Church in Littleton since they moved to Columbine Knolls in 1997.

SELLING



Rob was a certified residential appraiser for 16 years. Call and set up an appointment for a detailed analysis of your homes value and how we can help you reach your highest equity position.

BUYING



Looking for a house? Mo, our buyer's agent is excited to help you in your search to find the perfect home for both investment or living.

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Mo Elliott

Deb Martin

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Rob Stark



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ROB@STARKREG.COM

Water Safety Tips

- DO learn to swim. If you like to have a good time doing water activities, being a strong swimmer is a must.
- DO take a friend along. Even though you may be a good swimmer, you never know when you may need help. Having friends around is safer and just more fun!
- DO know your limits. Watch out for the “too’s” - too tired, too cold, too far from safety, too much sun, too much hard activity.
- DO swim in supervised (watched) areas only, and follow all signs and warnings.
- DO wear a life jacket when boating, jet skiing, water skiing, rafting, or fishing.
- DO stay alert to currents. They can change quickly! If you get caught in a strong current, don’t fight it. Swim parallel to the shore until you have passed through it. Near piers, jetties (lines of big rocks), small dams, and docks, the current gets unpredictable and could knock you around. If you find it hard to move around, head to shore. Learn to recognize and watch for dangerous waves and signs of rip currents - water that is a weird color, really choppy, foamy, or filled with pieces of stuff.
- DO keep an eye on the weather. If you spot bad weather (dark clouds, lighting), pack up and take the fun inside.
- DON’T mess around in the water. Pushing or dunking your friends can get easily out of hand.

- DON’T dive into shallow water. If you don’t know how deep the water is, don’t dive.
- DON’T float where you can’t swim. Keep checking to see if the water is too deep, or if you are too far away from the shore or the poolside.
– <https://www.cdc.gov>

Columbine Knolls Homeowners Association 2023 Membership Drive

Please send your membership dues today! Your voluntary support is essential to maintaining our lovely neighborhood’s ambiance and community connections.

Annual membership dues **\$ 50.00**

Donation to help with to help with events, special projects and maintenance **\$ _____**

Total remitted **\$ _____**

Last Name(s): _____

First Name(s): _____

Address: _____

Phone: _____

Email: _____

PLEASE PRINT CLEARLY

Publish my name and address in the membership directory? Yes No

Publish my phone number in the membership directory? Yes No

Publish my email in the membership directory? Yes No

Mail this form and your check to PO Box 620095, Littleton, CO, 80162

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Mule Deer 3, 6, 30, 31, 34, 39, 42, 43, 47,48
Lindenwood Lane 8, 10, 11, 12, 13, 14, 15, 18, 20, 24

COMPOSITE ROOFS:

Amaranth Drive 2, 21, 33, 38, 41, 43
Lindenwood Lane 2, 4, 6, 7,
Yellow Locust 4, 6, 7, 8, 9



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WHAT DUANE'S CLIENTS ARE SAYING

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



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DIVORCE SEMINAR. GET THE FACTS from a panel of experts! 2nd Saturday of each month, 9-12. St. Philip Lutheran Church 7350 S. Kendall Blvd, Sanctuary Entrance. \$50 www.garskemediation.com

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South Jeffco Government

Jefferson County Commissioners
101 Jefferson County Parkway,
Golden CO 80419
303-271-8525, commish@co.jefferson.co.us
Main Number 303-279-6511
Animal Control 303-271-5070
Assessor 303-271-8600
Building 303-271-8260
Clerk & Recorder 303-271-8168
Health & Environ. 303-232-6301
Highways & Trans. 303-271-8495
Planning & Zoning 303-271-8700
Public Information 303-271-8512
Sheriff's Dept. 303-271-0211

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.

National Lighthouse Day, Aug. 7.

Lighthouses are beautiful, and incredibly useful. On National Lighthouse Day, we celebrate how these scenic, historic structures guided sea travelers throughout the centuries.

National Farmers Market Week, Aug. 6-12

National Farmers Market Week is a great opportunity to show the nation how much value markets bring to their communities. With fun events, specials, contests, and activities, the week helps to boost market attendance and visibility.

Brake Safety Week, Aug. 20–26

Brake Safety Week is an annual commercial motor vehicle brake-safety inspection, enforcement, and education initiative conducted by law enforcement jurisdictions in Canada, Mexico, and the U.S.

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

*In the summer, the days were long, stretching into each other.
Out of school, everything was on pause and yet happening at the same time, this collection of weeks when anything was possible.*

– Sarah Dessen

The Hansen Team at **RE/MAX** Synergy

COLUMBINE KNOLLS MARKET UPDATE



Kari Kline
720-323-5768
karikline95@gmail.com



Kim Martins
908-922-7650
kim.martins10@gmail.com

Homes **FOR SALE** in Columbine Knolls on 07/17/2023

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$585,000 | \$585,000 | 1 |
| Bi-Level | - NONE AT THIS TIME - | | |
| Tri-Level | - NONE AT THIS TIME - | | |
| 2-Story | \$645,000 | \$1,125,000 | 3 |

Homes **UNDER CONTRACT** in Columbine Knolls on 07/17/2023

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$700,000 | \$1,000,000 | 2 |
| Bi-Level | - NONE AT THIS TIME - | | |
| Tri-Level | \$609,000 | \$609,000 | 1 |
| 2-Story | - NONE AT THIS TIME - | | |

Homes **SOLD** in Columbine Knolls in PAST 6 MONTHS

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|---------------|----------------|------------------|
| Ranch | \$590,000 | \$780,000 | 10 |
| Bi-Level | \$560,000 | \$690,000 | 2 |
| Tri-Level | \$666,000 | \$680,000 | 3 |
| 2-Story | \$655,000 | \$1,125,000 | 8 |

All the above information is from MetroList on 07/17/2023

Not all the listings were listed and/or sold by **The Hansen Team**

FREE

MARKET ANALYSIS.

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TO KNOW WHAT YOUR HOME IS WORTH!
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