

# COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

## CKHA Upcoming Events In 2025

September 13, 2025: Clean Up Day; 9-11 a.m.  
CK Pool Parking Lot

## CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

CKHA Website: <https://www.ckha.org>

Facebook: Columbine Knolls HOA

## CKHA Upcoming Meetings 2025

Aug 12, 7 p.m. – Monthly Board Meeting  
Sept 9, 7 p.m. – Monthly Board Meeting  
Oct 14, 7:00 p.m. – Monthly Board Meeting

## Fourth of July Parade: Thank You Neighbors and Families!

The Fourth of July Parade was well attended this year with kids riding patriotically decorated bikes, wagons & scooters in red, white, and blue! Many children visited the face painter. The water balloon toss was lots of fun and a thank you to Katelynn Stiff for supplying and filling hundreds of water balloons! Popsicles reflected the patriotic theme and disappeared quickly! Thank you to Kendra and Matt Hale for decorating the pavilion. Thank you to Board Members Directors Koch, Fraley, Boyle, Hantelman and Woods for lending your support to the event. Thank you to our local Fire Department for coming to the parade and giving tours of their equipment. It was a memorable Columbine Knolls event that has become a standing tradition!

*August is the slow, gentle month that stretches out the longest across the span of a year.*  
– Victoria Erickson

August 2025

Vol. 38 No. 08 • Circulation: 1040

## Clean Up Day: September 13th, 9-11 a.m.

**Where:** Dumpster will be located in the Columbine Knolls Pool parking lot.

**Cost:** \$20 for CKHA members, \$40 for non-members; Per load (pick-up truck size maximum)

Bring your items for the dumpster! Tree limbs and branches (may be no longer than 4 feet in length). other yard waste and non-usable items.

**We do NOT accept:** mattresses, appliances, electronics, paint, tires, other hazardous material, or any items deemed at the time not to be acceptable.



## Summer Solstice, June 20th: Thank You!

The first Summer Solstice event was June 20th at the Marker Park Pavillion. A special thank you to Lizz and Willey Walters of Walters & Company for hosting a fun time playing Bingo and giving out prizes to the winners! Thank you to Director Koch for arranging to have the Kona Ice Truck at the event. The food donations were greatly appreciated by the Parish Pantry at St. Mary's in

Littleton. It was a perfect summer evening and many Columbine Knolls families came to celebrate the longest day of the year!

## PIPSA – A Good Idea For Your Outdoor Home And House Painting Projects!

Check out [www.ckha.org](http://www.ckha.org) under PIPSA to find out what this is all about. The website states: “The completed “Property Improvement Plans Submissions and Approvals Form (PIPSA)” and all supporting documentation and samples shall be submitted to Columbine Knolls Homeowners Association (CKHA). The requested work on the PIPSA may not begin until approved by the ACC. All questions about the PIPSA process should be emailed to [knollscolumbinehoa@gmail.com](mailto:knollscolumbinehoa@gmail.com).

Below this statement on the website, you will find the Architectural Control Committee Guidelines where you will often find out the guidelines for the project you intend to do! The PIPSA you fill out outlines the plans that you will submit to the ACC Committee that are to be emailed to [knollscolumbinehoa@gmail.com](mailto:knollscolumbinehoa@gmail.com). After that, a representative will contact you with a yes, no or modification to your project. If you are not sure you need a PIPSA do not hesitate to email us!

## CKHA Monthly Board Meeting



The Columbine Knolls Homeowners Monthly Board Meeting will be held **August 12, 2025 at 7:00 p.m.** and will be hosted on Zoom. The link can be found on the CKHA website at [www.ckha.org](http://www.ckha.org).

## Know Your Covenants

To keep the neighborhood informed the CKHA Board thought we would share different covenants of Columbine Knolls monthly that all Homeowners are accountable to follow. Our covenants run with the land, meaning they apply to everyone living in Columbine Knolls and are legally enforceable. All the Columbine Knolls covenants can be found on our website at [www.ckha.org](http://www.ckha.org) under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at [www.ckha.org](http://www.ckha.org).

**Columbine Knolls Covenant C-2 ARCHITECTURAL CONTROL.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

## Downtown Littleton Farmers Market

Sundays, May 25 - September 28, 9 am - 2 pm  
Nevada and Main St., Littleton, 80120

The Downtown Littleton Farmers Market is back for its second year! Come to explore our expanded selection of vendors serving fresh produce and locally crafted food, snag some breakfast, and enjoy the community. A list of vendors for this season can be found at <https://www.littletonq.com/vendors>.

## Book Lovers Day: August 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.

## Board of Directors

President - Anita Twisselman  
Vice President - Lynn Koch  
Secretary - Tom Fraley  
Ass't Secretary - Steve Boyle

Treasurer - Jean Baden-Gillette  
Director - Steve Hantelman  
Director - Levi Woods  
Director - Melissa Irwin



### 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: [www.ckha.org](http://www.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 [www.ckha.org](http://www.ckha.org).

## 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](mailto:info@newsletterconnections.com)

To find ad rates and discounts, go to  
[NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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.



**New Gig-Speed Plans Now Available**

Faster Fiber Internet Has Arrived in South Jeffco!

**Price Lock Guarantee  
on All Plans**

**CALL BAM Today!**  
**303-551-6152**  
[bambroadband.com](http://bambroadband.com)



## Sandy Bolton's Recipe Corner

### PEACH DUMP CAKE

Preheat oven to 325 degrees and butter a 9x13 pan.  
(I used a Pyrex pan)

- 1 large can sliced peaches or 2-3 cups fresh peaches, peeled and sliced
- 1 box white or yellow cake mix
- 1 stick butter

Drain peaches and pour into buttered cake pan. Pour dry cake mix over peaches. Melt butter and drizzle over the mix.

Bake at 325 degrees for 60 minutes.

Delicious with vanilla ice cream.



## Columbine Knolls Recreation District

Director: Kathy Wallace 303-979-5120 www.ckrd.org

### POOL

Don't let the summer slip away without stopping by the pool. If you have a chance, say thank you to your amazing lifeguard staff. I've never worked at a place where the staff truly love coming to work. They showed up all summer with a great attitude and were a joy to work with. We couldn't offer an outstanding lesson program or vigilant lifeguards without their hard work and dedication to the neighborhood pool!

#### Pool hours:

(Closed weekdays beginning Monday August 11th)

**Open August 1st-10th:** M-F 12-7pm; Weekends 10am-7pm

Family night (Wednesday) 12-9pm

**Open weekends only:** August 16, 17, 23, 24, 30, 31,

LAST DAY - Labor Day, September 1st

### PARKS

Look for park activity to pick back up at the end of July with youth football practices and fall baseball starting up. Practices will be held throughout the week and the double header league will be played on Sundays.

### TENNIS

Adult and Junior tennis teams are finishing up for the season leaving plenty of opportunities to hit court to keep up your skills or just hit the ball around with your family. Don't forget you need a tennis key to get into the courts. You can purchase your key membership online or at the pool.

## Recreational Vehicle Parking & Residential Street Parking

### Recreational Vehicle Parking

The Sheriff's Office is responsible for enforcing the parking ordinance. The ordinance allows parking of recreational vehicles (RVs) and trailers when they are parked on a public roadway for fewer than 72 hours within a seven-day period.

RVs and trailers are not allowed to park on a public roadway for more than 72 hours within a seven-day period or be used as overnight accommodations on public property where not otherwise permitted. For more information and to submit a complaint, visit the Sheriff Office's Recreational Vehicles Parking website or call the non-emergency phone number for the Sheriff's Office at 303-271-0211.

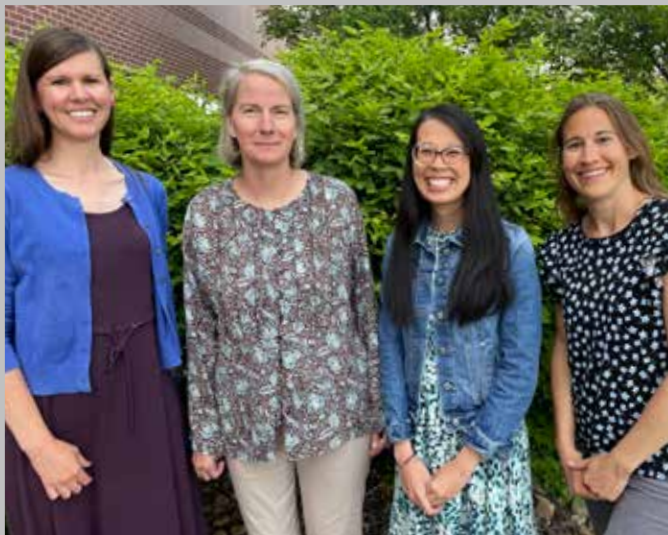
### Residential Street Parking

On-street parking is not allowed in areas that are designated "No Parking" or in places where a vehicle would impede the travel lanes. Parked vehicles must avoid blocking driveways, crosswalks, access gates, fire hydrants, or sightlines at intersections. If you park on a roadway:

- Do not park within five feet of a driveway.
- Do not park within 15 feet of a fire hydrant.
- Do not park within 30 feet of a stop sign, yield sign, or traffic signal.
- Do not park within 20 feet of a crosswalk at an intersection. This includes marked or unmarked crosswalks (see Pedestrian Crossings).

If a vehicle is illegally parked on the roadway, please contact the Jefferson County Sheriff's Office through the Extra Patrol website or non-emergency line at 303-271-0211.

## Park View Pediatrics



6179 South Balsam Way  
Suite 205  
Littleton, CO 80123  
(303) 972-2000

We are accepting new  
patients and take most  
commercial insurance and  
Medicaid plans



# \$20 OFF

## SIGNATURE SERVICE OIL CHANGE

Discount off regular price. Up to 5 quarts. Not valid with other offers. No cash value. Must present coupon.

Offer expires September 10, 2025

Discount valid only at:

**8100 W Crestline Ave & Wadsworth**

(in front of home depot)

**(303) 933-9319**

No  
appointment  
necessary!





## Columbine Knolls Homeowners Association 2025 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\*\*\*

## CKHA Membership For 2025!

Remember to join the

**Columbine Knolls Homeowners Association**

It is not too late to join the Columbine Knolls Homeowners Association for 2025! You will receive all the benefits of membership and the Discount Card for the year. You can join with a \$50 check and the form in this newsletter, or online with a credit card. If you join with a credit card, please fill out all the information on the Membership form. Your membership helps strengthen the foundation of our community here in Columbine Knolls.

## Memorial Gifts

Would you like to memorialize a family member, long-time neighbor or friend who has lived in Columbine Knolls? A Memorial Gift can be made to Columbine Knolls Homeowners Association in their honor to be used for beautification of our neighborhood. Contact ckha.org for further details.

If you are interested in a Tribute Tree or Memorial Bench as a memorial gift contact Sarah McAfee, Parks Operations Coordinator, Foothills Park & Recreation District, smcafee@fhprd.org, 303-409-2317.

## ABE'S TREE & SHRUB CARE

*Abraham Spilsbury, Owner/Operator*

**Certified Arborist  
Licensed & Insured  
Veteran**

**Phone: 720-283-8226  
Cell: 720-979-3888**

◆ **Pruning**  
◆ **Removals**  
◆ **Stump Grinding**  
◆ **Shrub Maintenance**  
◆ **Free Estimates**

## ALUMINUM WIRING can be DANGEROUS!

### IS YOUR HOME WIRED SAFELY?

Most homes built between 1964 & 1974 contain aluminum wiring.

*Did you know "homes wired with aluminum wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions"*  
—US Consumer Product Safety Commission (CPSC Pub #516)

**Serving all your electrical needs  
like EV Charging Stations!**

**Lic #0103100 • Insured • Honest & Dependable**



We are fully licensed, insured and certified to permanently repair aluminum wiring and remove your fire hazard. Visit our website at [www.alwiremitigation.com](http://www.alwiremitigation.com) to read about the hazards of aluminum wiring and the CPSC recommended COPALUM repair method. Call today for your home wiring evaluation!

**720-299-4706**

**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**HAIL & RAIN  
DAMAGE  
WON'T WAIT**

Schedule Your  
FREE Roof Inspection today!

**40+ YEARS**  
**DAVE LOGAN**  
10+ YEAR MEMBER

**FREE INSPECTION**  
**303-425-7531**

**ROOFING + WINDOWS + SIDING + SOLAR**

JKRoofing.com

## Resources For CKHA Homeowners

### The Metal Man – 303-319-2373. Text is best.

Mike, owner of The Metal Man, will pick up metal and more from your driveway or garage. He takes appliances, including refrigerators, lawnmowers, snowblowers, bicycles, treadmills, BBQ's, garage shelves, and anything metal. Even pots & pans, keys, wires like extension cords, computer cords, Christmas lights, and even car batteries.

For a **full load** that fills up the back of a pickup truck – no charge.

For **one item or a TV** – text Mike for the charge.

### GreenSheen Paint – 720-854-8722 or [greensheepaint.com](http://greensheepaint.com)

Call GreenSheen Paint or go online to schedule a pickup at your home.

A leader in the paint recycling industry with facilities in Denver, GreenSheen processes your old paint into brand new paint and even recycles your 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.

### American Samaritan – 720-841-1257.

Website: [americansamaritan.org](http://americansamaritan.org)

They provide a comprehensive pick-up and delivery service for furniture and piano donations and sales across the Denver metro area and the front range.

## Title Fraud – Jefferson County Colorado, Clerk and Recorder

<https://www.jeffco.us/4692/Title-Fraud>

- Recording Notification Service (RNS) is a free service provided by the Jeffco Clerk and Recorder to help protect you from title fraud.
- Read more about this service under the above link. You can sign up for alerts and this service is free. Check it out!


## Columbine Kiwanis Club

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. All are welcome to help on any of our projects or attend any of our social events anytime.


To learn more, visit our website at [columbinekiwanis.org](http://columbinekiwanis.org), or join us for a free breakfast at our weekly meeting any Wednesday at 7 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. You do not need to join our club to participate. We have a lot of fun, meet new people, and do a lot of good things for our community. For details about a project or social event email [kensweet@gmail.com](mailto:kensweet@gmail.com).

*This morning, the sun endures past dawn.  
I realize that it is August: the summer's last stand.*


–Sara Baume



# From ABCs to MDs




Building  
bright  
futures  
from the  
start



[TheNestSchool.com](http://TheNestSchool.com)

# NOW ENROLLING for Fall 2025



Present this ad for  
**Free Registration**  
*Up to a \$250 value!*  
*May not be combined with other offers.*



## 4th of July Bike Parade Photos

*See more throughout this newsletter.*



## Concerts In Clement Park

Foothills Park & Recreation District is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. This outdoor series of concerts incorporates community collaborations and grant funded performances which are free, open to the public and family friendly. Performances are held at the Grant Family Amphitheater in Clement Park. All concerts start at 7 p.m.

- **August 7 – Austin Zimmerman:** folk, bluegrass, rock and roll
- **August 14 – Grunge Lite:** 90s alternative rock and pop covers

## National Water Quality Month

National Water Quality Month is dedicated to making the most of the relatively small amount of fresh water we have. Clean water is vital to our individual health, our collective agricultural needs, and our environment.

**Make The Future  
Of Your  
Business Bright!**



*Locally owned and operated.*

Advertise In This Newsletter!

**IT IS EASY TO GET STARTED!**

Our September  
deadline is  
August 15th.



**303-979-7499**

**NEWSLETTER  
CONNECTIONS**

[info@newsletterconnections.com](mailto:info@newsletterconnections.com)

[NewsletterConnections.com](http://NewsletterConnections.com)

## National Farmers Market Week: August 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.



## Pick Peaches In Palisade

Colorado may not be known for the abundance of fruit it grows, but we are certainly proud of the peaches that come from the bountiful farms in Palisade. Found along the Western Slope near Grand Junction, the town is home to numerous farms, orchards, and vineyards that grow everything from wine-producing grapes to the juiciest peaches around.

The entire harvest season runs from late June to early October. While you can purchase Palisade peaches from almost any grocery store or at your local farmer's market, one of the most memorable ways is to pick your own. Choose from over 30 farms in the area, where you can schedule a time to stroll the fields and find the perfect peaches.



### REAL ESTATE MARKET UPDATE

**JULY 2025**  
Denver made the **TOP 10 List for Major Cities!**

As we close out the first half of the year for the 2025 Real Estate Market, we see that re-aligning expectations with some present day conditions is the reality of the day! Contracts are slow, homes are lingering on the market and price reductions are becoming more common! In fact, the Denver Housing Market for 2025 was in the Top 10 Major Cities for Price Reductions and corrections in the market according to Inman News and additional data from Realtor.com! We all entered this year with high hopes and anticipation of falling interest rates and renewed buyer activity, however new listings in April and May significantly outpaced the buyer demand and we now have just over 14,000 Active Listings on the market. New Listing activity typically peaks in May or June, so we do expect this to level off soon. The balance of Supply and Demand has shifted this market into a transition time, which gives both Buyers and Sellers some fantastic opportunities right now! Homes are still selling every month, and year to date homes sold is within 1% of homes sold in 2024! Sellers, this is a great time to adapt in this market and price competitively and make your home show the very best you can! It will Sell! Buyers, your opportunities abound right now as you have more homes to look at and a great selection of homes to fit every need and every price point! The second half of the year will see some consistent activity, and some of the best pricing all year!

**AVG DAYS ON MARKET**  
JUNE 2025

**33 DAYS**  
HOUSES  
2024: 26 DAYS  
UP 26.92%

**55 DAYS**  
CONDOS  
2024: 32 DAYS  
UP 71.88%

**ACTIVE INVENTORY**  
JUNE 2025

**9,634**  
HOUSES  
2024: 7,179  
UP 34.20%

**4,373**  
CONDOS  
2024: 3,035  
UP 44.09%

**ACTIVE LISTINGS**

**10,214**  
JUNE 2024

**14,007**  
JUNE 2025  
UP 37.14%

**AVERAGE SOLD PRICE**  
(YEAR OVER YEAR)

**-5.05%**  
CONDO 1 YEAR

**+3.52%**  
SINGLE FAMILY 1 YEAR

**AVERAGE SALES PRICE**  
(HOUSES & CONDOS - JUNE 2025)

**\$743,572**

LAST YEAR: \$717,435  
+3.64%

**Why Choose RE/MAX Professionals?**

440 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS  
6 MARKETING & ONLINE MEDIA SPECIALISTS | 9 STRATEGICALLY LOCATED OFFICES

## Buying a home. Selling a home. Experience Counts!

**Call Us Today!**

**The Motzkus Team**  
*Selling South Jeffco Since 1972*



**Amy Motzkus** **Paul Motzkus** **Matt Motzkus**  
 amymotzkus@att.net paulmotzkus@att.net mmotzkus@rmpro.net  
 303-324-3900 720-290-5050 720-218-6153



10135 W. San Juan Way  
Littleton CO 80127



Each office independently owned & operated





STARK  
REAL ESTATE GROUP



## The Team Approach



**Top Ranked Broker**



**Interior Design**



**Project Management**



**Administrative Staff**

YOUR DREAM.  
OUR MISSION.

## Meet Rob Stark!

Rob is a fourth-generation Colorado native who has been a part of the *Columbine Knolls community* since 1997. Starting as a Certified Residential Appraiser, he later became a broker with RE/MAX in 2006. Over his 34-year career, he achieved the RE/MAX Diamond Award, Lifetime Achievement, & Hall of Fame. He has also been recognized as 5280 Magazine's Top Real Estate Agents.

## Have an entire team work for You!

When you hire Rob Stark, you will receive his incredible market expertise and other unmatched perks. We offer full-service project management, interior design support, and administrative excellence. Our entire team shares the same goal: *to ensure you receive the best service to meet your real estate needs.*



**(303) 503-5736**



**Rob@StarkREG.com**



## Should You Make Repairs or Sell Your Home As-Is?

One of the most common questions we hear at Stark Real Estate Group is: “Should I make updates before listing, or just sell my home as-is?” The answer depends on your timeline and goals—but one thing is clear: strategic improvements can significantly increase your sale price and reduce your time on the market.

According to the National Association of Realtors, 77% of buyers say they’re more likely to purchase a home that’s move-in ready. Even minor updates—like fresh paint, new carpet, updated lighting, or new hardware—can create a more polished, high-end look that attracts stronger offers.

That’s where our in-house Design Services team comes in. At Stark Real Estate Group, we offer listing preparation services through our trusted professionals: an experienced interior designer, a hands-on project manager, and a network of vetted contractors. Together, they’ll walk your home, identify impactful updates, manage timelines, and ensure your home shows at its absolute best.

Reach out today for a no-pressure consultation – we’d love to help!

— Rob Stark, Local Columbine Knolls Resident, Realtor, Stark Real Estate Group




**AUTUMN**  
Tree, Lawn & Landscape

VISIT US FOR MORE



↑ scan me ↑



**CUSTOMER REVIEW**

“We would definitely use them again and would recommend them to anyone who needs trees trimmed”

- T G

**SCHEDULE A FREE ESTIMATE TODAY!**

**303-868-3164**  
**AUTUMNTREELL.COM**

**OUR SERVICES**

- PRUNING ✓
- TREE REMOVAL ✓
- PLANT HEALTH CARE ✓
- EAB TREATMENT ✓
- LAWN CARE ✓
- FIREWOOD ✓





**Duane sells more homes in the Columbine area than any other broker!**

# SOLD BY DUANE



8029 W Hoover Pl.

**DUANE C. DUFFY • 303-229-5911 • DUANE@DUANECDUFFY.COM**

**Call Duane for a market analysis or any real estate questions you may have!**

## What Clients are Saying About Duane...

*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.*



**Realtor with real estate law background**



**DUFFY & ASSOCIATES, LLC • WWW.DUANECDUFFY.COM**



## CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at [NewsletterConnections.com](http://NewsletterConnections.com).

**A&M Lawn Service: Summer Specials!** Sprinkler & Landscape repair. Lawn Aeration \$75 (5000 sf), Power Raking \$130 (5000 sf), Spring Fertilization \$50-130, Weekly Mowing \$30-\$130, Yard Clean Ups \$130 (hourly plus dump costs). Serving Jeffco/Littleton 45 yrs. 303-946-6995.

**Handyman services. JP construction.** Lived and worked in the Columbine area neighborhoods since 1976. Tim Peterson 720-404-4522.

**Rocky Mountain Pet Chef** – Fresh, human-grade pet food cooked weekly with local delivery. Support a Knolls neighbor! Use code KNOLLS25 for 25% off | [rockymountainpetchef.com](http://rockymountainpetchef.com)

**CLEARANCE/BLOWOUT ON NEW QUEEN AND KING ADJUSTABLE BEDS!** 50 year Leawood resident & manuf. Rep has blowout prices on NEW Top Quality Adjustable beds. Available now in Littleton at 50% below retail prices! All sizes, all features (ZERO GRAVITY, MASSAGE, LIGHTS Etc.) 303-929-6612. Also NEW mattresses at 50% to 80% below retail.

**Grass or Corn fed beef for sale** - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. [KSayles@plainstel.com](mailto:KSayles@plainstel.com)

**Lisa's Music Studio.** Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

**Haul It 4 Less.** All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. [www.haulit4less.com](http://www.haulit4less.com)

**JACK OF ALL TRADES.** Residential & Business Maintenance and Repairs. What do you need done? Burt 720-532-2685 or [burtagent@gmail.com](mailto:burtagent@gmail.com)

**Sunny Carpet Cleaning 303-742-0855**

**Columbine Complete Concrete.** All phases of concrete. Concrete repairs and sealing. Landscaping. Free est. Call 303-419-2003.

**COLUMBINE GARAGE DOOR.** Full door replacement and service. Leo & Bo 303-979-8084.

**Highlands Pride Ptg, Inter/Exterior- 303-738-9203**

**OB PAINTING.** \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

**Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154**

**Tree by Mr. B. Your pruning&tree need specialists.** Doug 303-932-2514, free est, 30+yrs. fully ins.

**MUSIC LESSONS! Piano, Guitar, Bass, Trusted teacher 20+yrs, Great w/ kids. Text 720-297-8767**

**Littleton Dog Nanny!** I'm here to walk your dog(s) and/or provide care visits. Exper., ins., refs, affordable & flexible hours especially within the 80128 area. Christine Hodges @ 303-550-8552

**New customers A/C inspection \$49.99** (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

**TH Consulting. Providing handy man services, landscaping & concrete work.** Please call Trent 720-226-5586.

**Tutoring** - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

**DAN GRAY PAINTING 303-514-3232.** Interior/ small exteriors, drywall & carpentry repair. Small jobs welcome. Insured, 40 yrs painting in Colo.

**Mike the Plumber** - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139.

**DIVORCE BOOTCAMP. GET THE FACTS** from a panel of experts. 2nd Saturday of each month, 9-11 a.m. St. Philip Lutheran Church, 7350 S. Kendall Blvd. FREE [www.divorceadvicecolorado.com](http://www.divorceadvicecolorado.com)

**Aminals Petsitting Service.** Bonded & ins. Current clients only. Call Nancy 303-335-6237.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [www.NewsletterConnections.com](http://www.NewsletterConnections.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.

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



## South Jeffco Government

Jefferson County Commissioners  
101 Jefferson County Parkway,  
Golden CO 80419, 303-271-8525  
[commish@co.jefferson.co.us](mailto: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

## COLUMBINE KNOLLS MARKET UPDATE

### RE/MAX SYNERGY

#### Homes **FOR SALE** in Columbine Knolls on 07/15/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$670,000	\$1,125,000	8
Bi-Level	\$789,500	\$789,500	1
Tri-Level	\$675,000	\$885,000	4
2-Story	\$775,000	\$965,000	6



**Kari Kline**  
**720-323-5768**  
[karikline95@gmail.com](mailto:karikline95@gmail.com)

#### Homes **UNDER CONTRACT** in Columbine Knolls on 07/15/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	- NONE AT THIS TIME -		
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$745,000	\$1,175,000	4

#### Homes **SOLD** in Columbine Knolls in past 6 Months

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$620,000	\$955,000	8
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$739,000	\$1,040,000	4
2-Story	\$755,200	\$1,200,000	9

All the above information is from MetroList on 07/15/2025

Not all the listings were listed and/or sold by **Kari Kline**



**If you've seen headlines saying home sales are down compared to last year, you might be thinking – is it even a good time to sell?**

**Here's the thing. Sure, the pace of the market has cooled compared to the frenzy we saw just a few years ago, but that's not a red flag. It's a return to normal. And normal doesn't mean nothing's happening. Buyers are still out there – and homes are still selling. Pricing correctly is key**

**CALL ME TODAY FOR A **FREE** NO OBLIGATION!**

**EXPERIENCE IS NOT EXPENSIVE! IT IS PRICELESS!**

