

# COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

December 2023

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## CKHA Upcoming Events

- **December 12th, 7 p.m.:** Monthly Board Meeting
- **January 9th, 2024, 7 p.m.:** Annual Membership Meeting & Monthly Board Meeting
- **February 13, 2024, 7 p.m.:** Monthly Board Meeting

## HOA Board Meeting Minutes

The minutes are published on [www.ckha.org](http://www.ckha.org).



## National Cocoa Day

December 13th ushers in a celebration worthy of the winter holidays with National Cocoa Day. What better way to warm up after a cold day outside?

## CKHA Monthly Board Meeting



The CKHA meetings are held on the second Tuesday of every month. The next monthly board meeting will be **December 12th at 7:00 p.m.** and will be hosted on Zoom. Please look for the link on our website ([www.ckha.org](http://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!

## 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.

### 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.

## Direct Link Broadband Internet Servicing Construction

### DirectLink Broadband Internet Servicing Littleton, Colorado

Recently, Jefferson County approved the DirectLink Broadband Internet project for our neighborhood. DirectLink is taking advantage of an existing utilities easement and is within their full legal right to do that work. The Columbine Knolls Homeowners Association has nothing to do with this project. As a courtesy to our homeowners the Voice Newsletter staff has been in contact with DirectLink as some homeowners have experienced damage to their properties.

**If you have sustained damage to your property, please call 303-529-1111 Option 4, Monday- Friday 8am-5pm.** Call this number with the details of the issue, your name, address, and phone. This starts a ticket for the reparations team who will then put you on the list for repairs. The Direct Link Customer Service representative said they would respond in 24-48 hours, or as best they could.

## HOA Board News & A Chance to Volunteer!

If you have thought about volunteering in Columbine Knolls apply this month to become a Board member. Board members attend the monthly Board meeting and usually fill a position that suits their interests and areas of expertise. Contact a current Board member or email us at ckha.org and we will get back to you!

Elections are held at the January annual meeting of the Association. Directors are elected for (3) year terms. A directorship may be filled by a couple and the position will be considered singular regarding voting privileges. Nominees as well as members eligible to vote at the annual meeting must have been members of the Association at least thirty (30) days prior to January 9, 2024.

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## NEWSLETTER CONNECTIONS

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### Board of Directors

President - Anita Twisselman	Treasurer - Jean Baden-Gillette
Vice President - TBD	Directors - Levi Woods, Melissa Irwin, Steve Hantelman, Lynn Koch
Secretary - Bill Weeks	
Ass't Secretary - Steve Boyle	

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#### 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!

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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**

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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](mailto:info@ckha.org).

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.

### 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.

## Another Contact For Direct Link Issues!

Contact information for the Jefferson County individual overseeing the DirectLink work:  
**Gene Bennets, Construction Inspection Supervisor,**  
**Jeffco Transportation/Engineering Division, 303-271-8487**

Bennets would like to know what issue or question that you have contacted DirectLink about and if you've been able to get your questions answered and your problems resolved or not.

Calling him will help the Construction Inspectors become aware of issues related to this work that they might not observe in the field.

## 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 are MANDATORY and 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 at [info@ckha.org](mailto:info@ckha.org)

### Columbine Knolls Covenant:

C-3. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one-story.

## Townhall Arts Center

Downtown Littleton is a great place to spend the evening! Have you ever been to the Townhall Arts Center on Main Street?

**Matilda the Musical** is running December 1st to December 31st, 2023

**A Christmas Carol - Participation Play** is running December 13th to 22nd with young audience member participation.

Information & tickets: [Townhallartscenter.org](http://Townhallartscenter.org)

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## PIPSA – “Property Improvement Request”

**Exterior Painting DOES require a PIPSA.** Go to our website [ckha.org](http://ckha.org), click on Property Improvement Requests (PIPSA), then click on Paint PIPSA, download the Painting PIPSA form, complete the information including sample paint chips of the colors you will be using and send to us via the website [ckha.org](http://ckha.org) or through the mail to P.O. Box 620095, Littleton, CO 80162. A CKHA representative will contact you with approval or modifications.

**IMPORTANT:** The requested work on the PIPSA may not begin until approved by the ACC. All questions about the PIPSA process should be emailed to [pipsa@ckha.org](mailto:pipsa@ckha.org).

## An Extravaganza of Lights at Hudson Gardens

**Now–Dec. 31, 2023** Walk through a winter wonderland of thousands of outdoor lights in Littleton. Explore the trails, where bursts of light and color wrap around trees and shimmer on bodies of water.

Scan to start a quote today!

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# COHOPE Meeting Notes For 11/1/23

Council of Homeowners Organization for a Planned Environment, www.cohopejeffco.com, P.O. Box 620783, Littleton CO 80162

DirectLink is a fiber optic provider based in Parker, CO. www.dlbroadband.com, 303-529-1111. Representatives from DirectLink answered questions. Kiera Jones, Community Relations Specialist, Nicole Cimino, Marketing, Donald Ray, Construction.

### Questions asked:

1. Who pays for damage, for instance, to sprinkler heads? They claim their people are trained to fix, but complaints remain about the quality. If they cannot fix, they will contract the repair out.
2. Will they be around next spring when sprinklers are turned on to check for damage? Definitely.
3. How can you install boxes near fire hydrants? The County approved.
4. Why are you running your service through the front of lots when other services are in the back? All new services are required to be installed in the front of lots, even in new subdivisions.
5. What is your depth? Typically, 24", according to County guidelines. Then from box to house the depth is usually 12-18". They will try to accommodate requests for other depths.

6. Why are boxes installed every other lot? This is so that 2 houses can be served by 1 box.
7. How did you choose which neighborhoods to start in? They talked to the County and chose areas where they could immediately connect to the Internet.
8. Can another company now come in and repeat this process? Yes, but this is rare because companies do not want to compete. Quantum, the Century Link fiber optic, is not available here now.
9. Ok, so if you will be a monopoly, what will happen to your price over time? They assume, because they are undercutting current prices, that the price of other services will drop.
10. How about streaming? They do not have their own, but they contract with My Bundle, a service that allows subscribers to choose the individual streaming service(s) they need.

Other area news: Columbine Hills is fighting the cell tower proposed for the Saint Philip Lutheran Church property. If residents wish to complain about this proposal, they can contact the Jeffco case manager: Matthew Karney, 303-271-8764, mkarney@co.jefferson.co.us. Case name: 7531 S. Kendall Blvd, case number 23-121651CMT

## ARE YOU READY TO FLY?

Gig-speed fiber internet was just unleashed in your neighborhood!

No data limits. No strings attached.

Internet Providers	COMCAST CABLE	DIRECTLINK FIBER
Everyday Pricing - no expiring discounts	✗	✓
No contracts/commitments	✗	✓
No requirement to buy other products for a "better" price	✗	✓
Unlimited data included	✗	✓
Matching download and upload speeds	✗	✓
Always get the speed you paid for	✗	✓
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	\$89
Modem/Wi-Fi Rental	\$14	\$0
Symmetrical Speeds (upload matches download)	not available	\$0
Unlimited Data	\$30	\$0
<b>Total Cost</b>	<b>\$154</b>	<b>\$89</b>

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Other speed options are available.



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Call 303-529-1111 | Visit DLBroadband.com/residential-fiber

## Neighborhood Newcomers

Have you moved to Columbine Knolls in the last six months? Our HOA would like to bring you a Welcome Bag. Please call Lynn at 303-807-9555 to arrange a time you will be home so she can drop off your welcome to the neighborhood bag!

Also, we would love to have you write a brief article about yourselves and submit it to ckha.org for publication in the Voice Newsletter! Please include your name(s), reason you moved to Columbine Knolls, interesting facts about your life, hobbies, how long you have lived in Colorado (or the state you are from) in addition to interesting facts about yourself and family!

### If you are a long-time resident read on:

Likewise, if you have lived in Columbine Knolls for some time and would like to share a celebration, significant event, award or interesting fact(s) about yourself and family please consider writing an article for the Voice Newsletter and submit to ckha.org.

*We elves try to stick to the four main food groups: candy, candy canes, candy corn, and syrup.*

– **Buddy, Elf**

## Join The HOA!

Hint – You can pay online at [ckha.org](http://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!

### 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\*\*\*

# RENT vs SELL

The market needs more properties. Which one makes sense for you?

✓ Rent Paid = Steady Income

✓ Legacy Building for your family

✓ Equity Continues to Build overtime

✓ Equity = \$\$ in your pocket

✓ Low Inventory = High Demand

✓ Life Requires you to move

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# Outdoor Ice Skating Rinks

You don't have to hit the slopes to have some cold, wintery fun. Check out these rinks to get your ice skating fix.

## RINK AT BELMAR, LAKEWOOD

**Admission (skate rental included):** \$10 (\$8 for kids 12 and under; seniors and children two and under skate free) or \$6 if you bring your own skates. Park in the lot at Teller Street and West Virginia Avenue. Even in the daytime, the Rink at Belmar can get plenty of shade, so make sure you check the weather and bundle up. Extreme weather may close the rink, so check online or call ahead to make sure the rink is open as planned. Outdoor heaters and fire pits help friends or parents stay toasty.

## SKATING IN THE SQUARE, ARVADA

**Admission (skate rental included):** \$10 (\$7 for kids 12 and under). Take the G Line to Olde Town Arvada, and you'll find a cozy little skating rink in the square on 57th Avenue, between the library and the pedestrian mall. Pick up your skates at the nearby shed and take to the (synthetic) ice.

## PARKER ICE TRAIL, PARKER

**Admission:** \$9 (\$7 for kids 10 and under). **Skate rental:** \$4. The ice circles a center grassy area and is fenced in on both the inside and outside, offering more space for beginners to hold on as they get accustomed to the ice. Located at the edge of downtown Parker in Discovery Park (behind the library), the ice trail offers concessions, skating aids for new skaters, and a handful of fire pits and seating for spectators to keep warm.

## DOWNTOWN DENVER RINK, DENVER

**Admission:** Free. **Skate rental:** \$11 (\$9 for kids 12 and under; fourth graders skate free). The downtown rink sits in Skyline Park, in the shadow of the Daniels & Fisher clocktower between the 16th Street Mall and 17th on Arapahoe Street. Open late on holidays and weekends, the rink offers concessions and locker storage for your belongings. Fourth graders skate free, and double-bladed skates are available in children sizes.

## EVERGREEN LAKE, EVERGREEN

**Admission:** \$14 (children four and under skate free); \$20 with skate rental included. **Skate rental:** \$10. Winning the prize for best views while skating, Evergreen Lake is open throughout the winter as weather permits. Learn to Skate classes are available for children, and athletes can sign up for hockey and broomball online. Regulars or families can purchase 10-punch skate cards for \$120 (\$30 savings). Park at Evergreen Lake House or take the shuttle from Stagecoach Park lower parking lot on weekends and holidays.



– In Part From <https://www.5280.com/best-places-for-ice-skating-in-denver/>

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## Memory Loss and Aging

Did you know that memory loss can start as early as age 50 with little things like forgetting names or where you put your keys? Experts say that if you feel that your memory may be getting worse, talk to your doctor. You're never too young to start this conversation! Some factors that may contribute to memory loss, according to Cedars-Sinai:

1. Smoking - Overall bad for health and memory
2. Medications - Over the counter and prescription can make memory worse.
3. Sleep - The body uses sleep to restore memory and adults need an average of 7-8 hours a night.

## Denver Botanic Gardens Blossoms of Light

A stroll through the Denver Botanic Gardens is a delightful way to celebrate the holiday season. The Blossoms of Light extravaganza is a twinkling and breathtaking twist on the already beautiful gardens, especially on a December evening.

For over 30 years, lights have transformed this cultural pocket of Denver and become an annual tradition for many local families and friends. From Friday to Sunday, November 17th, 2023 to January 7th, 2024, enjoy warm drinks and holiday treats amongst the most festive lights, blossoms, and pathways in Colorado.



## 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 any Wednesday at 6:45AM at 4Gs restaurant, 5950 S Platte Canyon Rd in Littleton. You do not need to join the club to help with our service projects. For information, email kensweet@gmail.com.

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**REAL ESTATE MARKET UPDATE**

**NOVEMBER 2023**

Urgent News for Buyers and Sellers! The Housing Market is shifting and we are experiencing economic uncertainty, but people are still buying and selling homes. We actually have seen our inventory increase in the Denver Metro area, and that is unusual this time of year! This is a Fall Market in 2023, so Sellers we all need to get the Pandemic years out of our minds and get extremely realistic in a higher interest rate environment. The Price and Condition of your home are critical, and we can help you with both of those! Buyers, you have a unique opportunity to get into the home of your dreams as there is more inventory to choose from, and favorable negotiations for you! Most importantly, we may have turned a corner on a resilient Labor Market, which is showing some signs of weakness and Mortgage Interest Rates have responded to the low 7% to upper 6% range! Yes, we said 6% again! Now, here is the urgent part as Interest Rates change daily, and you will want to take advantage as soon as possible! The Resale Market has some fantastic options for you, and the New Home Builder market has incredible incentives on completed homes that can close by the end of the year, and interest rates as low as 4.99%! Again, we can help you with both!

**AVG DAYS ON MARKET**  
OCTOBER 2023

**32 DAYS**  
HOUSES  
2022: 30 DAYS  
UP 6.67%

**32 DAYS**  
CONDOS  
2022: 25 DAYS  
UP 28%

**ACTIVE INVENTORY**  
OCTOBER 2023

**5,289**  
HOUSES  
2022: 5,444  
DOWN 2.85%

**2,193**  
CONDOS  
2022: 1,846  
UP 18.80%

**ACTIVE LISTINGS**

**7,290**  
↑  
OCTOBER 2022

**7,482**  
↑  
OCTOBER 2023  
UP 2.63%

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

**+1.93%**  
CONDO 1 YEAR

**+4.57%**  
SINGLE FAMILY 1 YEAR

**AVERAGE SALES PRICE**  
(HOUSES & CONDOS - OCTOBER 2023)

**\$687,917**

LAST YEAR:  
\$660,468  
+4.16%

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## Home for the Holidays!

Get ready to unwrap the perfect home this holiday season with the help of our fantastic team! Meet Rob Stark, our amazing agent with over thirty years of experience as a top real estate broker and former Certified Residential Appraiser. With his expert guidance, our dedicated project management service, and a talented interior design team, we're here to ensure you celebrate the holidays in the house of your dreams!



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# Sandy Bolton's Recipe Corner

## White Chocolate Cloud Dessert, serves 8

- 1 C white chocolate chips
- 1 - 8 oz block cream cheese
- 1 3/4 C whipping cream - whipped

Place chocolate chips in glass bowl. I used my quart size measuring cup. Cut cream cheese in 1" strips and put on top of chocolate chips. Microwave about 30 seconds, stir. Cream cheese will soften. Microwave again for 10 - 20 seconds, stir. Cream cheese will be soft and chips will soften as well.

Stir whip cream into cream cheese mixture until smooth. Put mixture in stemmed dessert glasses or Martini glasses or ramekins and chill for a few hours. When ready to serve, garnish with thawed frozen raspberries or silver sprinkles or top with a cookie (Milano). Bon Appetit!

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

*Remember this December,  
that love weighs more than gold.  
—Josephine Dodge Daskam Bacon*

# Transform Your Home This Season!

As the holiday season approaches, it's natural to want your home to look its best for festive gatherings and celebrations. Thankfully, there are ways to spruce up your living space, without breaking the bank. Here are three options to think about that can transform the feel of your home without major renovations:

**1.) Fresh Paint and Carpet:** A fresh coat of paint and new carpet can work wonders, complementing each other to instantly revitalize a room and make it feel brand new. The new paint brings a fresh perspective to the room that can potentially lighten things up and make it feel more modern. Meanwhile, new carpet enhances the comfort of a living space, creating an inviting and cozy atmosphere.

**2.) Window and Gutter Cleaning:** Crystal-clear windows usher in natural light, amplifying the room's vibrancy. This is especially nice for the holiday season, allowing Christmas lights to shine through for a festive atmosphere. Clean gutters serve a practical purpose, preventing water damage and preserving your home's structural integrity.

**3.) Deep Detail Cleaning:** Most of us forget how dirty our homes are until we begin cleaning them. Dust and dirt build up throughout the year, and the majority of people only clean surfaces and floors. That is why it is good to invest in a quality deep detailed cleaning that will cover neglected areas such as baseboards, light fixtures, and appliances. This service ensures that your home not only looks great, but also promotes a healthy living environment.

Continual investment in your home is the greatest thing you can do to increase its value. With these three options, you can make a difference in the feel of your property without breaking your budget or engulfing in large renovation projects. If you happen to need help with any of these activities, feel free to give me a call, as my team and I are happy to assist! I wish you all a very Merry Christmas and a happy New Year as well!

— Rob Stark, 303-503-5736, Stark Real Estate Group

**AUTUMN**  
Tree, Lawn & Landscape

**OUR SERVICES**

- TREE TRIMMING ✓
- TREE REMOVAL ✓
- PLANT HEALTH CARE ✓
- HOLIDAY LIGHTS ✓

Are your trees ready for the snow?

Pre - Winter Pruning

- Reduces weight and risk of limbs breaking
- Reduces amount of energy needed to survive winter
- Higher success rate in the spring

SCHEDULE A FREE ESTIMATE TODAY!

303-868-3164  
AUTUMNTREE.ELL.COM

**10% Winter Discount is back!**

Autumn Tree Lawn & Landscape offers a 10% winter discount on pruning and removals, when authorized work will be scheduled between December 1st 2023 - March 1st 2024

Logos: USDA, TCIA, Google, COLORADO Department of Agriculture

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

# JUST SOLD BY DUANE



5445 W Plymouth Dr.

**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).

**Part time Lic. Hair stylist** needed in a local 55 & older community. Flexible Hrs. 720-849-6074

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

**Get Organized before the holidays!** Start now and you can be clutter free before turkey day! Sarah@liveclutterfree.com or 303-416-5483

**TUB TO SHOWER CONVERSIONS. November - December special.** \$6,000 flat rate for labor. Call Joe 303-957-6291.

**Add a maintenance free metal railing for safety** around the front & rear porches or a **handrail down the exterior steps.** Call John for pricing 303-968-4504

**PAINTING NETWORK, LLC.** Multi-tasker services. Patch, paint, repair, remodel. 45 yrs exp. Class A journeyman painter. Ins. \$49.50/hr, 2 hours min. job please. Call Gary 303-808-2200.

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

**OB PAINTING. Interior/Exterior.** Free Est. Call today! 30 years in business! Rob: 303-986-8198

**Furnace inspection w/ CO detection - \$49.99. Emporia Home Services,** Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

**JACK OF ALL TRADES.** Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

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

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

**VARGO Insurance Consulting.** Health Life Disability – Group & Individual. Paula 303-955-5629

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

**Tree Pruning and Removal Specialists.** Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

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

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

**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)

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

**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

**DAN GRAY PAINTING 303-514-3232** Interior/ Exterior, Drywall and carpentry repair. Free est/ insured/30 years painting in Colorado.

**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. \$50 [www.divorceadvicecolorado.com](http://www.divorceadvicecolorado.com)

**Aminals Petsitting Service -** Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy & Rick (Owner/Operator) at 303-335-6237.

### 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



*Winter is the time for comfort, for good food and warmth,  
for the touch of a friendly hand and for a talk beside the fire:  
it is time for home.*

– Edith Sitwell

## Resources for Jeffco Seniors

There are so many great services available in our community/Jefferson County for seniors. We will be highlighting a few organizations in the upcoming newsletters. This is not an endorsement of any agency or services, just information. You can also find more information at <https://drcog.org/programs/area-agency-aging>.

### Counseling Services for Seniors:

Jefferson Center for Mental Health (Senior Reach Program)  
70 Executive Center 4851 Independence St., Wheat Ridge,  
CO 80033-6715

[jcmh.org/services/senior-services/](http://jcmh.org/services/senior-services/), 1-866-217-5808

### Handyman/Chores:

Seniors' Resource Center 3227 Chase St., Denver, CO 80212  
srcaging.org, 303-238-8151

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

# The Hansen Team at RE/MAX Synergy

## COLUMBINE KNOLLS MARKET UPDATE



**Kari Kline**

720-323-5768

[karikline95@gmail.com](mailto:karikline95@gmail.com)

**Kim Martins**

908-922-7650



### Homes **FOR SALE** in Columbine Knolls on 11/14/2023

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$685,000	\$999,900	2
Bi-Level	\$785,000	\$785,000	1
Tri-Level	- NONE AT THIS TIME -		0
2-Story	\$699,500	\$1,195,000	4

### Homes **UNDER CONTRACT** in Columbine Knolls on 11/14/2023

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	- NONE AT THIS TIME -		0
Bi-Level	- NONE AT THIS TIME -		0
Tri-Level	- NONE AT THIS TIME -		0
2-Story	\$695,000	\$695,000	1

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$575,000	\$980,000	8
Bi-Level	\$600,000	\$600,000	1
Tri-Level	\$602,000	\$704,000	3
2-Story	\$627,900	\$1,125,000	11

All the above information is from MetroList on 11/14/2023

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

**The Hansen Team **FEATURED** Listing**

**7407 SOUTH LAMAR STREET**

**CALL US FOR A PRIVATE SHOWING TODAY!**

**5 BEDROOM 4 BATHS LARGE CORNER LOT**

