

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

February 2026

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CKHA Monthly Meetings 2026

February 10, 2026, 7 p.m.

March 10, 2026, 7 p.m.

April 14, 2026, 7 p.m.

National Don't Cry Over Spilled Milk Day

On February 11th, Don't Cry Over Spilled Milk Day promotes a positive attitude even when things might not be going your way. It's a day for looking on the bright side of things and then carrying that feeling with you every day after. Do not worry, and do not stress over the little things. Life is too short to let the little things bother us.

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

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

Facebook: Columbine Knolls HOA

Though February is short, it is filled with lots of love and sweet surprises.

—Charmaine J. Forde

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Annual Membership Meeting, immediately followed by the January Monthly Board Meeting will be held **February 10, 2026 at 7:00 p.m.** and will be hosted on Zoom. The link can be found on the CKHA website at www.ckha.org.



Columbine Knolls Homeowners Association 2026 MEMBERSHIP DRIVE!

Membership Drive Continues

Check this off your "to do list!" There is still time for a **new (or renewed)** membership! Use the form on page 3 to send in your membership and check for \$50. Or go to the website www.ckha.org where you can join for 2026 online with PayPal (\$50 + \$3 = \$53 total). If you would like to volunteer for an event, project, be on a committee, have ideas to share, we welcome your participation. Please indicate that on your membership form.

Thank you for joining CKHA and becoming part of our Columbine Knolls neighborhood. Every membership helps to strengthen our community.

(continued on page 2)



Become a CKHA Community Block Walker in 2026!

Do you like to walk in the neighborhood? Combine exercise and community service together and become a CKHA Community Block Walker! You would hand deliver the Newsletter each month to your designated area. It should take less than an hour each month and would be a service to our community.

Why we are asking for Block Walkers? Our Columbine Knolls Voice Newsletter is printed free of cost to us by our publishing company Newsletter Connections. The monthly cost to CKHA is postage to have it delivered to every home by USPS. Postage was much less 5 years ago at around \$150-180 per month to deliver to 1008 homes. Today the postage is closer to \$330 per month and postage most likely will continue to increase. Many areas around us have homeowners deliver the newsletter so there is no extra postage cost to Homeowners Associations.

Please reply to our survey using the QR Code.

Or - Fill out this form and mail it to:

CKHA P.O. Box 620095 Littleton, CO 80162



Yes! I would be willing to be a CKHA Community Block Walker in 2026 to deliver the newsletter to some of my neighbors!

Name: _____

Email: _____

Phone: _____

You will be contacted by the CKHA Community Block Walker Chair with details.

Columbine Knolls Homeowners Association 2026 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

I would like to volunteer for an event, project, be on a committee, or have ideas to share. Circle your area(s) of interest. We will contact you.

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

From Engage Jeffco Publication: FYI

HELP MAKE PROM DREAMS COME TRUE; DONATE FORMAL WEAR AT JCPL



Got a gown or suit collecting dust? Give it a new life and help a local teen shine at prom! Donate your gently used formal wear and accessories to any Jefferson County Public Library full-service location by Feb. 28. Your contributions will be shared with Jeffco high schoolers at upcoming Prom Swap events and help create unforgettable nights!

CKHA 2026 Membership Drive 2026, (continued from front page)

- You can obtain your membership in two ways:
- 1) Fill out the form above, include a \$50 check to CKHA and mail it to P.O. Box 620095, Littleton, CO 802162.
 - 2) Pay membership dues with Pay Pal or credit card - \$53.

The base amount for dues is \$50 per year and there is a \$3 processing fee for using PayPal. The amount you enter **MUST BE = \$53.00**. Monetary donations to CKHA are also welcome to continue to help make our neighborhood a great place to live. Any amount over **\$53.00** will be considered a donation. See the website www.ckha.org, Membership for the Pay Pal sign-up page!

Board of Directors

President - Anita Twisselman	Treasurer - Jean Baden-Gillette
Vice President - Lynn Koch	Director - Steve Hantelman
Secretary - Davis Kalsbeek	Director - Levi Woods
Ass't Secretary - Steve Boyle	

Homeowner's Association Board Meeting

Second Tuesday of month at 7p.m. Check 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

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.

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or info@newsletterconnections.com



To find ad rates and discounts, go to 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.

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.

*Though February is short,
it is filled with lots of love and sweet surprises.*

—Charmaine J. Forde

Columbine Knolls Recreation District (CKRD)

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

Kick off the new year with extra savings! Families who purchase a pool membership will receive 10% off all swim lessons. It's the perfect time to dive into great programs while enjoying added value for your household. Registration dates are approaching quickly:

- **USTA Adult Tennis Leagues registration** begins February 1, league play begins mid-March and ends in September
- **Swimming Program registration** begins March 1, be sure to purchase your pool membership first to receive your 10% discount
- **Tennis Memberships** for the new season begin March 1 and run through February 28, please renew online and pick up your new key the last week of February.

Proof of Residency: Guests must provide proof of residency to receive the resident rate for daily pool admission. Please create an account on our registration site and obtain a free resident membership to ensure resident pricing at each visit.

Don't miss out – visit our website and register today!



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contact@key2medicare.com



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

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 under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at www.ckha.org.

Columbine Knolls Covenant

C-8 OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any lot.

Wish Lantern Festival

Date: Friday, February 6, 2026

Address: Silverthorne Pavilion, Silverthorne

Part of Silverthorne's First Friday series, the Wish Lantern Festival honors Mexico's Noche de Candela and the Chinese Lunar New Year. Both of these traditions use wish lanterns, and Silverthorne will be floating theirs down the Blue River.


–<https://www.uncovercolorado.com/events/february/>

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The Facts Confirm This Is A Great Place To Live!

The Columbine Knolls Community is a great place to live, and we have many people trying to find a home for sale in our community. This is evident by only 4.6% of the homes being sold over the past 5 years. Living in Columbine Knolls is a sound investment. The average sold price has increased by 45.2% since 2020.

Year	Number of Homes Sold	Average Sold Price	Days on the Market	Cost Increase from Previous Year	Percentage	Comments
2025	49	\$ 826,859	78	\$ 48,482	6.2%	
2024	43	\$ 778,377	106	\$ 56,221	7.8%	
2023	41	\$ 722,156	69	\$ (79,338)	-9.9%	30 Year Interest Rate Increase
2022	47	\$ 801,494	42	\$ 126,162	18.7%	
2021	50	\$ 675,332	43	\$ 105,818	18.6%	
2020	50	\$ 569,514	55			
45.2% increase in 5 years						

30 Year Fixed Rate Mortgage Graph:



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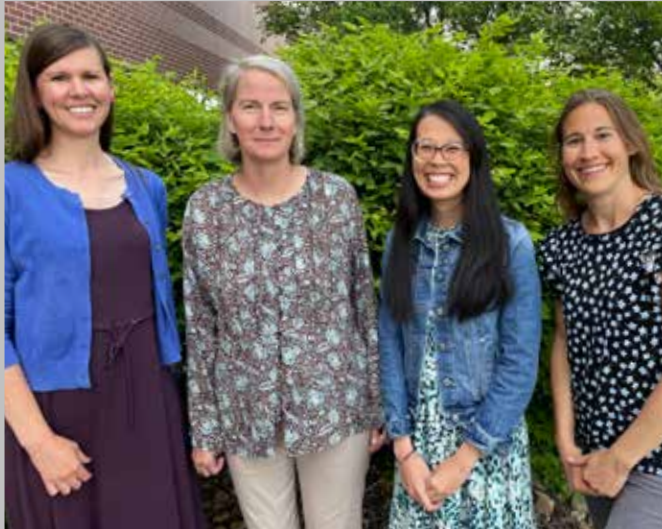


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Recreational Vehicle Parking & Residential Street Parking

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.

Resources For Homeowners

GreenSheen Paint:

720-854-8722 or 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.

Scrap Metal Recycling:

720-883-5829 - Text is best.

Scrap Metal Recycling - Steel, cast iron, brass, aluminum, extension cords, car parts (rotors, rims & more), metal bedframes, file cabinets, disassembled and metal only trampoline frames & springs, BBQ grills, patio furniture (no glass or other non-metal material), satellite dishes. Layne will also recycle larger appliances.

Make arrangements with Lane Williams by texting him 720-883-5829 for an individual pickup.

American Samaritan:

720-841-1257 Website: 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.



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Sandy Bolton's Recipe Corner

SIMPLE SCONES

- 2 C flour
 - 1/2 C sugar
 - 1 tsp baking powder
 - 1/2 tsp salt
 - 1/4 tsp baking soda
 - 8 T butter - frozen
 - 1/2 C raisins or cranberries or blueberries
 - 1/2 C heavy whipping cream
 - 2 T milk for brushing tops of scones
 - 1 large egg
 - 1 T sugar to sprinkle on tops of scones
1. Preheat oven to 420 degrees. Put oven rack in lower-middle position. Grease baking pan or line with parchment paper
 2. Mix first 5 ingredients in a medium bowl until well mixed. Use the large holes of a box grater, to grate frozen butter into flour mixture.
 3. Use your fingers to work butter into mixture until it looks like coarse crumbs. Add raisins.
 4. Whisk whipping cream and egg together and add to dry ingredients using a fork until large dough clumps form. Use your hands to shape dough into a ball. Fold in berries.
 5. Place dough on lightly floured surface and pat into a 7" - 8" circle, about 3/4" thick or form into dough

balls bigger than a golf ball. For wedge shape scones, cut circle of dough into 8 equal triangles and place on prepared baking sheet, about 1" apart. Brush tops with milk and sprinkle with sugar. Freeze for 30 minutes.

6. Bake scones in preheated oven about 15 - 17 minutes, until they are light golden brown. Cool for 5 minutes, serve and enjoy!
7. Scones can be sweet or savory by adding ham, cheese, bacon bits, onions, etc.

TIP: If using self-rising flour, you do not need to add baking powder and salt as it is already in the self-rising flour.

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

Snow Removal From Your Private Property

Many local laws require residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

Owners must place snow from their sidewalks onto their front yard or other areas of their own property, and not into the street. This practice reduces the number of icy areas on streets and ensures proper drainage flow into the storm sewer once snow melts.

—<https://www.codot.gov/travel/snow-removal>



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Fun Indoor Activities For Long Winter Evenings

1. Cook an International Feast. Spice up your dinner routine by picking a country and cooking a meal inspired by its cuisine. Make sushi rolls for a Japanese night, prepare Italian pasta from scratch, or try Mexican tamales. Get the whole family involved in chopping, mixing, and tasting. Add an educational twist by looking up fun facts about the country while you cook.

2. Plan a Themed Movie Marathon. Nothing beats curling up for a movie night when it's frosty outside. Make it extra special by choosing a theme—holiday classics, adventure films, or animated favorites—and matching snacks to the theme. For example, hot cocoa for winter-themed movies or nachos for an action-packed flick.

3. Turn Game Night into a Tournament. Whether it's classic board games, card games, or trivia challenges, a family game night is a recipe for laughs and good-natured competition. Create a mini-tournament, complete with a scoreboard and small prizes for the winners. For added excitement, have everyone bring their "A game" with silly team names or costumes.

4. Bake Your Family Favorites. There's something about winter that calls for baking. From gooey chocolate chip cookies to warm banana bread, baking together is both fun and delicious. Let each family member choose a favorite recipe, or try something new each week. Don't forget to sample your creations fresh out of the oven with a glass of milk or a cup of tea!

5. Create a Family Vision Board. Gather old magazines, scissors, and glue for a night of dreaming and planning. Encourage everyone to cut out pictures and words that repre-

sent their goals, hopes, and dreams for the year ahead. Share your boards with each other and talk about how you can support one another in reaching those aspirations.

6. Build a Blanket Fort and Have a Storytelling Session. Transform your living room into a magical hideaway by building a blanket fort. Pile it high with pillows, string up fairy lights, and settle in for an evening of storytelling. You could share memories, tell favorite family tales, or invent silly stories together. It's a nostalgic activity that's just as fun for adults as it is for kids.

7. Take a Virtual Adventure Together. Travel might not be on the agenda, but virtual adventures are just a click away. Explore online tours of famous landmarks, museums, or even space! Let each family member pick a "destination" and guide the group through a virtual journey. It's an educational and inspiring way to explore the world from your couch.

8. Have a DIY Karaoke Night. Unleash your inner superstar with a karaoke session at home. Use a karaoke app or find instrumental versions of your favorite songs online. Whether you're belting out classics, crooning to love songs, or having a dance-off, the energy and laughter are guaranteed to warm up any winter night.

9. Have a Puzzle Marathon. There's nothing more satisfying than finishing a big jigsaw puzzle as a family. Set up a cozy puzzle station, make some hot chocolate, and spend the evening working together to fit the pieces. For an extra challenge, try a puzzle with a winter scene or a holiday theme.

—By Kari Owens

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Winter Movies To Watch When It's Too Cold Outside

Coming to America (1988)

Coming to America goes from the fictional country of Zamunda to the snowy streets of N.Y.C., as Prince Akeem (Eddie Murphy) travels to Queens to find his queen (pun absolutely intended). These days, it's not just a throwback; it's also peak New York winter in the '80s.

Cool Runnings(1993)

Feel the rhythm, feel the rhyme...Yes, this is the movie about the Jamaican bobsled team, and what's even better is that it's based on truth. When a Jamaican sprinter (Leon Robinson) is disqualified from the Olympic Games, he and a disgraced coach (John Candy) work together to form the first Jamaican Olympic Bobsled Team.

Force Majeure (2014)

Telling the story of familial tension after the patriarch attempts to abandon them during an avalanche, this film hits hard. For good reason, of course. Watch this Swedish film solo (and not with a partner you've been fighting with).

Frozen (2013)

Let it go, let it goooooo...this is the animated film that birthed the earworm of a century. Frozen is a force, producing spin-offs and a Broadway musical, but the OG is always a great choice. Watch this one with the youngest members of your family and ask them, "Do you want to build a snowman?"

continued on page 11

Columbine Kiwanis: Starting A Great New Year


Columbine Kiwanis had a great 2025!

- Over \$15,000 collected for the Salvation Army. Thank you to the King Soopers Stores and people who donated to our kettles.
- 250 Meals on Wheels Deliveries.
- 12 Project Cure Medical supplies sorting.
- Blood Drive - December
- 50 days working at the Sheridan Food Bank. Usually Thursdays
- Socials every month. And much more...

Upcoming projects where you can help:

- Sheridan Food Bank – Thursdays
- Project Cure – once a month – Sorting Medical Supplies
- Meals on Wheels – Every Weekday
- Blood Drive – March
- Working with Schools

Details on upcoming projects and events are shared in our weekly newsletter – email info@columbinekiwanis.org to subscribe. Visit columbinekiwanis.org or come for a free breakfast at our weekly meeting every Wednesday at 7 a.m. at 4Gs Restaurant, 5950 S Platte Canyon Rd, Littleton. Email me at KenSweet@gmail.com. The Kiwanis Club of Columbine is a volunteer-led organization of 70 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome – no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together.




REAL ESTATE MARKET UPDATE

END OF YEAR 2025


The Denver Metro Real Estate Market in 2025 continued the stabilization pattern we have observed since 2023. Since the crazy markets of the Pandemic Era from 2020-2022, the Denver real estate market has been consistently recalibrating into new normals where affordability, ownership costs and mortgage rates dominated buyers' decision making. Sellers navigated this adjusting market with price adjustments, longer time on the market and meeting the buyers needs through concessions and rate buy-downs as well as cosmetic improvements to create a more turnkey transaction. Active Listings at the end of the year are just above 7,600 which is 10.4% higher than 2024. New Listings in 2025 were 59,671 and that is 6.8% higher than 2024. Closed Homes ended the year at 42,268 and that is down slightly from 2024 but almost identical to 2024 and 2023. Keep in mind our high for Closed homes was 64,119 in 2021 so last years market was down over 34% from just a short 4 years ago for numbers of homes sold. The Average Price of a Single Family Home in 2025 was \$787,452 and that is just 1% higher than 2024. The Average Price of an Attached Home (Condo or Townhome) in 2025 was \$441,145 and that is 3.4% lower than 2024. The Average Days in MLS for all homes increased by 24% to 47 days. Due to increased inventory and longer time on the market, many homeowners took a break from selling by removing their homes from the market last year with plans to return to the market in early 2026. Combined with the traditional increase in Active inventory in the first quarter and the Spring Market, we may see an increase in supply that could result in a Buyer's Market and a slight cool down on prices to continue.

AVG DAYS ON MARKET
DECEMBER 2025



65 DAYS


2024: 55 DAYS
UP 18.18%



74 DAYS


2024: 60 DAYS
UP 23.33%

ACTIVE INVENTORY
DECEMBER 2025



4,910

2024: 4,636
UP 5.91%



2,697

2024: 2,252
UP 19.76%

ACTIVE LISTINGS

6,888

DECEMBER 2024

↑

7,607

DECEMBER 2025
UP 10.44%

AVERAGE SOLD PRICE
(DECEMBER 2025)

-1.74%

SINGLE FAMILY 1 YEAR

-1.47%

CONDO 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - DECEMBER 2025)

\$678,718

LAST YEAR:
\$683,227
-66%


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The Love Letter Project

12-26-25 to 02-08-26

Aspen Grove 7301 S. Santa Fe Drive, Littleton

In partnership with ROX Arts Gallery

Now in its 6th year, the Love Letter Project invites you to help spread a little warmth where it matters most. We're asking our community to create and share handwritten Valentine's cards for neighbors served by Nourish Meals on Wheels and Meals on Wheels recipients across the Denver metro area.

These cards are delivered by hand before Valentine's Day, each one a small reminder that someone is thinking of them.

How to Take Part

- Make a card. Handmade cards are encouraged, but heartfelt words matter more than perfection.
- Drop it off at ROX Arts Gallery or in the mailbox right next to the gallery.
- No stamp needed. Cards are hand-delivered by Meals on Wheels volunteers.
- Please do not seal your card.
- Write as many as you'd like. One card is lovely. Many are even better.

Why It Matters

Nourish Meals on Wheels serves homebound Littleton residents, and this project also reaches Meals on Wheels recipients throughout the Denver metro area. For many, your card may be the only Valentine's Day card they receive. A few kind words can turn an ordinary day into something quietly unforgettable.

For The LOVE of Junk

A Pop-Up Valentine's Flea & Gift Market

Dates: Friday, February 13: 12:00 p.m. – 7:00 p.m.

Saturday, February 14: 10:00 a.m. – 4:00 p.m.

Location: Inside Space 450 Aspen Grove

Vintage romance meets flea-market magic at For the LOVE of Junk, a Valentine's weekend pop-up celebrating all things old-school, one-of-a-kind, and delightfully unexpected. Shop soulful finds, quirky treasures, nostalgic décor, and gifts with real personality. Add a bouquet from the Flower Bar, sip from a full bar that benefits the Humane Society of the South Platte Valley, and soak in the vibes.

Live jazz music on Friday night; DJ spinning tunes on Saturday; Flower Bar for custom blooms; Bar pouring adult beverages (and more) hosted by the Humane Society of the South Platte

Whether you're shopping for your sweetheart, your best friend, or yourself (highly encouraged), this is your chance to find the kind of gift no one else will have.

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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.

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 (303) 503-5736
 Rob@StarkREG.com

Where Is The 2026 Real Estate Market Heading?

We are officially one month into 2026, and many people are wondering what this year will bring for the Denver and Littleton real estate market. While no one has a crystal ball, I do have over 30 years of local experience to help make sense of where we are headed.

To understand the future, we need to look at the past. The years 2023 to 2025 were all shaped by the aftermath of the COVID-era housing boom, when ultra-low interest rates, skyrocketing prices, and record-low inventory created an unstable market. What we have been experiencing since then is a necessary correction.

The biggest correction came from mortgage rates. In early 2021, a 30-year fixed rate was around 2.65%. By 2023, it peaked near 7.79% (the sharpest increase in nearly 40 years) designed to cool inflation. Since then, rates have slowly improved, and at the time of writing, the 30-year rate is around 5.875%. That is helping buyers with affordability and motivating sellers to move out of their ultra-low-rate homes. Inventory has also improved, rising about 10% compared to 2024, giving buyers more choices. In addition, the average single-family home price rose about 1% in 2025, showing steady growth.

All signs point to 2026 continuing this slow and healthy recovery. Rates are stabilizing, inventory is improving, and affordability is gradually getting better. All of these factors create an environment to allow sidelined buyers to re-enter the market. If you have questions or want to talk about what this means for you, I'm always happy to help!

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

Winter Movies, *continued from page 8*

Groundhog Day (1993)

Groundhog Day is one of those film concepts that takes an idea—inexplicably living the same day over again—and shows you what its real-life application would be like. Note: It wouldn't be fun. Bill Murray is at his comedic best, the plot is universally acclaimed, and honestly? The message at the end makes the movie. This one is meant to be enjoyed with a nice cup of tea, and without worry that Punxsutawney Phil will see his shadow.

Knives Out (2019)

There's not much cozier in the colder months than curling up on the couch with a good whodunit. Not only does Knives Out offer a particularly twisty mystery, but it also features plenty of enviable knitwear that'll inspire your winter wardrobe. Chris Evans's character especially gives a masterclass on cold-weather layering.

Planes, Trains & Automobiles (1987)

Steve Martin? John Candy? A road trip comedy? Perfection. What's the movie about, you ask? Steve Martin plays Neal Page, an advertising executive on a trip to New York, trying to return to Chicago to be with his family on Thanksgiving. He meets Del Griffith (Candy), a traveling salesman, when Griffith steals his cab, and the two wind up on the same plane to Chicago, which is diverted to Wichita. They decide to try to get to Chicago by train, but that doesn't work out either. What's the last choice, you wonder?



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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



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TH Consulting. Providing handyman services. 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.

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

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

In the coldest February, as in every other month in every other year, the best thing to hold on to in this world is each other.

-Linda Ellerbee

If January is the month of change, February is the month of lasting change. January is for dreamers... February is for doers.

-Marc Parent

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

Main Number 303-279-6511	Health & Environ. 303-232-6301
Animal Control 303-271-5070	Highways & Trans. 303-271-8495
Assessor 303-271-8600	Planning & Zoning 303-271-8700
Building 303-271-8260	Public Information 303-271-8512
Clerk & Recorder 303-271-8168	Sheriff's Dept. 303-271-0211

COLUMBINE KNOLLS MARKET UPDATE

RE/MAX SYNERGY



Homes **FOR SALE** in Columbine Knolls on 01/16/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$825,000	\$1,105,000	4
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$850,000	\$850,000	1

Homes **UNDER CONTRACT** in Columbine Knolls on 01/16/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$1,105,000	\$1,105,000	1
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$849,500	\$849,500	1

Homes **SOLD** in past 6 MONTHS - Average Days on Market **52**

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$595,000	\$980,000	10
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$648,000	\$750,000	2
2-Story	\$641,500	\$1,140,000	11

All the above information is from MetroList on 01/16/2025
 Not all the listings were listed and/or sold by **Kari Kline**

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

**Thank you for your
 continued loyalty and
 support over the years!**



After a stretch where many people felt stuck, 2026 is shaping up to be a year with more balance, more options, and more clarity for people who want to make a move. Not because the market is suddenly “easy,” but because several key conditions are shifting. *Top economists have one word to sum up the housing market for 2026: opportunity. Lower mortgage rates and a rising supply of homes are expected to open up the housing market . . . something the real estate industry and potential home buyers and sellers have been waiting for, following three years of stagnation.*