

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

January 2024

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CKHA Upcoming Events In 2024

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

CKHA Board Meeting Minutes

The minutes are published on www.ckha.org.

Friday Night Films

Skip the Theater and enjoy Friday Night Nature Films Fireside at South Platte Nature Center.

Nature based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, most are award winning. Donation suggested for refreshments.

- American Eagles - 01/19/24
 - Magic of the Snow Owl - 02/16/24
- <https://register.ssprd.org>

CKHA Annual Membership Meeting and Monthly Board

The Columbine Knolls Homeowners Association Annual Membership Meeting and Monthly Board Meeting will be held on **January 9th, 2024 at 7:00 p.m.** and will be hosted on Zoom. The link can be found on the CKHA website at www.ckha.org. Three Board members will be elected to fill expiring terms. All residents are welcome to attend the meeting. Please be aware that only current HOA members (2023/2024) are allowed to vote for Board candidates. See you there!



Join CKHA In 2024!

Hint – You can pay online at ckha.org

The Columbine Knolls Homeowners Association Annual Membership Drive for 2024 kicks off January 1st! You will receive a letter in the mail from the Membership Committee in early January as a reminder to send in your dues. After much consideration, the Columbine Knolls Homeowners Board voted last year to raise the annual dues to \$50 per year. This was our first dues increase in more than ten years.

When you join the HOA you receive a directory of HOA members, a neighborhood business discount card, and free admission to the Easter Egg Hunt, the July 4th Parade, the Pool Party (with free dinner), Fall Event, and the Clean-Up Day. But most of all, you will be supporting the continued preservation of our lovely

neighborhood and letting your neighbors know that you care.

You can join with a \$50 check and the form in this newsletter, or online with PayPal (\$53 with their fee). If you join with PayPal, please fill out all the information on the PayPal Membership form, so you can be registered as a member of the HOA. Now's the time. Join your neighbors. Join your friends. Join the HOA!

Columbine Knolls Homeowners Association 2024 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**

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 every-one 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 at info@ckha.org.

Columbine Knolls Covenant:


C-4 EASEMENTS. Easements for installation and main-tenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting, or other mate-rial shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The ease-ment area of each lot and all improvements in it shall be main-tained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.



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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!



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

Send to: **Columbine Knolls Homeowners Association**
P.O. Box 620095 • Littleton CO 80162

Contact us at: info@ckha.org



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

News Articles

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

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.

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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.

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.

Post-Holiday Decluttering Tips For A Fresh 2024 Start

As the sparkle of tinsel settles and the echoes of festive treats fade away, the moment has arrived to confront the aftermath. While the joy of receiving holiday gifts is undeniable, it often leaves our homes in a state of clutter. Fear not, for here are a few tips to guide you through the process of post-holiday decluttering, ensuring that your home enters the new year with a refreshed and delightful ambiance.

The Focus Approach: Focus on one space at a time to avoid feeling overwhelmed. Whether it's the living room with holiday remnants or the basement with gift wrap, a systematic approach ensures tangible progress.

Donation Station: Establish a dedicated zone and container for items earmarked for donation, encompassing clothing, toys, and household items. A centralized location streamlines your decluttering impact, ensuring a seamless donation process when you're ready to part with these items.

Ask for Help: Feeling swamped this holiday season? At Stark Real Estate Group, we offer assistance in everything, especially in disposing of those unwanted and outdated items. Let us alleviate the struggle and simplify your space as you enter the new year.

I hope you all enjoyed time with friends and family during the holidays, and I wish you a fantastic year in 2024!

– Stark Real Estate Group



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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 has 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.

Another Contact For Direct Link Issues!

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

Bennetts 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.

PIPSA – “Property Improvement Request”

Exterior Painting DOES require a PIPSA. Go to our website 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 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.

“Just Do It” Day, January 24

National “Just Do It” Day is a day dedicated to taking action and getting things done. It encourages individuals to overcome procrastination, set goals, and be productive. It serves as a reminder to stop making excuses and start accomplishing tasks and achieving ones goals.



REAL ESTATE MARKET UPDATE

DECEMBER 2023

The Holiday Season is upon us, and one of the best gifts we can ever give is the opportunity to assist many individuals and families in their own personal homeownership! As we come to a close on 2023, and look back at the challenges the Real Estate Market experienced throughout the year, we are so grateful to be able to help you with your Real Estate needs. We are quite optimistic for the market in 2024, and quite frankly one of the greatest gifts we see currently is an increase in housing inventory which is up almost 7% compared to November of 2022! The Active Inventory is fantastic news for Buyers during the winter months to see more homes for sale, and negotiate some favorable price and terms. The second holiday gift is lower interest rates, which is helping affordability tremendously, and we see smart Buyers out looking at homes even in the snow. Sellers, this is a great time to show your home adorned in your holiday décor, and we see the homes in great condition and priced correctly attracting offers within a week or two of listing. The homes that need some work or are priced too aggressively seem to linger on the market while buyers wait for two to three price reductions. In the last 7 days in the Denver Metro Market, we have seen just over 1,000 new listings come on the market, and incredibly we have just over 1,000 homes that received a contract and into a pending status! Sellers, if you need to sell, you should stay on the market!

Most importantly, at this special time of year please know our gratitude for each of you and enjoy precious time with family and friends! We wish you a Merry Christmas, Happy Hanukkah, Happy Kwanzaa and enjoy a truly blessed Holiday Season!

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AVG DAYS ON MARKET
NOVEMBER 2023

38 DAYS
HOUSES
2022: 36 DAYS
UP 5.56%

40 DAYS
CONDOS
2022: 30 DAYS
UP 33.33%

ACTIVE INVENTORY
NOVEMBER 2023

4,743
HOUSES
2022: 4,572
UP 3.74%

1,941
CONDOS
2022: 1,681
UP 15.47%

ACTIVE LISTINGS

6,253
NOVEMBER 2022

6,684
NOVEMBER 2023
UP 6.89%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

-.87%
CONDO 1 YEAR

+.91%
SINGLE FAMILY 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - NOVEMBER 2023)

\$659,152

LAST YEAR:
\$656,501
+.40%



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Paul Motzkus
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COHOPE Meeting

Notes For 12/6/23

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

ITEMS OF INTEREST:

- Denver Water has extensive and helpful xeriscape information on its website, including detailed plans
- RTD has a new fare schedule as of Jan. 1. All riders over 65 qualify for senior discount.
- Gene Bennett, 303-271-8487, is the Columbine-area construction superintendent for DirectLink. There is a Damage Claim form on the DirectLink website.

Other: The plans for improving the undeveloped area owned by Front Range Christian School, west of Columbine Knolls, are currently on hold. The neighborhood will be notified when planning work resumes.

Ouray Ice Festival

Celebrating its 29th anniversary in 2024, the Ouray Ice Festival is one of the more popular winter events in Colorado, both for participants and spectators. Watch as the tiny mountain town of Ouray becomes a climbing mecca for those looking to test their skills at climbing the jagged ice walls of Ouray Ice Park.

Where: Ouray Ice Park

When: Thursday—Sunday, January 18–21

Sandy Bolton’s Recipe Corner

This is an old family recipe which is perfect for cold January dinners or after-skiing easy dinners. Enjoy!

CHILI - approximately 8 servings

- 1 - 2 lbs ground beef
- 1 - 2 large cans of chili beans, not drained
- 1 - 2 cans refried beans
- 1/4 - 1/2 large bottle tomato juice, vary the amount to get the desired consistency
- 1 packet chili seasoning
- 1 can stewed tomatoes
- 1 can kidney beans
- 1 small can chopped green chilis
- 1 bag Fritos

Toppings:

- Grated cheese
- Shredded lettuce
- Chopped green onions
- Sour cream
- Chopped tomato

Mix chili packet seasoning with the ground beef. Brown the beef and onion, add all other ingredients except the Fritos. Bring to a boil, then simmer uncovered for 45 - 60 minutes or until it is heated and it reaches desired thickness.

To serve, put Fritos in the bottom of the bowl then cover with Chili and add desired toppings.

Optional: Serve with corn bread or corn muffins. Bon Appetit! Leftover chili freezes well.



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- R E Southward



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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.

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 6:45 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton, CO 80123. You do not need to join the club to help with our service projects. For information email me at kensweet@gmail.com.

Dog Friendly Shopping

Aspen Grove stores with Dog Friendly Decal welcome you and your leashed furry shopping buddy.

When you shop with your furry pup, don't forget to share your experience and tag us when you're posting on social media. #aspengrovelovesdogs

PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry

—<https://aspengrovecenter.com>

Light Up The New Year

Ring in the new year with us as the Hudson Gardens exhibit transforms into the Light Up the New Year show that includes vibrant displays, a laser garden, and upbeat music. Join your friends and family and immerse yourself in the colorful nautilus forest, color cubes, mesmerizing sphere and more.

Dated Tickets are valid for single admission to Light Up the New Year at Hudson Gardens on the date reserved.

- Adults: \$20 Seniors (65+): \$18
Child (ages 3-12): \$15
- 2024 Light Up the New Year Dates: Jan. 2-28
- Doors open at 5:00 p.m.
The last entry is at 8:45 p.m.
- Tickets valid between 5:00-8:45 p.m.
- Lights out at 9:30 p.m.

RENT vs SELL

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

✓ Rent Paid = Steady Income

✓ Legacy Building for your family

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✓ Low Inventory = High Demand

✓ Life Requires you to move

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How To Travel On Snow

Skiing

With over 30 ski areas to choose from in Colorado, there is truly terrain for every kind of skier and snowboarder. All levels and budgets can be accommodated. There are smaller slopes perfect for learning the craft, and big giant playgrounds that keep everyone in your group entertained for days.

Cross Country Skiing

Downhill isn't the only way to enjoy skiing in the Rocky Mountains. Nordic skiing, more often referred to as cross country skiing, is fantastic across the state. There are Nordic centers near all the favorite ski towns and resorts, plus endless miles of trails in the national forests to peruse on your own accord.

Snowshoeing

Most of the aforementioned Nordic centers in Colorado provide access to snowshoes on their multi-use trails. Many will even have snowshoe rentals available, as do many ski resorts. It's not uncommon for ski areas to allow snowshoeing on some of their cat trails (greens), or even have separate trails completely for these winter hikers.

Snowbiking

When written as one word, snowbiking technically implies no motor. A Snowbike® is a registered trademark that's used to glide down the slopes, similar to downhill skiing. You can rent snowbikes at a few places locally, and there are even some ski resorts that allow them on their chairlifts, such as Breckenridge Ski Resort. You then ride down the mountain as you would on your skis or snowboard, except your sitting down on a Snowbike®.

Snow Biking

When snow biking is written as two words, it implies it has a motor. These are sort of like snowmobiles and are used in a similar fashion. There are some snow biking competitions and you could use them in the backcountry (uphill, downhill, on the flats) the same as you would a snowmobile. This version is not a registered trademark and technically needs a space between them, snow bike, however, you still might see it improperly referred to as a snowbike with one word.

Fat Biking

These are bicycles with fat tires and thick treads that are suitable for riding on packed snow. They are becoming more popular in mountain towns, and you can often see someone riding along for fun or transportation. There are even competitions held. There are some shops in select towns that will rent you a fat bike to use for a fun day off the ski slopes.

Snowkiting

Snowkiting is very similar to kiteboarding on water. However, you'll use skis or a snowboard instead of a surfboard. It's simpler to master kiteboarding since snow supplies less friction than water. Do note that snowkiting lessons do require you already have a snow kite and harness available.

Many people attempt snowkiting on frozen lakes, such as Lake Dillon in Summit County. An advantage is that this skill can be later applied to kiteboarding on the water during the warmer, summer weather.

–<https://www.uncovercolorado.com/>

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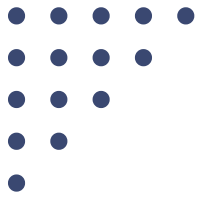




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Rob is a fourth-generation Colorado native who has been a part of the Columbine Knolls community since 1997. Starting as a Certified Residential Appraiser, he later became a broker at RE/MAX in 2006. Over his 31-year career, he has achieved the RE/MAX Diamond Award, Lifetime Achievement, and Hall of Fame. He has also been recognized as 5280 Magazine’s Top Real Estate Agents.



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New Year's Resolutions for Building a Healthy, Happy Life

For many people, the start of a new year marks an opportunity to reflect on their life, and think about where they would like to be in the future. And while New Year resolutions may get a bad rap for encouraging unrealistic goals or placing pressure on us, they can also be a great starting point to prioritize your health and wellness on your own terms. That may look like embracing totally attainable goals that don't focus so much on an overhaul of your current life, but more so make room for slowly adapting new routines and habits that will make you feel great about yourself.

Starting small could look like making an effort to reset your sleep schedule and prioritizing having a bedtime. Or it may start with your home, beginning to organize one room at a time, first focusing on your closet and later getting to your kitchen. Still, it could be as simple as taking control of your thoughts and incorporating inspiring quotes and daily affirmations into your morning routine. In any case, the achievable resolutions below aim to relieve stress, minimize anxiety (not add to it) and improve your overall well-being.

Even if the path to reinventing yourself starts off a little rocky, you can always get back on track at any time throughout the year. Remember 2024 is your year, so treat yourself like it!

Here are some examples:

- Start a gratitude journal
- Make time for family
- Build a better budget
- Practice mindfulness
- Cook something new each week

- Read more books
- Create a cleaning schedule you'll stick to
- Commit to a healthier sleep routine
- Join a club
- Learn to love vegetables
- Become a plant owner
- Take the stairs

–<https://www.goodhousekeeping.com/>

Breckenridge International Snow Sculpture Championships

Breckenridge's International Snow Sculpture Championships is a world-renowned snow sculpting competition where teams from around the world descend on Breckenridge, Colorado to hand-carve 25-ton blocks of snow into enormous, intricate works of art. Artists are only allowed to use hand tools, creativity and inspiration to bring their ideas to life. No power tools allowed! Teams sculpt countless hours across five days (totaling around 94 hours), resulting in a temporary outdoor art gallery in historic downtown Breckenridge! Join us at the 2024 International Snow Sculpture Championships.

Sculpting Week: January 22-26

Viewing Week: January 26-31

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| 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 |
| Total Cost | \$154 | \$89 |

Free Router and Wi-Fi gear for as long as you're a customer.
 a \$10/month value.
Free install. A \$100 value.

Other speed options are available.



Pre-order today to get these **limited-time** offers!

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

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



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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.

Good Neighbor HVAC—servicing Jefferson & Arapahoe county. Friendly customer service always. Speedy response to all your HVAC needs. Contact Chip Caldwell 303-547-5467. Made in the USA.

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

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

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)

Sunny Carpet Cleaning 303-742-0855

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

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

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

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

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

Main Number 303-279-6511

Animal Control 303-271-5070

Assessor 303-271-8600

Building 303-271-8260

Clerk & Recorder 303-271-8168

Health & Environ. 303-232-6301

Highways & Trans. 303-271-8495

Planning & Zoning 303-271-8700

Public Information 303-271-8512

Sheriff's Dept. 303-271-0211

Classified ads are \$4.00/line (about 40 characters/line). Contact 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.

Resources for CKHA Homeowners

Boots on the Ground: Kim Hinson – 303-332-1668

Call to schedule pickup of steel, aluminum, cast iron, brass, stainless steel, old lawn mowers, barbeques, box springs with material ripped off, umbrellas, pots and pans, and satellite dishes. Proceeds benefit our Veterans.

Jefferson County Public Affairs publishes the Engage Jeffco Newsletter with information for our Residents, Visitors and Communities. Go to engagejeffco to find the monthly newsletter.

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/, 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

Kim Martins

908-922-7650

Homes **FOR SALE** in Columbine Knolls on 12/08/2023

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$999,900 | \$999,900 | 1 |
| Bi-Level | - NONE AT THIS TIME - | | 0 |
| Tri-Level | - NONE AT THIS TIME - | | 0 |
| 2-Story | \$695,000 | \$1,095,000 | 5 |

Homes **UNDER CONTRACT** in Columbine Knolls on 12/08/2023

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$675,000 | \$675,000 | 1 |
| Bi-Level | \$785,000 | \$785,000 | 1 |
| 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 | 5 |
| Bi-Level | \$600,000 | \$600,000 | 1 |
| Tri-Level | \$602,000 | \$704,000 | 3 |
| 2-Story | \$627,900 | \$1,125,000 | 10 |

All the above information is from MetroList on 12/08/2023

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

