

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION



July 2024

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Columbine Knolls Fourth of July Parade Marker Park, 9:30 – 11:00 a.m.

The 4th of July Parade is happening at Marker Park from 9:30 – 11:00 a.m.! Decorate your bikes, scooters, strollers, and wagons for a patriotic ride around the park. The ride is followed by fun with water balloons, a visit from the fire department, face painting, popsicles and more! Join us at the pavilion near the Marker Park playground from 9:30 – 11:00 a.m.

CKHA Pool Party: July 31st, 6:00 – 9:00 p.m.

Join us for the Columbine Knolls Homeowners Association (CKHA) pool party at the Columbine Knolls pool Wednesday, July 31st from 6-9:00 p.m. Dinner will be served from 6-8:00 p.m. Please bring a dessert to share. Free to all HOA members. There is a cost of \$5.00 per person for non-members.

National Night Out: August 6th, 6:00 – 8:00 p.m., Marker Park Pavilion

National Night Out happens yearly the first Tuesday in August. The community is invited **AUGUST 6TH, 6-8 p.m.** to meet for this event at the Marker Park Pavilion close to the tennis courts. The purpose is to build police – community partnerships and neighborhood camaraderie involving citizens, law enforcement agencies, fire departments, businesses, neighborhood organizations and local officials.

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

Columbine Knolls is excited to host an Ice Cream Social with games and activities with representatives of the Jefferson County Sheriff's Office attending to answer questions that we may have.

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.

CKHA Upcoming Events In 2024

July 4, 2024 – Fourth of July Parade,
9:30 a.m. – Marker Park

July 31, 2024 – Pool Party, 6-9 p.m.
Columbine Knolls Pool

August 6, 2024 – National Night Out,
Marker Park

September 14, 2024 – Clean Up Day,
Pool Parking Lot

CKHA Upcoming Meetings In 2024

July 9, 2024, 7 p.m. Monthly Board Meeting

August 13, 2024, 7 p.m. Monthly Board Meeting

September 10, 2024, 7 p.m.
Monthly Board Meeting

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Monthly Board Meeting will be held **July 9, 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.



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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.

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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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Columbine Knolls Recreation District

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

Summer is in full swing with a hot summer so far. Take care not to get overheated. Head down to the pool, stay in the shade and stay hydrated.

July 4th Fun: The pool is open from 10am-7pm with a variety of fun activities for the whole family. Tattoos, coin toss, and t-shirt relay. Don't forget to bring your cash for the duck races and snack shack.

Open Swim: 12-7 pm Weekdays - 10am-7 pm Weekends - 12-9 pm Wednesdays (Family Night)

Adult Lap Swim/Water Exercise: 11 am-12 pm Monday-Thursday, June 3-August 8

Swim Meets: July 6 – Last swim meet. Pool will open around noon.

Tennis: Tennis memberships are available all year long.

Adult tennis socials on Friday evenings are hosted by our league teams at Marker Park tennis courts. Teams will be formed on the spot, or you can cheer on your favorite players. Bring a snack to share.

Enjoy a safe summer!

— Kathy Wallace, CKRD Director

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.

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Lindenwood Lane 8, 10, 11, 12, 13, 14, 15, 18, 20, 24

COMPOSITE ROOFS:

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



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Kiwanis Club of Columbine

The Kiwanis Club of Columbine is a group of volunteers dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. GREAT NEWS – Columbine Kiwanis will be putting on a Pancake Breakfast this year at the Summerset Festival at Clement Park in September! All are welcome to help on any of our projects or attend any of our social events anytime. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

We do a lot of volunteer work with and for kids in our local schools throughout the year. This summer we are doing the Jeffco Reads Food Distribution program at Shaffer Elementary. During the school year we do tutoring at Columbine Hills Elementary, work in the Library at Governor's Ranch and Leewood Elementary, and Terrific Readers and Writers at Field Elementary. We run a Student of the Month program at Powell Middle and Arapahoe High school and we sponsor Student Leadership Programs at all of the Littleton and South Jeffco High schools as well as Ken Caryl Middle school. We also conduct Junior Achievement programs in a number of elementary and high schools in the metro area. If you want to work with kids we can use your help!

Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7am at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We usually have a bimonthly meeting at Columbine library on the second and fourth Tuesday of every month at 12:30pm. For more information email kensweet@gmail.com.

Did You Know...

- Independence Day was first celebrated in Philadelphia on July 8, 1776.
- Both Thomas Jefferson and John Adams died on Independence Day, July 4, 1826.
- In 1941, Congress declared July 4 a federal legal holiday.
- The 56 signers of the Declaration of Independence did not sign at the same time, nor did they sign on July 4, 1776. The official event occurred on August 2, 1776, when 50 men signed it. Later that year, five more signed separately, and one added his name in a later year. Thomas McKean was the last to sign in January 1777.
- The origin of Uncle Sam probably began in 1812, when Samuel Wilson was a meat packer who provided meat to the US Army. The meat shipments were stamped with the initials, U.S. Someone joked that the initials stood for "Uncle Sam." This joke eventually led to the idea of Uncle Sam symbolizing the United States government.
- Benjamin Franklin, John Adams, and Thomas Jefferson served on the committee that picked the eagle for the national seal. Benjamin Franklin wanted the turkey!

–<https://www.nashvillesmls.com>

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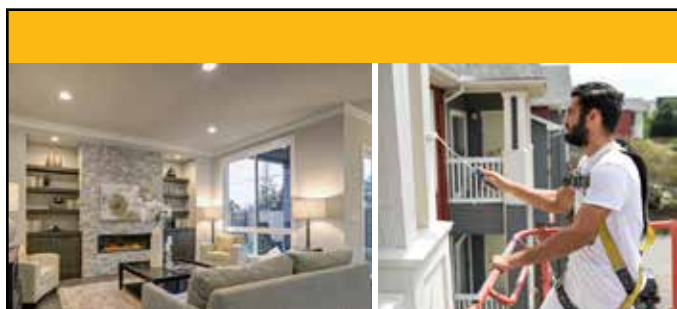
Know Your Covenants

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 at info@ckha.org

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

National Dimples Day

On July 9 we admire those who have an adorable natural indentation known as the dimple on National Dimples Day. Dimples are often associated with cute babies and good looking adults. Only 20-30% of the entire world population has dimples. Although most people possess two dimples, a rare few produce only one when smiling. Dimples are considered a genetic trait. Normally, if one person in a family has dimples, it's likely another family member will. Some scientists believe we inherit dimples. However, other scientists believe dimples are a random trait people have. Until more research is available, no one knows which genes produce dimples. In fact, there is very little scientific research available to make a determination.



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Uptick In Rodent Activity

Recently a Columbine Knolls homeowner called the Homeowners Association to report rodent activity on their property and a property close by. They felt it was due to very long, un-mowed grass in a nearby yard. Thankfully, after a call from the HOA, the long grass was mowed and this will hopefully solve the problem.

The HOA called the Planning & Zoning Department and the Health Department to confirm their policy on pest control. Both departments stated that if you have a rodent problem on your property, it is up to you, the homeowner, to take care of it as neither department deals with rodent issues. Calling a pest management company is another solution.

Last year three families whose properties were next-door to each other hired pest management companies. Rodents do not seem to stay in just one yard. To date, their prompt action mitigated the rodent issue near their homes.

Covenant C-10 Garbage and Refuse disposal is an important covenant as rodents, in addition to other creatures, may possibly make their homes and find a food source in stored trash. Regular trash removal is ideal. Unwanted items can be put into a dumpster, or recycled. Thank you to all Columbine Knolls residents for keeping your property up so beautifully!

In America, nobody says you have to keep the circumstances somebody else gives you.

—Amy Tan

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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

The land of opportunity. You just need the right people and the right work ethic and you can accomplish anything.

– Bob Poser

CKHA News - 2024!

Hint – You can pay online at ckha.org

The Columbine Knolls Homeowners Association Annual Membership Drive for 2024 kicked off January 1st! Your membership is good for the calendar year January 1st through December 31st. The Directory was mailed the third week in May. If you have not received your Directory and paid your dues, please contact us at ckha.org and we will get a directory to you!

Membership includes the Directory, a neighborhood business discount card, and free admission to the Easter Egg Hunt, the July 4th Parade, the Pool Party (with free dinner) 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 still join with a \$50 check and the form in this newsletter, or online with a credit card. If you join with a credit card, please fill out all the information on the Membership form, so you can be registered as a member of the HOA. Now's the time. Join your neighbors. Join your friends. Join the HOA!



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MARKET ON YOUR CALENDAR

<p>Saturdays SOUTHWEST PLAZA MAY 4 - OCT 26 Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p>Saturdays LAKWOOD JUN 15 - SEP 28 Mile Hi Church Alameda & Garrison 10am-2pm or Sellout</p>
<p>Sundays HIGHLANDS RANCH MAY 5 - OCT 27 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON JUN 19 - SEP 25 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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Columbine Knolls Homeowners Association Behind The Scenes

The Homeowners Association (HOA) does nothing for me so why should I join? You may not know what the HOA does for you behind the scenes! Every property in Columbine Knolls is governed by our Protective Covenants found at ckha.org. These Covenants were put into place when the neighborhood was being developed in the 1960's. The Covenants "run with the land" and apply to every property. Realtors and homeowners alike know that Covenants protect property values!

When you decide to sell your property, the HOA answers Status Letters requested by the Title Company. If realtors have questions they contact us. Recently we worked with a property that needed approval from the Architectural Control Committee and a variance from the County. We have assisted homeowners with rodent issues. When homeowners contact us, it is usually a time sensitive issue and they expect answers. These, and many more issues are taken care of in a timely fashion behind the scenes.

Our \$50 per year dues are minimal compared to many HOA communities. Since Columbine Knolls does not have "common property" none of us pay to keep up grass, flowers, plantings, water, and electricity etc. that many communities pay monthly to maintain. We do have nine entrances that volunteers keep up. If you would like to volunteer to maintain an entrance, please contact us at ckha.org to volunteer!

In the By Laws of the Columbine Knolls Homeowners Association (ckha.org), Board of Directors, Article

5 Section 1 - Number and Qualifications states: "The control and management of the Association and its affairs and property shall be entrusted to a Board of Nine (9) members, who shall elect from its members the President, Vice President, Secretary, Assistant Secretary and Treasurer of the Association. Two (2) of the voting Board members to be: the past President, if available, and the Editor of The Columbine Knolls Voice." Our Board of volunteers take their positions seriously to serve the community and uphold the Protective Covenants. Many volunteers have gone before us, and we thank them for passing along a well-kept and great neighborhood to live in!

COHOPE Meeting Notes

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

There is nothing to report for June since there was no speaker at the June meeting.

COHOPE Representative Needed!

With Judy Alliprandine's recent retirement, the COHOPE Representative position is now open. Judy A. felt it was so important to attend these once-a-month meetings for the information presented as there is no newspaper covering the news at this end of town.

The position is a small time commitment with a meeting the first Wednesday of the month and writing a synopsis of the meeting information to submit to the Voice Newsletter.

Contact ckha.org if you are interested and we will get back to you!

RENT



SELL

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

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- **Legacy Building For Your Family**
- **Equity Continues To Build Over Time**

- **Equity = \$\$ In Your Pocket**
- **Low Inventory = High Demand**
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Jeffco Transportation and Engineering Answers Your Questions

Broadband Installation in Right-of-Way: Frequently Asked Questions

Why is a private enterprise granted access to this right-of-way?

Pursuant to § 38-5.5-101 through §38-5.5-109, C.R.S., the Colorado General Assembly has deemed the regulation of broadband a matter of statewide concern and limited the ability of local governments to regulate the location of broadband in the local rights-of-way. Under this legislation, broadband providers are provided the authority to locate in public rights-of-way. According to § 38-5.5-103 (1)(a), C.R.S., broadband providers authorized to do business in Colorado have the right to “construct, maintain and operate conduit, cable, switches, and related appurtenances and facilities and communications and broadband facilities, including small cell facilities and small cell networks,” in the public right-of-way.

Furthermore, under § 38-5.5-103 C.R.S., local governments such as Jefferson County, are prohibited from discriminating or granting a preference in the issuance of permits or passage of ordinances for the use of its rights-of-way. Likewise, local governments such as Jefferson County, are prohibited from erecting any unreasonable requirements for the use of its rights-of-way by broadband providers.

Do I have any recourse in moving this box off my property?

Because the General Assembly has deemed the location of broadband in local rights-of-way a matter of statewide concern, Jefferson County does not have the authority to remove the box from the right-of-way. §38-5.5-103(1)(b), C.R.S.

Does Jefferson County receive compensation from broadband providers that install equipment in public right-of-way?

The General Assembly limited the permissible taxes, fees, and charges that may be charged by local governments such as Jefferson County for location of broadband facilities in the public rights-of-way. § 38-5.5-107 C.R.S. Generally, any fees and charges must be reasonably related to the direct costs incurred in the provision of services related to the granting or administration of permits. § 38-5.5-107 C.R.S. (1)(b) and must be competitively neutral. § 38-5.5-107 C.R.S. (2)

Is it possible other private entities could lay more fiber, and build more drop boxes, along this right-of-way?

If so, how many companies could build on this right-of-way?

Co-location of broadband facilities in the public right-of-way is authorized under § 38-5.5-104.5C.R.S.

Will broadband providers be subject to any price controls or other public oversight since they are using this right-of-way?

Given that the regulation of broadband and its location in the right-of-way has been deemed by the General Assembly a matter of statewide concern, Jefferson County is not in a position to respond to this issue, as its authority has been limited by state law.

For more information, please visit Jefferson County’s Broadband Program page at <https://www.jeffco.us/4660/Broadband-Program>.

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.



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Direct Link Broadband Internet Servicing Construction

Direct Link has been working in our neighborhood this past year. 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.

Film On The Rocks 2024

Film on the Rocks is back for its 25th season with five events throughout the summer! Each film is preceded by live entertainment to kick off the evening. Film on the Rocks is a collaborative production of Denver Film and Denver Arts & Venues. Open Captions provided for all films in the series.

Price per ticket: \$20

Time: Doors open at 6:30 pm,

Entertainment starts at 7:00 pm, Film starts at dusk

SCHEDULE:

Monday, July 8: The Wizard of Oz

Monday, July 15: Deadpool

Monday, August 19: Mad Max: Fury Road

– <https://www.redrocksonline.com/film/>

Resources for CKHA Homeowners

TITLE FRAUD: Jefferson County Colorado, Clerk and Recorder. <https://www.jeffco.us/4692/Title-Fraud>

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

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.

STAY INFORMED:

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

GREENSHEEN PAINT: 720-854-872, 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.



REAL ESTATE MARKET UPDATE

JUNE 2024

Inventory! Inventory! Inventory! As we assess the real estate activity from May and begin the hot summer selling season in June, there are a couple of factors and opportunities showing up for Buyers and Sellers! The year began with the feeling that most Sellers would only enter the market during a "need to move" category. However, the numbers are telling a different story as it seems that many Sellers have jumped into the market with both feet! In an historic move the Denver Real Estate Market has over 9,100 active listings, which is 31% higher than April and the highest jump we have ever seen from April to May and active listings are now 75% higher than this time last year! Homes going under contract and closed are holding a close pace to last year, so we have an active market with growing supply and good demand for Buyers. The normalization of housing inventory is creating some excellent opportunities for Buyers, as we track the activity over the last 7 days with just over 2,100 new listings, but also over 2,100 price reductions by Sellers. This has created many more choices for Buyers and much better affordability. Sellers this is a great time to plan and prepare your home for sale with correct pricing during a very active market. Buyers your patience and persistence will pay off as you have more to choose from, and great opportunities to negotiate a good price on a great home. Now, just like summer this season moves quickly so please call us today for the best and most experienced real estate advice!

AVG DAYS ON MARKET
MAY 2024

25 DAYS
HOUSES
2023: 21 DAYS
UP 19.05%

31 DAYS
CONDOS
2023: 24 DAYS
UP 29.17%

ACTIVE INVENTORY
MAY 2024

6,352
HOUSES
2023: 3,720
UP 70.75%

2,807
CONDOS
2023: 1,508
UP 86.14%

ACTIVE LISTINGS

5,228
MAY 2023

9,159
MAY 2024
UP 75.19%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

-4.89%
CONDO 1 YEAR

+1.66%
SINGLE FAMILY 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - MAY 2024)

\$720,109

LAST YEAR:
\$697,040
+3.31%

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<p>Amy Motzkus amymotzkus@att.net 303-324-3900</p>	<p>Paul Motzkus paulmotzkus@att.net 720-290-5050</p>	<p>Matt Motzkus mmotzkus@rmpro.net 720-218-6153</p>
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Rob Stark ● (303) 503-5736

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 31-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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How Often Should I Be Watering My Lawn?

With the 4th of July approaching, we are officially in the heat of summer! These hot days can leave you wondering: how often should I water my lawn to keep it green and healthy?

A good rule of thumb is to water deeply and infrequently. According to experts in landscape maintenance, "Deep and infrequent irrigation stimulates root growth, resulting in healthy, drought-tolerant, and pest-resistant turf." It is recommended to water your lawn three days a week during the summer, starting after 8 p.m. and ending before 6 a.m.

While this is a good rule of thumb, there are "smart water" sprinkler system controls that eliminate the guesswork. I have found that the Rachio smart controller (Rachio.com) is the best system for controlling your irrigation needs. This smart controller monitors anticipated weather patterns and precipitation, and adjusts accordingly. It also facilitates a cycle and soak feature that promotes a drought-resistant lawn by encouraging deep root growth. Additionally, the Rachio controller takes into consideration the sun exposure and sprinkler types in each watering zone.

Denver Water frequently offers rebates on smart irrigation control systems. The Rachio controller has historically been on this list, and there may be a rebate available to offset the purchase price.

Please feel free to reach out to me anytime regarding this topic or any other concerns you may have about your home.

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

Sandy Bolton's Recipe Corner

TORTILLA QUICHE - delicious and pretty!

- One 8-inch (approximately) flour tortilla
- Two large eggs
- 1/4 cup cottage cheese
- 1 tablespoon chopped onion, optional
- 2 tablespoons water
- One handful of fresh spinach
- 1/3 cup chopped tomatoes
- 1/3 cup grated Mexican blend or cheddar cheese
- Salt & pepper to taste
- 1/4 teaspoon Italian herbs

Preheat oven to 350°.

Lightly butter a 9-inch pie pan.

Place tortilla in pie pan.

In a small bowl mix eggs, water, salt, pepper, Italian herbs, and cottage cheese, and pour over the tortilla.

Cover with spinach leaves, then a layer of chopped tomatoes and top with a layer of grated cheese.

Bake at 350° for about 20 minutes or until it is set and cheese is a bit puffy.

Cool for five minutes, cut into wedges.

Serve plain or with salsa, green chili, or sour cream.

Bon Appetit!

To share a recipe or tip, please email Sandy Bolton at sbolton 777@aol.com.



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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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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

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Animals 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.

4th of July vs Independence Day

As many history buffs know, there's some irony to rise of the phrase "Fourth of July" since the date itself has little significance. Congress approved a declaration of independence on July 2, 1776, and John Adams expected that to be the most important date in American history. The official Declaration, however, was approved two days later by a committee. The first printed copies read "In Congress, July 4, 1776." Since that broadsheet was tacked up in cities all over the nation, the date stuck. [-https://slate.com/](https://slate.com/)

Concerts in Clement Park

Foothills Park & Recreation District is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. Performances are held at the Grant Family Amphitheater in Clement Park. Start sat 7 p.m.

- July 11: The Grass Project – bluegrass, progressive instrumental
- July 18: Roka Hueka – Latin ska, rock, cumbia, reggae
- July 25: Groove 'N Motion – variety band, R&B, funk
- August 1: SoundTrack Chamber Orchestra – orchestral movie soundtrack
- August 8: Julia Kirkwood – alternative pop, rock

**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

kim.martins10@gmail.com

Homes **FOR SALE** in Columbine Knolls on 6/17/2024

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$1,350,000	\$1,350,000	1
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$775,000	\$1,199,999	6

Homes **UNDER CONTRACT** in Columbine Knolls on 6/17/2024

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$710,000	\$710,000	1
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$649,000	\$725,000	2
2-Story	\$560,000	\$560,000	1

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$735,000	\$1,100,000	5
Bi-Level	\$770,000	\$770,000	1
Tri-Level	\$730,000	\$780,000	2
2-Story	\$672,500	\$1,140,000	11

All the above information is from MetroList on 06/17/2024

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



If you're wondering if it's a good time to **sell your home, the most recent data suggests it is! The housing market appears to be strengthening as we head in to **SUMMMER!** **BUYERS ARE LOOKING!** To get a **FREE** Market Analysis of your home. **NO Obligation!****

Give us a call, your trusted real estate experts in Columbine Knolls.

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