

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

July 2025

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CKHA Upcoming Events In 2025

July 4, 2025: Fourth of July Parade

July 30, 2025: CKHA Pool Party

August 5, 2025: National Night Out

September 13, 2025: Clean Up Day

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

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

Facebook: Columbine Knolls HOA

CKHA Upcoming Meetings 2025

July 8, 2025, 7 p.m. – Monthly Board Meeting

Aug 12, 2025, 7 p.m. – Monthly Board Meeting

Sept 9, 2025, 7 p.m. – Monthly Board Meeting

PIPSA – A Good Idea!

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

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



Columbine Knolls Homeowners Association (CKHA)

Fourth of July Parade 9:30 to 11:00 a.m. Marker Park

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 popsicles, a visit from the fire department, face painting and more! Join us at the pavilion near the Marker Park playground from 9:30 – 11:00 a.m.

Columbine Knolls Homeowners Association Pool Party: Wednesday, July 30, 6:00 - 9:00 p.m.

Join us for the Columbine Knolls Homeowners Association (CKHA) pool party at the Columbine Knolls pool Wednesday, July 30th 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 5th, 6 - 8 p.m., Marker Park Pavilion

National Night Out happens yearly the first Tuesday in August. The community is invited August 5th, 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. Put this event on your calendar so as not to miss it!

In the summer, the days were long, stretching into each other. Out of school, everything was on pause and yet happening at the same time, this collection of weeks when anything was possible.

– Sarah Dessen

CKHA Monthly Board Meeting



The Columbine Knolls Homeowners Monthly Board Meeting will be held **July 8, 2025 at 7:00 p.m.** and will be hosted on Zoom. The link can be found on the CKHA website at www.ckha.org.

Good News

The owner of the home damaged by fire in Columbine Knolls reports his General Contractor informed him that they are waiting for the trusses they ordered to be delivered so that work may commence. The contractor cannot demo the roof until the replacement trusses are on site so that there will be no additional damage to the walls. The contractor hopes to have a delivery window sometime within the next few weeks.

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 or concerns you may have at www.ckha.org.

Columbine Knolls Covenant C-1 LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage.

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. All are welcome to help on any of our projects or attend any of our social events anytime.

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

Board of Directors

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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: 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.



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Columbine Knolls Recreation District

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

POOL

July 4th games and fun, open 10am-7pm. Bring your cash for the annual duck races.

With a slow start to the pool season with much needed rain it is now officially HOT! Head down to the pool to cool off and catch up on neighborhood gossip. Family Night is Wednesdays, and the pool is open late.

Pool Shelter rentals are filling up. If you have a team or family party and need an affordable place to meet, we have what you need. Fire up the grill or bring in your favorite pizza for an easy no fuss event.

POOL HOURS

Open daily to the public - M-F 12-7pm

Weekends 10am-7pm

Family night (Wednesday) 12-9pm

Pay daily, buy a family membership, or get a punch card good for friends and family.

PARKS

Marker Park has slowed down for the summer season and has tennis, playgrounds, and the walking path. There has been a significant increase in motorbike activity in and around the park causing turf damage and safety concerns for users. Park rules prohibit motorized vehicles in the park and violators will be ticketed. Please do not allow your children and teenagers to ride illegally in the park and neighborhood for everyone's safety. If you encounter illegal activity, please contact Jefferson County Sheriff's Office.

TENNIS

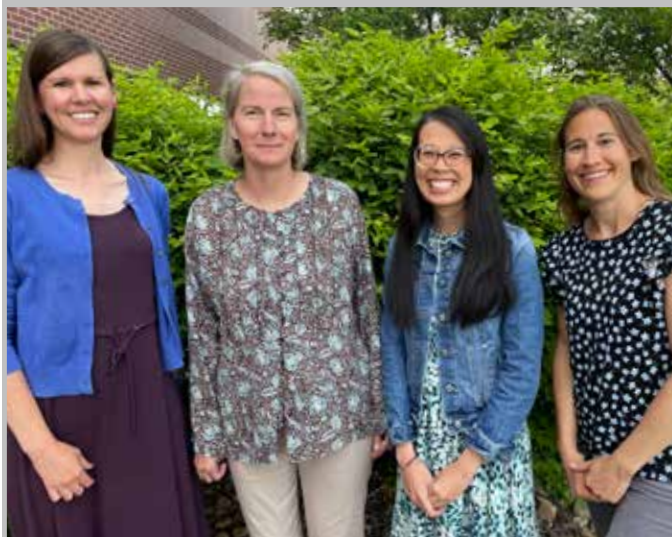
Tennis courts are available for play all year long with a tennis key membership. Drop in or make a reservation to secure your spot. Various teams have scheduled matches throughout the week, usually at 9am or 6pm. Six courts are available at Marker Park and two courts are next to the Pool. Please make sure gates are closed to prevent unauthorized access that could lead to vandalism or injuries.

GO DOLPHINS! Columbine Knolls swim team is thriving

By Meggin Howard, Swim Team Parent

At over 120 swimmers, the team this year is larger than it has been and it is only growing! Kids ages four to eighteen practice Monday through Friday with meets on most Saturdays. At each meet swimmers make qualifying times, beat personal records and not to mention getting four-year-olds from one end to the other. With the help of the coaching staff, the swimmers learn to feel safe while their team cheers them on! The learning curve is amazing to watch, but what is even more heartwarming is how much fun and team building has developed since Coach Payton joined our team last year. Coach Payton coaches alongside assistant coaches that have been part of the team since they were 8 and under! There is so much support and community building it is truly something special. If you are interested in swimming but you have never done it before, sign up next year! Coach Payton did not start swimming until age 14 and he became a division one swimmer. All you need is a drive to try and willingness to have fun doing something new! Check out the website to learn more.

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Columbine Knolls Homeowners Association 2025 Membership Drive

Please send your membership dues today!
Your voluntary support is essential to maintaining our lovely neighborhood's ambiance and community connections.

Annual membership dues \$ 50.00

Donation to help with to help with events, special projects and maintenance \$ _____

Total remitted \$ _____

Last Name(s): _____

First Name(s): _____

Address: _____

Phone: _____

Email: _____

PLEASE PRINT CLEARLY

Publish my name and address in the membership directory? ☐ Yes ☐ No

Publish my phone number in the membership directory? ☐ Yes ☐ No

Publish my email in the membership directory? ☐ Yes ☐ No

***Mail this form and your check to:

PO Box 620095, Littleton, CO, 80162***

CKHA Membership for 2025! Remember To Join The Columbine Knolls Homeowners Association

It is not too late to join the Columbine Knolls Homeowners Association for 2025! You will receive all the benefits of membership and the Discount Card for the year. Additional perks include access to a packed calendar of local gatherings and activities! From the patriotic July 4th Parade at Marker Park to the Summer Solstice Celebration and lively CKHA Pool Party – there is something for everyone to enjoy throughout the year in our neighborhood with community spirit at its core.

You can join with a \$50 check and the form in this newsletter, or online with a credit card. If you join with a credit card, please fill out all the information on the Membership form. Your membership helps strengthen the foundation of our community here in Columbine Knolls.

*Rest is not idleness, and to lie sometimes on
the grass under trees on a summer's day,
listening to the murmur of the water,
or watching the clouds float across the sky,
is by no means a waste of time.*

—John Lubbock

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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 CKHA Homeowners

THE METAL MAN: 303-319-2373 Text is best.

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

- For a **full load** that fills up the back of a pickup truck – no charge.
- For **one item or a TV** – text Mike for the charge.

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July, with its days of blue skies and time that seemingly stands still, holds a special place in my heart.

–Daisaku Ikeda

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Sandy Bolton's Recipe Corner: Crispy Smashed Potatoes

- Potatoes - Yukon gold or medley of colorful potatoes - 4/5 per person
- olive oil
- S & P
- fresh thyme(or rosemary or parsley)
- sour cream and chives(optional)

Preheat oven to 425 degrees.

Drizzle a baking pan with olive oil.

Wash and boil potatoes until fork tender. Drain and cool until cool enough to smash with the heel of your hand. Place potatoes on cookie and one at a time, smash the potato with the heel of your hand. They almost look like flattened flowers. Drizzle with oil, add S & P and thyme leaves.

Bake at 425 for about 25 minutes or until they start to get brown and crispy. Place on serving dish, top with sour cream and chives and enjoy! Bon Appetite!

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

*July is hollyhocks and hammocks, fireworks and vacations,
hot and steamy weather, cool and refreshing swims,
beach picnics, and vegetables all out of the garden.*

—Jean Hersey

Berry Trifle

8 to 10 servings; Total Time: 30 mins



INGREDIENTS

- 1 angel food cake, cut into cubes
- 3.4 oz box instant vanilla pudding mix
- 2 cups cold milk
- 8 ounces cream cheese, at room temp
- 1 cup powdered sugar
- 8 ounces Cool Whip
- 2 pints blueberries, rinsed
- 2 pints strawberries, rinsed, hulled and sliced

INSTRUCTIONS

In a small bowl, combine the vanilla pudding mix with the milk and whisk for two minutes; set aside.

In a large bowl, beat the cream cheese on medium speed until smooth and creamy, 2 to 3 minutes. Reduce the speed to low and gradually add the powdered sugar. Once all of the sugar is incorporated, increase the speed to medium and beat for 1 minute, or until thoroughly combined and smooth.

Add the prepared pudding to the cream cheese mixture and gently fold and stir with a rubber spatula until completely combined. Add the Cool Whip to the bowl and fold it into the mixture until no white streaks remain.

To assemble the trifle, alternate layers of angel food cake, blueberries, the pudding mixture, strawberries and so on, until you get the top. Add a final layer of the pudding mixture, then arrange the remaining strawberries and blueberries in a decorative pattern. Serve immediately or cover and refrigerate until ready to serve. This is best served within 24 hours of making it, but leftovers can be stored in the refrigerator for up to 3 days.

—<https://www.browneyedbaker.com>

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Helping Colorado Pollinators And Wildlife With Native Plants

Pollinators have evolved to seek and find food from plants in their environment. They focus on certain colors, flower shapes, textures, and scents to find the nectar and pollen they need. Plants native to the Rocky Mountain west are naturally more attractive and important to the survival of our local pollinators.

Garden centers offer an amazing array of plants gathered from around the world and created by plant breeding facilities. Hybrids are constantly being created to offer different colors, different shapes, and different statures. Only some of these are important to the survival of key Colorado pollinators.

Pollinators require a constant supply of food, water, and shelter throughout their lifetime. A little advance planning will ensure that your yard provides these.

One key consideration is planting a mix of native plants that flower early, in the middle of the summer, and later in the fall. This provides season-long nourishment. Many plants, including penstemons, bee balm, black-eyed Susans, and blanket flowers, are popular perennials that regenerate yearly from their root system or seeds broadcast after the flowers have faded.

The same native plants that support pollinators also feed and support our local birds and animals. Birds rely on native plants including blanket flowers, black-eyed Susans, sand cherries, choke cherries, lupines, and common yarrow for insects, nutritious seeds, and berries throughout the spring and summer nesting seasons.

Learning more about the relationship between plants and native pollinators is rewarding and environmentally valuable.

– John Ashworth, CSU Extension,
Denver Master Gardener since 2014

Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for the 2025 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place from 6:30 - 8 p.m.

- **Wednesday, July 9, 2025: The Ninety Percent 90s.** A 3-piece acoustic cover band covering the best and worst hits from the 90s.
- **Wednesday, July 16, 2025: The ThreadBarons.** A combination of Americana, folk, classic rock, folk rock, and garage rock.
- **Wednesday, July 23, 2025: Dakota Blonde.** Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or lightning near the Museum may cancel or delay a show for a short time.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>

Spend A Day At The Beach

Many reservoirs throughout the state include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

–<https://www.uncovercolorado.com>

JUNE 2025

The Denver Real Estate Market has Officially Shifted!

Denver Real Estate, long known for its tight housing supply, is now among the top U.S. Metro areas for rapidly growing unsold inventory. This surge places Denver in third place right behind San Jose and Las Vegas, with only a fraction of a difference for inventory growth year to date! The Active Listings at the end of May increased again to 13,599 which is 48% higher than this time last year. This is the highest level of inventory the Denver Metro area has seen since 2011! Closed homes were at 4,036 in May, and that is down 9.5% from May of 2024. There is some good news however, in that Pending Sales were 4,349 in May and that is up over 10% from May of last year! The balance between supply and demand remains the key driver of market direction. The early Spring slowdown has been a cause for concern, however the renewed burst of buyer interest in the May pendings may lead to a rare Summer surge of buyer activity. Sellers are getting a masterclass in patience in this market, and getting more realistic on pricing as price reductions and seller concessions continue to be more common. Buyers have been very patient this year, and have continued to wait for the right home at the right price, condition and location. This market has some fantastic opportunities right now, and reminds us that real estate is nuanced, and that nuance is where a skilled Realtor at RE/MAX Professionals brings real value. We know this process is deeply personal, and commit to your very personal attention to your individual needs! This Summer may be one to remember, so let's talk about your real estate needs today!

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MAY 2025

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30 DAYS
2024: 26 DAYS
UP 15.38%

CONDOS
44 DAYS
2024: 29 DAYS
UP 51.72%

ACTIVE INVENTORY
MAY 2025

HOUSES
9,111
2024: 6,352
UP 43.44%

CONDOS
4,488
2024: 2,807
UP 59.89%

ACTIVE LISTINGS

HOUSES
9,159
MAY 2024

CONDOS
13,599
MAY 2025
UP 48.48%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

CONDO 1 YEAR
-4.26%

SINGLE FAMILY 1 YEAR
+1.21%

AVERAGE SALES PRICE
(HOUSES & CONDOS - MAY 2025)

\$722,101

LAST YEAR:
\$717,446
+.65%

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Paul Motzkus
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720-290-5050

Matt Motzkus
mmotzkus@rmpro.net
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**YOUR DREAM.
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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

How Is The 2025 Real Estate Market Looking So Far?

Now that we are officially in July, we have passed the halfway point of 2025! This raises the question: how is the real estate market shaping up so far in the Denver Metro area?

As expected, we have seen the typical seasonal trends. Spring and summer are the busiest times of the year resulting in increased inventory, shorter days on market, and a higher number of transactions month over month. What has been making headlines, however, is the continued rise in inventory levels. But context is key—during COVID, inventory hit historic lows. Buyers were struggling to find options and often competed with cash offers well above asking price. The increase in inventory today reflects a market correction, helping to create a healthier and more balanced environment for buyers.

So, what does this mean for sellers? More inventory does mean more competition. However, the latest data shows a 10% increase in homes going under contract compared to this time in 2024. This means homes that are priced correctly, marketed well, and in good condition tend to sell faster than the competition.

If you are curious about your home's value, I would be happy to help. Before becoming a real estate broker, I spent 16 years as a certified residential appraiser. I treat every valuation like an appraisal to ensure you receive the most accurate and detailed report possible to support your real estate journey.

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

Concerts in Clement Park

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

- **July 10 – Blue 88s Big Band** – big band jazz
- **July 17 – Michael Friedman Band** – R&B, funk, jazz
- **July 24 – Julia Kirkwood** – alternative pop, rock
- **July 31 – Blessing Bled Chimanga** – African jazz and dance music
- **August 7 – Austin Zimmerman** – folk, bluegrass, rock and roll
- **August 14 – Grunge Lite** – 90s alternative rock and pop covers

Red, White & You

Thursday, July 3, 2025 in Clement Park
(7306 W. Bowles Ave., Littleton 80123)

Event runs rain or shine. Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display.



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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



DUFFY & ASSOCIATES, LLC • WWW.DUANECDUFFY.COM

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

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

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

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

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

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

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

Haul It 4 Less. All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. www.haulit4less.com

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

Sunny Carpet Cleaning 303-742-0855

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

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

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

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

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

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

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

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

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

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

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

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

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com 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.

This Space Intentionally Left Blank for Teen Services

National Parents' Day

National Parents' Day honors all parents on the fourth Sunday in July. No matter where our parents may be, this day serves to celebrate their important role in our lives.

In May we celebrated mothers, and in June we celebrated fathers. It follows that in July we can bring all our parents together and show them some appreciation all at once.

Parents play a vital role in the lives of children. From our birth, parents protect, teach, provide, and serve as role models. As part of a family, we look to them for guidance. We mirror their behavior and learn to be a core part of our communities.

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

COLUMBINE KNOLLS MARKET UPDATE

RE/MAX SYNERGY

Homes **FOR SALE** in Columbine Knolls on 06/17/2025

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|---------------|----------------|------------------|
| Ranch | \$675,000 | \$1,150,000 | 3 |
| Bi-Level | \$789,500 | \$789,500 | 1 |
| Tri-Level | \$750,000 | \$885,000 | 2 |
| 2-Story | \$785,000 | \$1,175,000 | 7 |



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

Homes **UNDER CONTRACT** in Columbine Knolls on 06/17/2025

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$900,000 | \$900,000 | 1 |
| Bi-Level | - NONE AT THIS TIME - | | |
| Tri-Level | - NONE AT THIS TIME - | | |
| 2-Story | \$849,900 | \$1,175,000 | 2 |

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

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|-----------------------|----------------|------------------|
| Ranch | \$620,000 | \$955,000 | 8 |
| Bi-Level | - NONE AT THIS TIME - | | |
| Tri-Level | \$739,000 | \$1,040,000 | 5 |
| 2-Story | \$748,638 | \$1,200,000 | 9 |

All the above information is from MetroList on 06/17/2025

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



Pricing your house high initially may seem like a smart move, so you have more room to negotiate. But the reality is, an overpriced home can sit on the market and turn buyers away. Buyers are smart. And when they see a house that's been sitting for a while, they start to wonder what's wrong with it. That can lead to fewer showings, less interest, and eventually, a price cut to re-ignite attention. The market has changed, but your opportunity to sell hasn't. You just need the right pricing plan.

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

EXPERIENCE IS NOT EXPENSIVE! IT IS PRICELESS!

