

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

June 2024

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CKHA Upcoming Events In 2024

June 7, 8 & 9, 2024 – Neighborhood Garage Sale

July 4, 2024 – Fourth of July Parade,
10 a.m. – Marker Park

July 31, 2024 – Pool Party, 6-9 p.m.

August 6, 2024 – National Night Out, Marker Park

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

CKHA Upcoming Meetings In 2024

June 11, 2024, 7 p.m. Monthly Board Meeting

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

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

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!

National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Monthly Board Meeting will be held **June 11, 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.



Columbine Knolls Neighborhood Garage Sale

The Columbine Knolls Neighborhood Garage Sale will be held June 7th, 8th, and 9th. Columbine Knolls Homeowners Association provides online advertising, as well as signs and banners at entrances to the neighborhood.

Residents post their own signs within the neighborhood including their address, days, and times they plan to be open! Good luck with your sale and shopping!



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.

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-9 PETS. Household pets such as dogs, cats and other such animals that are allowed by the Jefferson County Zoning Resolution (as may be amended from time to time), may be kept on any lot, according to the standards set forth therein, provided that they are not kept, bred or maintained for commercial purposes.

*It is admirable for a man to take his son fishing,
but there is a special place in heaven for
the father who takes his daughter shopping.*

–John Sinor

CoHope Meeting Notes 5/1//24

Council of Homeowners Organization

for a Planned Environment: www.cohopejeffco.com

P.O.Box 620783, Littleton CO 80162

We would like to thank Judy Alliprandine for attending the COHOPE meetings for Columbine Knolls. She will retire from her position soon. We are hoping a Columbine Knolls resident will step up to fill this important position. COHOPE meetings are the first Wednesday of the month at various locations in this area. Thank you, Judy!

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

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!

— Columbine Knolls Homeowners Association

Board of Directors

President - Anita Twisselman	Treasurer - Jean Baden-Gillette
Vice President - Lynn Koch	Director - Steve Hantelman
Secretary - Briana & Nate Austin	Director - Levi Woods
Ass't Secretary - Steve Boyle	Director - Melissa Irwin



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.

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

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.

Bring Flowers To Somone Day

April showers means May 15 is Bring Flowers to Someone Day to celebrate why giving flowers plays a significant roll in kindness. Flowers are one of nature’s most beautiful gifts. Bring Flowers to Someone Day is the perfect way to give the gift of love and kindness to those around you. Whether you gift flowers to show sympathy or give them just because, the simple act of giving flowers brings joy to the recipient.

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 info, 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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Littleton, CO
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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.



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Saturday, June 29, 2024

9:00am -1:00pm

NEW LOCATION! St. Francis Cabrini Parish

6673 W. Chatfield, Littleton, CO 80128

(north side of Chatfield, east of S. Pierce St.)

What to bring:

- Paints: Oil, acrylic, latex*
- 5 gallon cans or smaller
- Unlimited amounts
- Original, labeled, non-leaking containers

**ACCEPTED:* Latex paint (acrylic), oil paint (alkyd), stains, shellacs, lacquers, sealers, varnishes, urethanes.

**NOT ACCEPTED:* Aerosols (spray) paint, paint thinner, solvents, cleaning agents, adhesives, drywall mud, roof patching, etc.

Recycle for FREE

Cash donations are greatly appreciated and will fund scholarships for women.

Hosted by P.E.O. Chapter II

Registration Recommended:



P.E.O. chapters support the educational and charitable funds of the P.E.O. Sisterhood but are not classified as charitable by the IRS. Therefore, donations to individual chapters do not meet the IRS requirements for a charitable income tax deduction. P.E.O. shall not be liable in any way for any goods and services supplied by third party vendors or public establishments.

For more information, visit www.circular.eco/event/Littleton-062924



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MARKET ON YOUR CALENDAR

<p style="text-align: center; font-weight: bold; color: #000080;">Saturdays</p> <p style="text-align: center; font-weight: bold; color: #000080;">SOUTHWEST PLAZA</p> <p style="text-align: center; font-weight: bold; color: #000080;">MAY 4 - OCT 26</p> <p style="text-align: center; font-size: 0.9em;">Southeast Parking Lot Wadsworth & Bowles 8am-2pm or Sellout</p>	<p style="text-align: center; font-weight: bold; color: #000080;">Saturdays</p> <p style="text-align: center; font-weight: bold; color: #000080;">LAKEWOOD</p> <p style="text-align: center; font-weight: bold; color: #000080;">JUN 15 - SEP 28</p> <p style="text-align: center; font-size: 0.9em;">Mile Hi Church Alameda & Garrison 10am-2pm or Sellout</p>
<p style="text-align: center; font-weight: bold; color: #000080;">Sundays</p> <p style="text-align: center; font-weight: bold; color: #000080;">HIGHLANDS RANCH</p> <p style="text-align: center; font-weight: bold; color: #000080;">MAY 5 - OCT 27</p> <p style="text-align: center; font-size: 0.9em;">HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center; font-weight: bold; color: #000080;">Wednesdays</p> <p style="text-align: center; font-weight: bold; color: #000080;">LITTLETON</p> <p style="text-align: center; font-weight: bold; color: #000080;">JUN 19 - SEP 25</p> <p style="text-align: center; font-size: 0.9em;">Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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FOR MORE INFORMATION

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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.

It's a smile, it's a kiss, it's a sip of wine... it's summertime!
 -Kenny Chesney

Sandy Bolton's Recipe Corner

WORMS IN THE DIRT

This is a delicious dessert, fun for kids to make.

- 1 - 6 oz instant chocolate pudding mix or store bought pudding cups
 - 3 cups of milk if making the pudding
 - 12 - 14 Oreo cookies, crushed to look like dirt - set aside a few crumbs for top layer
 - 1 or 2 bags of gummy worms
 - 9 oz plastic cups or dessert ramekins
1. Make the pudding and put aside. It will set while you crush the cookies.
 2. Put Oreos in a large zip lock bag and crush with a rolling pin or hit with a meat tenderizer.
 3. Put about 1/3 of Oreo crumbs in the bottom of the cups, layer with chocolate pudding, ending with the crumbs.
 4. Poke 3 or 4 gummy worms into each cup and top with Oreo crumbs.
 5. Chill for 15 minutes or until ready to serve. Bon Appetit!

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

Dads are most ordinary men turned by love into heroes, adventurers, story-tellers, and singers of song.
 -Pam Brown

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- **Equity = \$\$ In Your Pocket**
- **Low Inventory = High Demand**
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Columbine Knolls Recreation District

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

It's June and the pool is open!

- **Open Swim:**
12-7 pm Weekdays
10 am-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:**
June 1, June 15, July 6 – Pool will open around noon
- **July 4th:**
Open 10am-7pm. Duck races, coin toss and more.
- **Tennis:**
There is still time to get your tennis membership and pick up your new key at the district office.
- **Adult tennis socials on Friday evenings:**
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

*Only the best dads let their children fly.
Only the most loved children will soar.
Thank you for giving me wings.*

—Unknown

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.

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is June 14th.

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June Is Colorado Pollinator Month

When people hear the word “pollinators” they usually think of bees, but ants, beetles, butterflies, flies, hummingbirds, and moths are also primary pollinators in our state. Pollination is the transfer of pollen to stigma, within or between flowers and plants. A plant’s flowers need to be pollinated to complete their life cycle of producing fruit and seeds that make more plants.

Pollinators are nearly as important as sun, soil, and water in the production of most fruits and vegetables. According to the U.S. Department of Agriculture, over three-quarters of the staple crops that feed the world rely on animal pollination. On a small scale, a lack of pollination results in a fruitless tree. However, since many of the foods we eat require pollination on a larger scale that could mean a shortage to our food supply. So, the month of June has been officially designated as pollinator month to help bring awareness to the importance of pollinators.

Here are a few action items to protect these important contributors to food production and beauty in our world:

- **Plant flowers in groups.** Groupings or clumps of plants will attract more pollinators than single plants scattered. A bee or butterfly will feed more if they don’t have to travel too far between plants.
- **Think of providing flowers throughout the season.** Plant a variety of plants that flower at different times to offer continuous pollen and nectar sources. A few examples of spring plants could include blue flax, allium, crocus, and serviceberries. For summer you might try blanket flower, bee balm, lavender, and sage. For fall, hyssop, coreopsis, common sunflower, and golden rod.

- **Use insecticides carefully, if at all.** This is self-explanatory!
- **Grow native flowering plants which are adapted to local soil and climate.** Plant Select has many great plant recommendations that are suited to Colorado and known for their hardiness and low water consumption. For a good list of native plants, check out the CSU Extension Website for the fact sheets: NativeHerbaceous Perennials for Colorado Landscapes – 7.242 and CreatingPollinator Habitat – 5.616

It is quite amazing but there are over 950 species of bees in Colorado alone. Did you know that hummingbirds can fly backwards and upside down? Also, the average lifespan of those beautiful adult butterflies is roughly three to four weeks so take a moment to look around in your yard and notice the pollinators and be kind to them this June and always!



– <https://csuhort.blogspot.com>

National Flag Day

On June 14th, National Flag Day honors Old Glory and commemorates the adoption of the United States flag on June 14, 1777. The holiday is a day that Americans show respect for the U.S. Flag and what it represents. Representing independence and unity, the Star-Spangled Banner has become a powerful symbol of Americanism and the flag is flown proudly.

REAL ESTATE MARKET UPDATE

APRIL 2024

Spring Temperatures are warming up, and so is the Denver Metro Real Estate Market!

The Residential Housing market is getting back on track after a sluggish start to the year over the Winter months, with an economy that is showing some resilience in the job market and consumer spending which continues to maintain a stubborn inflation. This data is also delaying any adjustments from the Federal Reserve and keeping interest rates higher than we all want to see. Sellers are beginning to trust that rates will eventually come down and starting to look at new homes and put their homes on the market and increasing inventory. Positive trends are showing as we look at the Market by the numbers: Active Listings are over 5,800 which is 30% higher than last year! Pending homes in March were over 4,300 and that is 7.5% higher than March of 2023! Closings in March were just over 3,500 and that is actually down 13% from a year ago. Closings are always a lagging indicator, so with the increased inventory and Pending, we should see some positive Closing numbers over the next few months. Most notably are the average price increases both month over month and year over year at 4% and 5.55% respectively. This is a much more normal rate of appreciation versus the consistent double digit increases over many years in the last decade. There are so many positive factors this time of year for both Buyers and Sellers, so now is the time to Spring into action if you need to sell or find the home of your dreams! Thank you for trusting our many years of experience and knowledge of the Real Estate market! We look forward to discussing your housing needs very soon!

AVG DAYS ON MARKET
MARCH 2024

39 DAYS
HOUSES
2023: 39 DAYS

42 DAYS
CONDOS
2023: 33 DAYS
UP 27.27%

ACTIVE INVENTORY
MARCH 2024

3,944
HOUSES
2023: 3,163
UP 24.69%

1,905
CONDOS
2023: 1,353
UP 40.80%

ACTIVE LISTINGS

4,516
↑
MARCH 2023

5,849
↑
MARCH 2024
UP 29.52%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

-0.27%
CONDO 1 YEAR

+4.75%
SINGLE FAMILY 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - MARCH 2024)

\$703,330

LAST YEAR:
\$666,361
+5.55%

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10135 W. San Juan Way
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The Best Family Podcasts For Road Trips

Have summer travel plans? Tune in to one of these podcasts to help pass the time. Quell the insistent “Are we there yet?” questions with entertainment that inspires and teaches kids something new. These podcasts have adventure at their core, so your young travelers will get excited about their audio journey, and destination.

Camp Adventure is a 12-episode series filled with camp-themed segments such as mail time, sing-alongs, and games. Counselors Ben and Hannah take listeners through silly and educational tales with themes such as caring for nature and snorkeling, Spanish lessons, even hands-on creative challenges.

Dorktales Storytime features two kinds of storytelling that listeners can choose from: wacky retellings of classic fairytales that incorporate important life lessons, and lesser known stories about hidden heroes of history. There’s Evelyn Cheesman who collected over 70,000 undiscovered species of insects and plants, and Tenzing Norgay who served as a guide on the first ascent of Mount Everest. Families can also sign up for bonus materials online.

Aaron’s World is full of time-traveling adventure and dinosaur science as told by a kid, Aaron, who spent five years (from age six to 11) putting together this 50-episode drama. The story follows a young boy and his computer companion as they explore a prehistoric world and learn about different creatures and science topics. Each episode is self-contained, but a larger arc pulls the series together and leads listeners to an anticipated finale.

Circle Round For Storytime! This podcast from Boston’s NPR station introduces kids ages four to 10 to folktales from cultures around the world, including a story about a busy bird from the Native American traditions of the Hitchiti, Cherokee, and Navajo people. Each 10- to 20-minute episode teaches kids life lessons about perseverance, generosity, and kindness; they also end with activities that inspire conversation between kids and adults.

Purple Rocket Podcast was created by a father of three who needed an outlet for the wild stories floating in his head, and who wanted to invite kids along for the ride. The result is a mix of story series, including “Grandpa’s Globe,” a nine-episode tale about kids who use a magic globe to explore the world (similar to Magic Treehouse books); and “Space Train,” which follows Doug and friends onto a flying locomotive that takes them through the universe.

Greeking Out, by National Geographic, features original retellings of Greek mythology—with some forays into other tales from Loki and Norse origin—in a kid-friendly form. Stories of gods and goddesses, monsters, and heroes transport listeners to a different time and place. Because myths can include complex themes that might be hard to explain to a child (sacrifice, for example, or getting pregnant from eating fruit), each episode begins with an overview content so parents can decide if the story is appropriate for their child.



—<https://www.coloradoparent.com>



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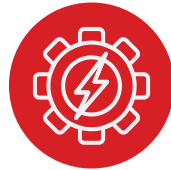
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NAR Buyer Commission Lawsuit

Over the past few months, extensive media coverage has focused on the class action lawsuit lodged against the National Association of Realtors (NAR) and other major real estate conglomerates. These articles aim to convey the notion that this legal action will revolutionize the real estate landscape entirely. However, I believe its potential for significant change is limited.

Historically, buyer's agents have received compensation through the cooperative commission established between the seller and their agent. For example, the seller and their agent may agree on a commission of 6% with 2.8% slotted for the agent representing the buyer. Many real estate brokerages mandated that the listing agent pay a minimum amount to the buyer's agent, thereby impinging upon the sellers' freedom of choice and negotiation. Following the lawsuit, it was determined that seller's agents are not obligated to remunerate the buyer's agent from their own commission. As of this writing, listing agents do not have to advertise a buyer's commission at all.

Contrary to popular belief, this does not mean that buyer's agents will disappear or will now have to work for free. Instead, this lawsuit strips real estate brokerages of the right to mandate a minimum commission, allowing selling agents to offer as much or as little to a buyer's agent as they desire. Personally, I'll continue to offer a competitive commission to buyer's agents on all of my listings, as they bring the most essential element—the buyer. With prices continuing to rise and inventory low, buyer's agents are crucial for ensuring successful real estate transactions. Time will tell how this will ultimately affect the market. If you have any questions, please feel free to reach out to me. I am always happy to help!

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

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, barbecues, 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: 720-854-8722 or greensheepaint.com

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NOT ACCEPTED: Aerosol paint, paint thinner, solvents and cleaning agents.

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COMPOSITE ROOFS:
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Lindenwood Lane 2, 4, 6, 7,
Yellow Locust 4, 6, 7, 8, 9



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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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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
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OB PAINTING. \$350 off exterior/ \$150 off interior. Free Estimates. **Rob: 303-908-9063.** Get the best burrito in town at Burrito King on Alameda & Garrison.

Miracle Flooring, Patrick Mazzoni owner. All flooring, any floors you walk on, he's got it! 720-327-0146.

A/C Inspection - \$49.99. Emporia Home Services, Your local HVAC Specialist. 303-909-2018. (parts/addit. labor not included)

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

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

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

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

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

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

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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

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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

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

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

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, June 10: The Matrix
 - Monday, June 24: Shrek
 - Monday, July 8: The Wizard of Oz
 - Monday, July 15: Deadpool
 - Monday, August 19: Mad Max: Fury Road
- <http://www.redrocksonline.com/film/>

**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 5/15/2024

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	- NONE AT THIS TIME -		
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$659,000	\$784,900	2
2-Story	\$815,000	\$1,095,000	3

Homes **UNDER CONTRACT** in Columbine Knolls on 5/15/2024

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$695,000	\$725,000	2
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$625,000	\$625,000	1
2-Story	\$1,150,000	\$1,150,000	1

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$662,500	\$1,100,000	4
Bi-Level	\$770,000	\$770,000	1
Tri-Level	\$730,000	\$730,000	1
2-Story	\$672,500	\$999,500	9

All the above information is from MetroList on 5/15/2024

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 **Spring!** 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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