

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

May 2026

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CKHA Upcoming 2026 Events

May 2nd (Snow May 9th):

Spring Clean Up Day

June 5th-6th-7th:

Neighborhood Garage Sale

June 20th: Summer Solstice Gathering

CKHA Monthly Meetings 2026

May 12, 2026, 7 p.m.

June 9, 2026, 7 p.m.

July 14, 2026, 7 p.m.

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

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

Facebook: Columbine Knolls HOA

CKHA Monthly Board Meeting

The Columbine Knolls Homeowners Annual Membership Meeting, immediately followed by the January Monthly Board Meeting will be held **May 12, 2026 at 7:00 p.m.** and will be hosted on Zoom. The link can be

found on the CKHA website at www.ckha.org.



CKHA Spring Clean Up Day: Saturday, May 2nd, 9 – 11:00 a.m. Pool Parking Lot (Snow Date May 9th)

New for 2026 – Mountain Goat Junk Company is partnering with Columbine Knolls Homeowners Association for our first ever SPRING Clean Up Day! The event will be held on Saturday, May 2nd (Rain Date May 9th) from 9 – 11 a.m. in the CKRD Pool Parking Lot!

Cost: \$20 for CKHA members, \$40 for non-members
Per load (pick-up truck size maximum)

Bring your unwanted items to the dumpster! Tree limbs and branches (may be no longer than 4 feet in length), other yard waste and non-usable items.

Mountain Goat Junk Company will also bring a separate trailer for metal. This includes steel, aluminum, cast iron, brass, stainless steel, old lawn mowers, barbecues, box springs with material ripped off, umbrellas, pots and pans, and satellite dishes.

We DO NOT accept: Mattresses, appliances, electronics, paint, tires, other hazardous material, or any items deemed at the time to not be acceptable.

Plan on coming Saturday, May 2nd! Clean out your unwanted items and lighten the load to get ready for summer that is right around the corner!

Thank You Stark Real Estate!

A big thank you goes to Stark Real Estate, for sponsoring the CKHA Easter Egg Hunt this year! The weather was perfect and the families had a wonderful morning! Rob and Leanne Stark and staff are so supportive of our neighborhood! Thank you!

Columbine Knolls Homeowners Association 2026 Membership Drive Continues!

Join Columbine Knolls Homeowners Association for 2026 as the Membership Drive continues! We are currently compiling the Membership Directory with those of you who have joined this year. The Directory is set for publication in late-April/early May. Don't forget the Directory comes with a neighborhood Discount Card that saves you money year-round!

continued on page 2

CKHA Community Block Walker Updates For 2026!

We have had an excellent response from homeowners who have offered to be Community Block Walkers. We still need a few more block walkers. If you wish to be a Block Walker – please fill out the form below. Thank you!

Use the QR Code or fill out this form and mail it to CKHA P.O. Box 620095 Littleton, CO 80162



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

Name: _____

Email: _____

Phone: _____

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

Membership Drive, *continued from front page*

Your Homeowners Association membership of \$50 per year is important to help us cover costs associated with running our HOA. A top priority this year was to protect the residential status of our neighborhood that was costly. In addition, we monitor Covenant compliance, promptly answer your questions and concerns as well as realtors' questions. Your Architectural Control Committee (ACC) reviews and approves plans and the Paint PIPSA Team reviews & approves paint color choices. Join today if you have not done so already! (See page 3 to sign up.)

Normandy Elementary Retirement Invitation: May 14, 2026

Please join Normandy Elementary in celebrating the following staff for a Retirement Party!!!

Mrs. Carrie (Caruso) Jordan:

1st, 4th, 5th, & 6th Grade Teacher ~ 32 years

Mrs. Cheryl Brown (Ms. Tipton's Mom):

Para Educator, Substitute Teacher ~ 30 years

Where: Normandy Elementary School Library

When: Thursday, May 14, 3:00 - 5:00pm

Please mail cards/well-wishes to:

Retiree Name,% Jo Weigel

Normandy Elementary ~ Retirement Party

6750 S. Kendall Blvd., Littleton, CO 80128

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Director - Kevin Johnson

Homeowner's Association Board Meeting

Second Tuesday of month at 7p.m. Check website for Zoom link or current location. Open to all residents, please come!

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

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

Contact us at: www.ckha.org

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

News Articles

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

Advertise in this Newsletter!

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

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



To find ad rates and discounts, go to NewsletterConnections.com or scan QR code.

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Columbine Knolls Homeowners Association 2026 Membership Drive

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

| | |
|---|-----------------|
| Annual membership dues | \$ 50.00 |
| Donation to help with to help with events, special projects and maintenance | \$ _____ |
| Total remitted | \$ _____ |

Last Name(s): _____

First Name(s): _____

Address: _____

Phone: _____

Email: _____

PLEASE PRINT CLEARLY

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

Publish my phone number in the membership directory? Yes No

Publish my email in the membership directory? Yes No

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

***Mail this form and your check to:

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

CKHA 2026 Membership Drive 2026 *(Continued from page 1)*

YOU CAN OBTAIN YOUR MEMBERSHIP IN TWO WAYS:

- 1) Fill out the form below, include a \$50 check to CKHA and mail it to P.O. Box 620095, Littleton, CO 802162.
- 2) Pay membership dues with Pay Pal or credit card - \$53.

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

Event Committee Helpers Needed

We need people to help with events. This is a small time commitment. Currently we need help with the Spring Clean Up Day, Summer Solstice Event and Fourth of July Event. If you would like to be on the Event Committee, please email us at www.ckha.org. Let us know the event you would like to help with. Thank you!



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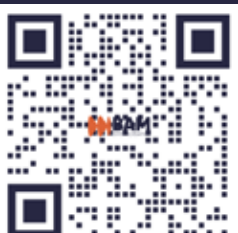


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Columbine Knolls Recreation District (CKRD)

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

POOL OPENS MEMORIAL DAY WEEKEND

With Water restrictions in force this summer, the pool will be the place to be on those hot summer days.

SPECIAL HOURS

| | |
|---------------------------------------|----------|
| Saturday, May 23rd – Monday, May 25th | 10am-7pm |
| Tuesday, May 26th – Friday, May 29th | 12pm-5pm |
| Saturday, May 30th Swim Meet | 1pm-7pm |
| Saturday, June 6th Swim Meet | 1pm-7pm |

NORMAL HOURS BEGIN JUNE 1ST

| | |
|-------------|----------|
| M, T, Th, F | 12pm-7pm |
| Wednesdays | 12pm-9pm |
| Weekends | 10am-7pm |

Taking registration for Group and Private Swim Lessons available Monday to Thursday mornings.

Proof of Residency will be requested to gain entrance to the pool for resident rates. Sign up on our website for your resident ID that will be issued as a QR Code.

TENNIS AT MARKER PARK

Final registrations for Adult Tennis Leagues for the summer months

Did you know, the tennis courts at Marker Park were constructed in the early 1970s and 1980s using asphalt, a more costeffective option than posttension concrete? Over time,

asphalt is less durable and is prone to cracking due to temperature fluctuations and moisture. To maintain the courts, existing cracks are ground smooth, filled with patching material, and painted to blend with the surrounding surface. While this process improves playability and appearance, it is a temporary solution and must be repeated annually to keep the courts in their current condition.

PARK NEWS

As many of you are aware Colorado is in Stage 1 drought with mandatory reductions in water usage. The district will reduce our irrigation program by 20% to maintain compliance. Our grass will be under additional stress this summer. Please report any leaks you come across to the district office so we can address it immediately.

Motor Vehicles are prohibited in the parks and pose a safety risk to our users and our turf. Any motorized vehicle is prohibited in the park including E bikes, scooters, Motorcycles and golf carts. Vandals have caused turf damage joy riding through the parks and are a danger to those enjoying the park on foot. Please contact the Jefferson County Sherrif's office to report unauthorized vehicles.

Look for a new survey and dates for an open house to discuss future plans for CKRD.

NOW ENROLLING FOR FALL 2026

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Spring Migration For Birds Is March 1st Through June 15th

"The vast majority (80%) of birds in North America migrate at night, making it imperative to limit artificial light pollution for the conservation of migratory birds." **Dr. Kyle Horton, Colorado State University**

The Lights out Colorado, a program supported by Dark Sky Colorado and the Denver Audubon, is in effect to help protect the 3.5 and 4.0 billion birds that migrate thousands of miles navigating the night sky. Coloradans are asked to do two simple actions such as 1) shielding outdoor lights to prevent light from being emitted upwards and 2) turning off lights as early as possible during the spring and fall migration seasons.

DarkSky International suggests five lighting principles to consider: Use light only where it is needed with a clear purpose, shield light so that it is targeted where appropriate (and not just shining into the sky), use the lowest level of light required, use timers or motion detectors, and use warmer colored lights (like amber or red).

Spring and fall are some of the biggest migratory times for birds. Millions of birds cross our Colorado skies each night during these seasons. Spring migration usually runs from about March 1 through June 15 with peak migration hitting Colorado around the first week in May. The Front Range is along the central flyway for many migrating birds, and at the peak, there can sometimes be billions of birds in one night crossing our state. Compare that to the fact that only about six million people live in Colorado. Fall migration lasts from roughly August 15 through November 30. Thanks for helping our migrating birds!

Know Your Covenants

To keep the neighborhood informed the CKHA Board thought we would share different covenants of Columbine Knolls monthly that all Homeowners are accountable to follow. Our covenants run with the land, meaning they apply to everyone living in Columbine Knolls and are legally enforceable. All the Columbine Knolls covenants can be found on our website at www.ckha.org under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at www.ckha.org.

Columbine Knolls Covenant C-11 SIGHT DISTANCE AT INTERSECTIONS

No fence, wall, hedge or shrub planting which obstructs sight-lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-lines.

*May, the month of sunshine, blooming flowers,
and endless possibilities.*

-Unknown

Autumn Tree PLANTING SEASON

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- LOCAL SELECTION
- EXPERT PLANTING

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Coal Mine Avenue Traffic Plan Update

Go to the Jeffco website, select the Online Services category, then on the next list choose the Public Improvements category that is below the Roads & Transportation hearing.

Coal Mine Avenue (Pierce Street to Sheridan Boulevard) Roadway Improvements, Littleton, CO 80123

Posted on April 2, 2026 at 1:56 PM by Lindsay Townsend

Project Background:

Jefferson County is working with an engineering consultant to design improvements along West Coal Mine Avenue from South Pierce Street to South Sheridan Boulevard. The engineering consultant has completed a survey and traffic study along the West Coal Mine Avenue corridor. Based on this collected information, the design consultant developed the initial concept plans for the improvements to West Coal Mine Avenue.

Project Scope:

The project will investigate existing drainage and traffic concerns for the corridor to determine necessary improvements. The project along West Coal Mine Avenue will update the roadway to match the current county standard for a major collector template. This includes the installation of sidewalk and curb and gutter on the south side of West Coal Mine Avenue. These improvements will help Jefferson County to be compliant with Americans with Disabilities Act (ADA) / Public Right-of-Way Accessibility Guidelines (PROWAG) pedestrian facilities and address roadside drainage.

The traffic study for the corridor confirms there is a high volume of speeding along this roadway segment. Travel lanes and lane widths will be reconfigured to address speeding. The traffic study also identified a need to improve the intersection

of Lamar Street / Coal Mine Avenue and Depew Street / Coal Mine Avenue to improve the level of service. Transportation and Engineering reviewed and evaluated possible options for intersection improvements before selecting the roundabout installation. Roundabouts have a number of advantages, including a reduction in severe crashes, lower speeds, improved flow for less congestion, and lower operation costs. South Metro Fire Rescue fire engines, Jefferson County School buses, and WB-40s (trucks with 40-foot trailers) will be considered in the design of the roundabout.

See the 30% Design Layout (PDF).

If you are unable to access any of the content of this document, please complete our digital accessibility request form or call us at 303-271-8455 for assistance.

Project Schedule:

The project is currently under design. Construction is scheduled for summer and fall 2026.

Wildflowers Of Deer Creek Canyon Park

Thurs., May 28, 10:00 am - 12:00 pm

Deer Creek Canyon, 13388 Grizzly Road, Littleton

Cost: Free - Registration Required on the Jefferson County Civic Rec Sign Up

In person at Deer Creek Canyon main trailhead. Join us as we explore a hiker-only trail where we'll be looking for as many flowering species as we can find.

CONSERVATION CONSTRUCTION

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Sandy Bolton's Recipe Corner

This delicious spring recipe is from our neighbor LeRae who grows rhubarb in her garden. Thanks, LeRae!

STRAWBERRY RHUBARB CRISP

Serves 12 (Easy to make 1/2 recipe for 6)

- 2 lbs. rhubarb stalks, cut into 1/2" pieces
- 2 lbs. strawberries, hulled and quartered
- 1 c sugar
- 2-3 T cornstarch
- 2 t lemon juice
- 1 t vanilla
- 3/4 c melted butter
- 1 c brown sugar
- 1 1/2 c all-purpose flour
- 1 c oatmeal (not cooked)
- 2 t ground ginger
- 1/2 t salt

1. Preheat oven to 375 degrees. Butter 9x12 baking dish.
2. In a large bowl, combine rhubarb, strawberries and sugar. Let stand for 15 minutes. Drain any released liquid.
3. Add cornstarch, lemon juice, and vanilla, stir to combine. Put this mixture in prepared pan.
4. In medium bowl, combine topping ingredients - butter, brown sugar, flour, oats, ginger, and salt. Mix until clumpy.
5. Sprinkle topping over fruit and bake for 20 minutes. Reduce heat to 325 degrees and bake additional 20-25 minutes until fruit is bubbling and topping is golden brown.
6. Serve warm. Yummy with vanilla ice cream on top. Refrigerate any leftovers.

TIP: Restore the softness of dried-up raisins and hardened brown sugar by adding 1-2 fresh apple slices to the package. All will be soft again by the next morning. Like new! To share a recipe or tip, please email Sandy Bolton at sbolton777@aol.com.

Brighten Your Home For Spring

Instantly brighten your space by swapping heavy, dark items for light-reflecting, natural alternatives. Key swaps include replacing dark curtains with sheer fabrics, switching to light-colored textiles, introducing mirrors, adding greenery, and changing to warm light bulbs, all of which enhance natural light and create a fresh atmosphere.

1. **Swap Heavy Drapes for Sheer Curtains:** Replace thick, dark window treatments with sheer or light-filtering curtains to maximize natural sunlight and create an airy atmosphere.
2. **Swap Dark Textures for Light Fabrics:** Trade velvet cushions or heavy throws for linen, cotton, or lighter tones to bring warmth without heaviness, instantly elevating the room's aesthetic.
3. **Swap Dark Decor for Mirrors:** Replace small artwork or dark decor pieces with mirrors placed opposite windows to reflect light and create the illusion of a larger, brighter space.
4. **Swap Dry Decor for Greenery/Flowers:** Bring in fresh-cut flowers or leafy green plants to add natural movement, color, and a spa-like freshness to tables and shelves.
5. **Swap Harsh Lights for Warm Bulbs:** Switch out bright white bulbs for warm white bulbs to create a softer, more inviting, and cozy ambiance. These small changes, often recommended for spring or summer refreshes, can significantly boost your mood and the feel of any room.



It's Fall Preschool Enrollment Time!



Our Nest Play Curriculum blends purposeful play with school readiness, meeting and exceeding both state and national early childhood standards.



What others call "extras," we consider essential. Every child enjoys weekly classes in Fit Buddies, Paints & Pianos, & The Art of Living - designed to spark curiosity and teach real-life skills.



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TheNestSchool.com

Present this ad for free registration.
May not be combined with other offers.

Now Enrolling for Colorado UPK for the 26-27 school year!

Resources For Homeowners

Mountain Goat Junk Co.

Junk Removal & Metal Recycling –
Call/Text Kevin: 303-565-7408

GreenSheen Paint – 720-854-8722 or greensheepaint.com

American Samaritan – 720-841-1257

Website: americansamaritan.org

They provide a comprehensive pick-up and delivery service for furniture and piano donations and sales across the Denver metro area and the front range.

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

*You are never too old to set another goal
or to dream a new dream.*

–C.S. Lewis

FAN EXPO Denver

Thursday–Sunday, May 28-31, 2026

Colorado Convention Center, 700 14th St, Denver, 80202

Cost: Tickets vary depending on the number of days you're attending

Website: fanexpohq.com/fanexpodenver

Each summer in the Mile High City, FAN EXPO Denver comes to town, bringing fans of all kinds to the Colorado Convention Center. Celebrating comics, sci-fi, horror, anime, cosplay, and gaming, it's a great place to spot celebrities; past attendees have included George Takei, Jason Momoa, Millie Bobby Brown, and William Shatner.

This year, FAN EXPO Denver will be held from Thursday to Sunday, May 28th to 31st, 2026, and will feature stars from Stranger Things, The Addams Family, The Office, and more. During this three-day, jam-packed expo, you can expect family-friendly attractions like a costume contest, face painting, and a cosplay catwalk.

Split into sections, Author Alley provides visitors with a chance to meet and get an autograph from their favorite authors; meanwhile, at Celebrity Summit, you can get a photograph or an autograph from your favorite actors. Moreover, Artist Alley is where you can check out comics, unique art, and graphic novels from up-and-comers within the industry. FAN EXPO Denver is the perfect place to dress up as a character from your favorite movie, shop for unique merch from your favorite media, attend special seminars and workshops, and watch dueling artists sketch competitively.



REAL ESTATE MARKET UPDATE


APRIL 2026

It seems in the World today the only reliable forecast is to expect the unexpected. Geopolitical uncertainty rattled financial markets impacting consumer mindset, and March 2026 delivered a pleasant surprise with market trends that pointed towards the positive. With seasing mortgage rates that threatened to stall the momentum we saw building in February - March surprised with nearly 6,000 new listings coming on the market - up nearly 20% from February. Pending sales jumped as well - up 31 percent month-over-month - with buyers absorbing the new inventory quickly. In fact, average days in the MLS dropped 15 percent month-over-month to 50 days from 59 - a signal that buyers are no longer just browsing, they are buying. Market activity wasn't isolated to a single segment or price point - it was broad-based across both single family and attached homes. The average price of a Single Family home rose to over \$785,000 up 4% from February and \$453,000 for Condos and Townhomes up 75% from February. Demand has softened over the past two years and 2026 continues to lag 2025 with closed sales down 5 percent and the median close price down 1.7 percent at \$580,000. The close-price-to-list price ratio ticked up to 99.13 percent, and well-priced homes in desirable locations saw multiple offers. Overall March's numbers show a positive trend for both buyers and sellers heading into spring. Despite fluctuating rates and some uncertainty in the World it clearly illustrates that the real estate market is still alive and well, and people still are moving. As inventory normalizes, and pricing adjusts, demand is returning. Now more than ever you need to work with a professional who can assist you in understanding your specific needs and how they match the market. Accurate pricing, professional preparation and offering the right concessions will be an important part of success heading into the Spring Selling Season!

AVG DAYS ON MARKET
MARCH 2026




45 DAYS
2025: 46 DAYS
DOWN 2.17%




65 DAYS
2025: 51 DAYS
UP 27.45%

ACTIVE INVENTORY
MARCH 2026



6,107
2025: 6,197
DOWN 1.45



3,739
2025: 3,567
UP 4.82%

ACTIVE LISTINGS



9,764
MARCH 2025



9,846
MARCH 2026
UP .84%

AVERAGE SOLD PRICE
(MARCH 2026)

+0.91%
SINGLE FAMILY 1 YEAR

+3.52%
CONDO 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - MARCH 2026)

\$711,493

LAST YEAR:
\$697,713
+1.98%

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|---|---|--|





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10 Things Homeowners Should Do Before Summer

Few things are as American as home ownership! Although being a homeowner is the classic American dream, it is actually a big responsibility. Not only is it a large investment, there is the ongoing issue of upkeep and maintenance. This isn't easy to do because every season, every climate and home comes with unique challenges. You have to understand those challenges in order to protect your home and keep it in great shape for years to come. With summer right around the corner, there are some things you'll want to add to your weekend to-do list.

1. Check the gutters, even if you cleaned them before spring. This is the easiest way to make sure that summer showers don't lead to foundation damage. Gutters should be clean of debris, well connected and the downspouts need to usher water away from your foundation.
2. Before it gets too warm outside, inspect your home's crawl spaces. You are looking for moisture first, because even a little moisture can lead to mold and rot. You should also take a note of the temperature in these areas to make sure your insulation is doing its job.
3. Schedule a summer HVAC check up. This will let you beat the summer rush and catch small issues before they lead to expensive repairs and downtime during the hotter months of the year.
4. Inspect your home's irrigation system. This includes examining the lines and nozzles for leaks and clogs. Check your sprinkler heads to make sure they are also working properly.
5. Get your yard gear out of storage and check everything out. This includes checking your mower, trimmer and hoses along with anything you rely on for maintenance. Doing things like checking the oil, starting up everything and making sure hoses haven't developed holes over the winter can save you a lot of frustration!
6. Schedule pest control! Bugs might be few and far between in the winter but spring and summer is a different story. Schedule pest control now to prevent being overrun by creepy crawlers.
7. If winter and spring storms have damaged your trees and shrubs, now is the time to take care of it. Remove dead or unhealthy branches, or call in a professional for help. Luckily, it's a great time to plant if you're wanting to replace dead shrubs or bushes.
8. Changing temperatures and moisture can cause big problems for your driveway, sidewalk and foundation. Walk around and examine everything, paying close attention to cracks. If you notice anything new, call a professional to fix it before it grows into a larger, more expensive problem.
9. Check all your smoke and carbon monoxide detectors as well as your fire extinguishers. If you don't have any, make this a priority!
10. Last but not least, remember to switch out your HVAC filter. Mark it on your calendar and do it more frequently throughout the cooling season. This will help your equipment work properly, and help keep your utility bill in check.

SPRING INTO Savings!

7 Month Flex CD

3.50% APY*

• \$5,000 minimum • \$250,000 maximum

Unlimited Deposits
Add funds **anytime** you like (minimum \$1,000).

Unlimited In-Person Withdrawals
Need access? **No problem.** Withdraw in person whenever you need (minimum \$1,000).

REDSTONE BANK

*APY (Annual Percentage Yield) The APY is effective as of 4/14/2026. Deposits accepted at any time at a minimum of \$1,000. Unlimited in-person withdrawals (\$1,000 minimum) with no penalty (conditions apply). Interest compounded monthly. Automatically renews to a 7-month Flex certificate at the current rate. Penalty for early withdrawal. MEMBER FDIC



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.

The Team Approach



Top Ranked Broker



Interior Design



Project Management



Administrative Staff

**YOUR DREAM.
OUR MISSION.**

Have an entire team work for You!

When you hire Rob Stark, you will receive his incredible market expertise and other unmatched perks. We offer full-service project management, interior design support, and administrative excellence. Our entire team shares the same goal: *to ensure you receive the best service to meet your real estate needs.*



 **(303) 503-5736**
 **Rob@StarkREG.com**

Colorado Free Days 2026

Last summer, I put together one of my favorite articles highlighting the free days offered throughout Colorado. As we continue to inch closer to the end of the school year and the start of summer, I thought this would be a great time to revisit the amazing free activities taking place this season – because who doesn't love free?

Note: Some of these events require tickets reserved ahead of time, so be sure to visit their website to find out how to get access for you and your family!

Outdoor Activities

- National Parks (Rocky Mountain, Great Sand Dunes, Mesa Verde & Black Canyon) – Free on Memorial Day (May 25), Flag Day (June 14), Independence Day Weekend (July 3–5), and August 25 for the National Park Service's 110th Birthday.
- Colorado State Parks – All 42 parks are free on Colorado Day, August 1.
- Denver Botanic Gardens (including Chatfield Farms right here in Littleton!) – Free on June 9, July 1, and August 25.

Indoor Activities

- Denver Museum of Nature & Science – Free on June 19 and August 24.
- Denver Art Museum – Free on June 9, July 14, and August 1. Kids 18 and under are always free!
- Children's Museum of Denver – Joy Park is free every third Friday evening, May through September, from 4:30–8 p.m.

I hope you all find this helpful! Let me know if you take advantage of any of these free days this summer. And if you're thinking about selling your home and have questions, please don't hesitate to give me a call – I'd be happy to help!

— Rob Stark,

Local Columbine Knolls Resident, Stark Real Estate Group

Get Caught Reading Month

There is no better challenge than Get Caught Reading Month in May. All month long, wherever you go, the campaign challenges every one of all ages to get caught reading! Here are some great tips to be prepared to read all month long.

- Tuck magazines into your bag. Anytime you have some free time you will have something to read.
- Place books for all ages in the car. Everyone will have something to read. Older children can read to those who haven't mastered the skill.
- Unplug for the month. Then stop by the library and pick out the latest bestseller or classic on your reading list.
- Charge up the digital reader's battery and load it up. Many classics have been made available for a small fee or no cost.
- Get caught reading to children. Find a snug spot and create a routine that carries on throughout the year.
- Include a book in every room in the house.
- Encourage reading during stressful times as a way to distract the mind away from worries and to refocus.
- Read outdoors in a park after a walk.

Bloom Your Business This Spring: Connect Directly with Your Neighbors!



303-979-7499

NEWSLETTER
CONNECTIONS

Our June Deadline
is May 15th.

Locally owned and operated.

info@newsletterconnections.com
NewsletterConnections.com

- **Highly Targeted & Zero Waste:** Your ad reaches the specific households in your target neighborhoods. Every person who receives the newsletter is a potential customer within a few miles of your door.
- **The Trust Factor:** Local print publications are valued sources of community news and events. Aligning your business with this trusted medium instantly boosts your own credibility and reputation.
- **Higher Engagement & Memorability:** Studies show people retain information from print ads better than digital ones. The tactile experience creates a stronger, more lasting impression.
- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

Duane sells more homes in the Columbine area than any other broker!

SOLD BY DUANE



7120 S Chase Ct.

DUANE C. DUFFY • 303-229-5911 • DUANE@DUANECDUFFY.COM

Call Duane for a market analysis or any real estate questions you may have!

What Clients are Saying About Duane...

The experience of working with Duane was phenomenal! He will tell you the truth, not just what you want to hear. He is methodical and calming—excellent personality traits that carry you through a trying time. The fact that Duane is an expert in the Columbine area is an added bonus. I would wholeheartedly recommend Duane to sell your home. Don't hesitate—he will take excellent care of you! J. S.

Duane exceeded our expectations at every level of the sales process of our home. At our initial meeting he was very thoughtful and ensured that he understood our personal situation, timeframe on selling our home, and price. The sales material was very high quality, with professional photos of the home and beautiful brochures. Duane has a solid knowledge of the market in our area and was honest regarding the time to sell based upon our home and timeline. R. & J. J.

We would not hire any realtor, other than Duane, to find us the right home and to sell our existing property. During the process Duane became our lifelong realtor and, even more importantly, a true friend. C. & M. E.

Duane was the perfect realtor to sell the home our parents owned. He has extensive real estate knowledge and knows the neighborhood very well. Duane was attentive and his guidance was invaluable. He is easy and pleasant to work with and we are grateful for his guidance, friendship, and very hard work on our behalf. We recommend him highly to anyone seeking the finest real estate agent. K. & R. C.

Duane is very professional, accessible, knowledgeable, and patient. As your realtor he has your best interests in mind. He responded to each of our questions and concerns immediately and helped us navigate them successfully. D. & A. L.



Realtor with real estate law background



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!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Babysitting/Nanny Services. BLS/CPR Certified. Avail. May 25-Aug.7th. I am a nursing student at Colorado Mesa and will be home for the summer. I am a friendly, reliable and trustworthy caregiver who is super excited to give your kids loving care. I have experience with infants-6th grade. **Text or Call Gemma 303-263-3573 or gemmamac44@gmail.com.**

Harrison Jones Freelance Photography Portraits, Cars, Sports, etc. HarrisonJonesColorado.myportfolio.com

Gutie Irrigation, LLC: 20+ yrs of experience. Quality sprinkler install/repair. 720-935-7517.

Bookkeeping Services: 20+ years of experience helping individuals and small businesses. Call or text Jackie Chavez at 720-218-0580 or email G7JChavez@gmail.com.

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

Beginner Guitar Lessons for your 2026 New Year's Resolution! Learn and record your favorite song in 5 lessons and build a foundation for a lifetime of music. Text or call 720-560-3383.

A&M Lawn Service - Spring Specials! Sprinkler and Landscape maintenance. Lawn Aeration \$75 (5000 sq ft), Power Raking \$140 (5000 sq ft), Spring Fertilization \$40-130, Weekly Mowing \$40-\$130, Yard Clean Ups \$150(hourly plus dump costs). Serving Jeffco/Littleton 46 yrs. 303-946-6995.

Columbine Complete Concrete. All phases of concrete. Concrete repairs. Concrete staining & sealing. Yard clean-up. Free est. 303-419-2003.

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

Spring Yard Clean Up and Miscellaneous Jobs. Hard working local 18 year old seeking additional work. Call/text Will 720-471-1713.

Curtis Construction. Free Estimates! Utility Trenching, Drainage Systems, Erosion Control, Excavation, Hauling, Dirt Compaction, Xeriscape, Fence Installation, Retaining Walls, Site Prep, Grading, Land clearing. Call/Text Andrew Curtis 720-354-2167.

Grass or Corn fed beef for sale - farm fresh, all natural, straight from our CO ranch to your table. Cattle prices are on the rise. Get your beef now in bulk. Sold by 1/4, 1/2 or whole. Call 719-349-0679. KSayles@plainstel.com

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

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.

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

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

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

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

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

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

Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+ yrs. fully ins.

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

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

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

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

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

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

Animals 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.

This Space Intentionally Left Blank for Teen Services

South Jeffco Government
Jefferson County Commissioners, 101 Jefferson County Parkway, Golden CO 80419, 303-271-8525, commish@co.jefferson.co.us

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

COLUMBINE KNOLLS MARKET UPDATE

RE/MAX SYNERGY



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

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



Homes **FOR SALE** in Columbine Knolls on 04/16/2026

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|---------------|----------------|------------------|
| Ranch | \$775,000 | \$870,000 | 2 |
| Bi-Level | \$765,000 | \$775,000 | 2 |
| Tri-Level | \$719,000 | \$875,000 | 3 |
| 2-Story | \$825,000 | \$1,049,000 | 2 |

Homes **UNDER CONTRACT** in Columbine Knolls on 04/16/2026

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|---------------|-----------------------|------------------|
| Ranch | | - NONE AT THIS TIME - | |
| Bi-Level | \$799,000 | \$799,000 | 1 |
| Tri-Level | | - NONE AT THIS TIME - | |
| 2-Story | \$750,000 | \$885,000 | 2 |

Homes **SOLD** in past 6 MONTHS - Average Days on Market **56**

| <u>Style</u> | <u>Lowest</u> | <u>Highest</u> | <u>How Many?</u> |
|--------------|---------------|-----------------------|------------------|
| Ranch | \$665,000 | \$1,639,000 | 14 |
| Bi-Level | | - NONE AT THIS TIME - | |
| Tri-Level | | - NONE AT THIS TIME - | |
| 2-Story | \$700,000 | \$970,900 | 5 |

All the above information is from MetroList on 04/16/2026
 Not all the listings were listed and/or sold by **Kari Kline**

Curious What Your Home Might Be Worth?

Even if you're not planning to sell right away, it's helpful to understand where your home stands in today's market.

I'm happy to provide a **complimentary neighborhood market update** with recent sales specific to your home and buyer activity so you can plan ahead with confidence.

Experience isn't expensive — it's priceless.

