

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

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

Facebook: Columbine Knolls HOA

CKHA Monthly Meetings 2025

November 11, 2025, 7 p.m.

December 9, 2025, 7 p.m.

January 13, 2026, 7 p.m.

Annual Membership Meeting

Followed by Monthly Board Meeting

ACC Guidelines

Planning your home improvement projects for 2026? Don't forget to check the Architectural Control Guidelines found at www.ckha.org! The ACC Committee has these Guidelines in place to help guide your project(s) so the PIPSA approval process goes smoothly.

If your project is not listed in the ACC Guidelines, contact us at www.ckha.org and ask about the project you are considering. An ACC committee member will get back to you.

The Property Improvement Plan, PIPSA, should be submitted for approval before your project begins. Our Architectural Control Committee (ACC) is always happy to assist you in your planning!

CKHA Monthly Board Meeting



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

November 2025

Vol. 38 No. 11 • Circulation: 1040

Columbine Knolls Recreation District (CKRD)

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

CKRD Wants Your Input! Please Reply By November 16th!

Numerous repairs and upgrades are needed at our parks and facilities, and your voice matters. CKRD is seeking community feedback to help prioritize the amenities that are most important to you. Whether it is playgrounds, trails, tennis courts, or gathering spaces, let us know what you value most. Your input will help guide our planning for 2026 and beyond.

Scan the QR code or type in this link <https://forms.office.com/r/ZqjKVFCdwa> to submit your feedback by November 16th. Happy Thanksgiving from CKRD.



CKRD Resident Survey

Our Taxes Support The Columbine Knolls Recreation District (CKRD)

Our Recreation District tax dollars support the Columbine Knolls Recreation District. Our neighborhood, founded in the 1960's, has enjoyed the recreation district amenities of our pool, tennis courts, and parks. As you might imagine, upgrades are needed going forward!

Please take the survey above to share your opinion with the Rec District as to what you would like to see happen in the future. The Rec District is in the process of prioritizing projects and values your input. Thank you!



Volunteer Opportunity

Our newsletter editor will be retiring in January! This is probably 2-4 hours per month. If you are interested in this position, please email us at knollscolumbinehoa@gmail.com.

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-5 NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Resources For Homeowners

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

Call GreenSheen Paint or go online to schedule a pickup at your home. A leader in the paint recycling industry with facilities in Denver, GreenSheen processes your old paint into brand new paint and even recycles your containers.

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

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

Scrap Metal Recycling – 720-883-5829 - Text is best.

Scrap Metal Recycling - Steel, cast iron, brass, aluminum, extension cords, car parts (rotors, rims & more), metal bed-frames, file cabinets, disassembled and metal only trampoline frames & springs, BBQ grills, patio furniture (no glass or other non-metal material), satellite dishes. Layne will also recycle larger appliances.

Make arrangements with Lane Williams by texting him 720-883-5829 for an individual pickup.



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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.



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.

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.

We can only be said to be alive in those moments when our hearts are conscious of our treasures.

—Thorton Wilder

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.



COLUMBINE HIGH SCHOOL SHOWCASE

DECEMBER 2nd
6:30 - 8:00 PM

Once a Rebel, Always a Rebel
Become a part of our Rebel Family

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ATHLETIC INFORMATION TABLES

ACTIVITY INFORMATION TABLES

STUDENT PERFORMANCES

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www.chsrebels.net

 **December 2nd, 2025**

 **6:30 PM - 8:00 PM**

 **6201 S. Pierce Street
Littleton, CO 80123**

The Ten Commandments of Communication

Author Unknown

1. Thou shalt not speak from another room.
2. Thou shalt not speak with your back turned away from listener.
3. Thou shalt not speak while walking away.
4. Thou shalt not start speaking and turn your head away.
5. Thou shalt not speak in competition with something else (TV, running water, etc.).
6. Thou shalt get the attention of the person before speaking.
7. Thou shalt try to speak face to face at all times.
8. Thou shalt not obstruct your face while speaking.
9. Thou shalt try to speak distinctly.
10. Thou shalt be patient, caring, and understanding.

Neighborhood Awareness

Recently a small dog was killed by a neighbor's larger dog. This took place around South Sheridan Court and West Geddes Place. Jefferson County Animal Control was notified and responded to the situation. This article is posted for neighborhood awareness.

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<p>Certified Arborist Licensed & Insured Veteran</p> <p>Phone: 720-283-8226 Cell: 720-979-3888</p>	<ul style="list-style-type: none"> ◆ Pruning ◆ Removals ◆ Stump Grinding ◆ Shrub Maintenance ◆ Free Estimates
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Join us for Columbine High School's

Holiday Craft Fair

Saturday, November 8, 2025
10 am - 4 pm
6201 S. Pierce St., Littleton, CO, 80123

Admission: \$2
(Kids 10 and under FREE)

Sandy Bolton's Recipe Corner

CLASSIC CHILI CREAM CHEESE DIP

This classic chili cream cheese dip is an easy dip to serve for game day or holiday parties.

- 1 - 15 oz can of chili (no Beans) or homemade chili
- 1 block cream cheese softened
- 1 c shredded cheddar cheese
- Tortilla chips or Frito scoops or red bell pepper slices for dipping

1. Preheat oven to 360 degrees
2. Spread cream cheese in an 8x8 baking dish or a pie pan. Top with chili and spread it evenly over the cream cheese.
3. Sprinkle cheddar on top of the mixture. Bake at 360 degrees for 20 - 25 minutes or until it's hot and bubbly.
4. Serve with chips and enjoy!

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

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.

16th Annual Denver Veterans Day Run, Festival And Parade

Saturday, November 8, 2025

Denver City Park


5K/10K RUN & RIPPETOE RUCK

The Denver Veterans Day Run, Parade and Festival is held to celebrate and honor the brave men and women who have served our country. Our origins stem from a passion to recognize the sacrifices made by our veterans, create a vibrant community event where we can come together in gratitude and support the mission to help Veterans in Colorado create economic vitality through career advancement and entrepreneurship.

This event supports the mission of Colorado Veterans Project focused on supporting Veterans and Transitioning Active Duty in the pursuit of vibrant careers, meaningful employment, and successful entrepreneurship to continue a meaningful life full of purpose and fulfillment.

Our event involves collaboration with veteran and military focused organizations with the support and collaboration of the City of Denver, ensuring a heartfelt and engaging celebration.

—https://www.denerveteransday.com/



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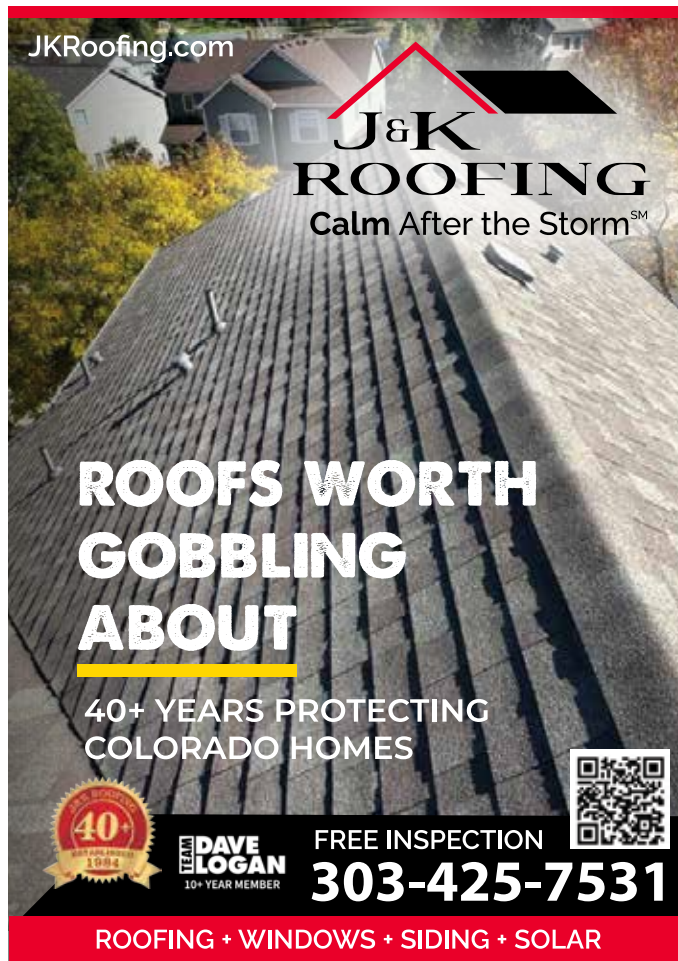
Current Medicare Members:	PERACARE Medicare Members:
Annual Enrollment Period is here:	Your premiums are going up AGAIN
October 15 - December 7	this year. Now is the time to
Don't miss this opportunity	compare and look at other lower
to have your plan reviewed.	cost plans. No fee or obligation.

10268 West Centennial Rd, Suite 200K, Littleton, CO
(South Kipling Pkwy between Chatfield and C-470)

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Southwest Metro Sanitary Sewer Project 2025

D-LINE SEWER INTERCEPTOR UPGRADE

Location: Mineral Avenue & Santa Fe Drive

Scheduled Construction: Fall 2025

Estimated Cost: \$2.63 million

Funding Source: Developer-funded

PROJECT OVERVIEW

As new development continues within the district, it's important to ensure our sewer system has the capacity to keep pace with future growth. While most of the district's existing sewer interceptors are adequately sized, a section of the D-Line Interceptor near Mineral Avenue and Santa Fe Drive was identified as being undersized.

A previous study used historic wastewater flow data and future land use plans to model system performance as the community grows. At that time, it wasn't anticipated that several nearby undeveloped parcels would be rezoned by the City of Littleton for higher-density residential and commercial use.

To accommodate this new growth, the district scheduled a sewer upgrade project for 2025. The project will install a parallel section of 36-inch diameter sewer pipe alongside the existing 33-inch D-Line Interceptor. Because this portion of the sewer is very flat, a second larger diameter sewer pipe is needed to handle the additional wastewater and reduce the potential for operational issues.

This capital improvement will be fully funded by developers of the new projects located south of Mineral Avenue and Santa Fe Drive—ensuring that infrastructure upgrades are completed without added cost to existing customers.

KEY PROJECT BENEFITS

- **Increased Capacity:** Expands the D-Line's ability to manage future wastewater flows.
- **Improved Reliability:** Reduces the potential for capacity-related sewer issues.
- **Supports Community Growth:** Ensures the district's infrastructure keeps up with new development.
- **No Cost to Customers:** Fully funded by participating developers.

CONSTRUCTION IMPACTS

Construction is anticipated to begin in mid-October 2025 near Mineral Avenue and Santa Fe Drive. Temporary closures on the Mary Carter Greenway trail may occur at times throughout the project. The district will coordinate with contractors and local agencies to minimize disruptions and will provide regular updates as work progresses.

For project inquiries, contact the district office at 303-979-2333 or info@swmetrowater.org.

— <https://swmetrowater.org/southwest-metro-sanitary-sewer-project-2025/>

Don't Blow Leaves Into The Street

As we enter the fall season, leaves all around Colorado are starting to fall. Although pretty in the trees, the leaves can cause issues in the streets. You could face a fine if you rake or blow the fall leaves from your lawn into the streets. That's because the leaves, or other yard waste, can clog the storm drains and cause flooding. It is also dangerous for our water quality.



REAL ESTATE MARKET UPDATE

SEPTEMBER 2025
This Fall Market is Full of Opportunity!
 Now that we are past the Labor Day Holiday, and the Summer Real Estate Market is behind us, the term Fall has greater meaning this year than at anytime over the last decade! Let me explain further, as many have mentioned that Market Updates are a little boring or maybe redundant with little change from month to month. We agree that sometimes months feel like weeks, and these come at us very quickly, with little change month over month! This is one Market Update that you will want to pay attention to as we call it a Fall Market, and historically has been the second busiest and active time in the Denver Real Estate Market! The term Fall this year has extra meaning as Home Prices have continued to fall this year, and to be honest some of the best values on most real estate is right now! But wait, there is more as Interest Rates have fallen dramatically over the last couple of weeks with the Average 30 year fixed rate mortgage in the low 6% range, and most of the Government Insured Loans like FHA and VA in the high 5% range.
 Buyers, this is your time of year to engage if you have been on the sidelines for a while, as you will find the best pricing, lowest interest rates and the best values and affordability we have seen all year! Sellers, the market has been hit hard with standing inventory putting downward pressure on pricing, so this is the time to make your home show the best it possibly can and price it correctly! The Denver Market still has over 13,000 Active Listings, which is approximately 22% above this time last year!

AVG DAYS ON MARKET
AUGUST 2025

HOUSES
44 DAYS
2024: 36 DAYS
UP 22.22%

CONDOS
59 DAYS
2024: 40 DAYS
UP 47.50%

ACTIVE INVENTORY
AUGUST 2025

HOUSES
9,025
2024: 7,497
UP 20.38%

CONDOS
4,034
2024: 3,227
UP 25.01%

ACTIVE LISTINGS

10,724
AUGUST 2024

13,059
AUGUST 2025
UP 21.77%

AVERAGE SOLD PRICE
(YEAR OVER YEAR)

-0.47%
CONDO 1 YEAR

+0.31%
SINGLE FAMILY 1 YEAR

AVERAGE SALES PRICE
(HOUSES & CONDOS - AUGUST 2025)

\$716,245

LAST YEAR:
\$708,017
+1.16%

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The Motzkus Team

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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

Remember to join the Columbine Knolls Homeowners Association for 2025! You will receive all the benefits of membership and the Discount Card for the year good through April 2026.

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.



Reach your community with targeted advertising that connects! Showcase your business in our trusted newsletter. IT'S EASY TO GET STARTED!



December deadline: November 15th.
January deadline: December 5th.

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*APY (Annual Percentage Yield) The APY is effective as of 9/18/2025. 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

10 Tips For Raising Grateful Kids

Saying thank you is one of the first social rules many parents teach their children, and for good reason. We want our kids to be appreciative and not take things for granted, and learning to be grateful can improve kids' relationships, ability to empathize, and overall happiness. If you are looking for ways to reinforce the importance of gratitude or would like to find other meaningful ways your kids can show appreciation, here are some tips:

1. Set an example. Kids learn a lot from watching their parents. Show them what it means to be grateful by offering a genuine "thank you!" to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. But don't stop there — include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they're appreciated.

2. Point out generosity. Call attention to it when people (including your kids!) do things that go beyond what's expected — helping without being asked, being especially thoughtful, or taking extra time to do something because it's important to someone else. Send the message that you will notice if they knock themselves out for you, or for someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don't.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. If your child isn't comfortable talking to strangers or has a hard time expressing themselves in writing, work together to come up with a different way for them to show

their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.

5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

7. Let kids choose. Encourage kids to turn their interests into action. Whether it's a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren't comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.

9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they're grateful for. Even if they've had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn't fit your expectations.

—<https://childmind.org/article>

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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.

The Team Approach



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Interior Design



Project Management



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(303) 503-5736



Rob@StarkREG.com

Are The Holidays A Good Time To List Your Home On The Market?

As we head into November, one question always comes up during my listing presentations: *Are the holidays a good time to list my home on the market?* While spring and summer tend to be the busiest months in the Denver Metro real estate market, the winter season can still offer excellent opportunities for sellers. In fact, there are several unique advantages to listing your home during the holiday season.

First, real estate is driven by life changes—not just the calendar. Job relocations, growing families, and downsizing needs occur year-round. Buyers shopping during the holidays are often doing so out of necessity, not curiosity. This means fewer casual “lookers” and more serious, qualified buyers who are ready to make a move.

Another key advantage is lower inventory. Many homeowners wait until after the New Year to list, assuming few buyers are looking during the holidays. In reality, this works to your benefit—fewer homes on the market means your property stands out and attracts motivated buyers who are serious about purchasing.

If you’ve been considering a move, there’s no need to wait until spring. I’d be glad to discuss your options and help you plan the best next steps! Wishing you a wonderful November!

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

WeeCycle Donation Drive

Wednesday, November 5, 2025

11:00 a.m. – 1:00 p.m.

Aspen Grove

Give your gently used baby gear a second life! WeeCycle and Timbuk Toys are teaming up for a special Pop-Up Gear Drive at Aspen Grove (in the parking lot near Timbuk Toys), making it easy for you to donate baby and toddler essentials to families in need.

What to Donate:

- Gently used baby & toddler clothing (newborn – 5T)
- Diapers & wipes (new & unopened)
- Gear & essentials like strollers, car seats (less than 6 years old), pack ‘n plays, and carriers

Every donation helps WeeCycle support Colorado families in need, ensuring all little ones have access to essential items.

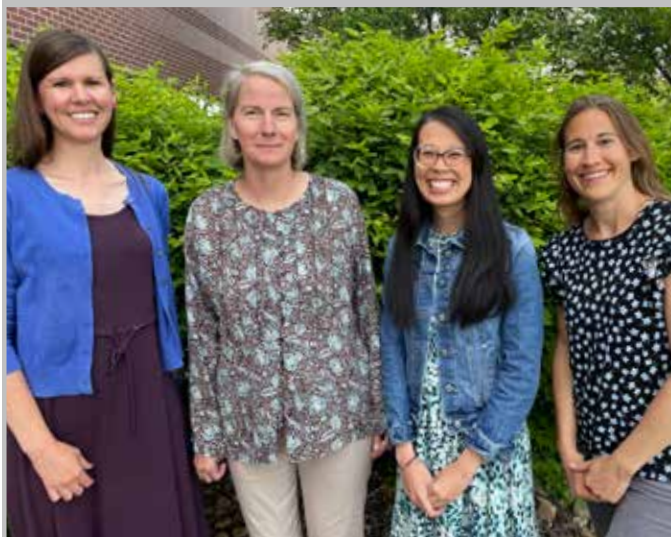
Annie

November 21 – December 28, 2025 Town Hall Arts Center

Always a crowd-pleaser, this classic musical comedy follows the adventures of “Little Orphan Annie,” a plucky little girl based on the beloved 1924 cartoon character, who is determined to find her parents. Along with Oliver “Daddy” Warbucks; his Earth-bound angel of an assistant, Grace; a trio of some of musical theater’s most evil (and hilarious) villains led by the infamous Miss Hannigan; and, of course Annie’s lovable pup Sandy, Annie’s journey to family is filled with laughter, hope, and unforgettable earworms like Tomorrow and Easy Street.

—<https://townhallartscenter.org/event/annie/>

Park View Pediatrics



6179 South Balsam Way
 Suite 205
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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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Highlands Pride Ptg, Inter/Exterior- 303-738-9203

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

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

Animals 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.

We must find the time to stop and thank the people who make a difference in our lives.
—John F. Kennedy

This Space Intentionally Left Blank for Teen Services

History Of Veterans Day

World War I – known at the time as “The Great War” – officially ended when the Treaty of Versailles was signed on June 28, 1919, in the Palace of Versailles outside the town of Versailles, France. However, fighting ceased seven months earlier when an armistice, or temporary cessation of hostilities, between the Allied nations and Germany went into effect on the eleventh hour of the eleventh day of the eleventh month. For that reason, November 11, 1918, is generally regarded as the end of “the war to end all wars.”

Veterans Day continues to be observed on November 11, regardless of what day of the week on which it falls. The restoration of the observance of Veterans Day to November 11 not only preserves the historical significance of the date, but helps focus attention on the important purpose of Veterans Day: A celebration to honor America's veterans for their patriotism, love of country, and willingness to serve and sacrifice for the common good.

—<https://department.va.gov>



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 10/15/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$715,000	\$1,075,000	3
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$725,000	\$725,000	1
2-Story	\$780,000	\$1,150,000	5

Homes **UNDER CONTRACT** in Columbine Knolls on 10/15/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$699,999	\$699,999	1
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	- NONE AT THIS TIME -		
2-Story	\$720,500	\$720,500	1

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$595,000	\$955,000	11
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$648,000	\$987,500	4
2-Story	\$641,500	\$1,150,000	13

All the above information is from MetroList on 10/15/2025

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

Don't Let Unrealistic Pricing Cost You Your Move!

These days, you're going to want to get your price right when you get ready to **SELL** your house. Honestly, it's more important than ever. Why? While you may want to list high just to see what happens, that's the plan that can easily backfire, and it's going to cost you in today's market!

If your home isn't moving, the market is telling you something - and the right price can change everything. Your house will sell, if you price it strategically.

EXPERIENCE IS NOT EXPENSIVE! IT IS PRICELESS!



Kari Kline

720-323-5768

karikline95@gmail.com

