

COLUMBINE KNOLLS VOICE

A COVENANT CONTROLLED COMMUNITY

PUBLICATION OF THE COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION

CKHA Upcoming Events In 2025

Sept 13, 2025: Clean Up Day; 9-11 a.m.
CK Pool Parking Lot

Sept 15, 2025: Green Sheen Paint Pickup
Homeowners schedule their own pickup.

CKHA Contact Information:

Email address:

knollscolumbinehoa@gmail.com

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

Facebook: Columbine Knolls HOA

CKHA Monthly Meetings 2025

October 14, 2025, 7 p.m.

November 11, 2025, 7 p.m.

December 9, 2025, 7 p.m.

CKHA Monthly Board Meeting



The Columbine Knolls Homeowners Monthly Board Meeting will be held **October 14, 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.

October 2025

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Columbine Knolls Homeowners Association (CKHA) Clean Up Day – Successful!

Saturday, September 13, 2025, 9-11:00 a.m.

This year's Clean Up Day was a big success! Twenty-two families participated bringing assorted items for the dumpster and metal recycling trailer. Four homeowners also joined Columbine Knolls Homeowners Association (CKHA).

CKHA provides this annual event to the community as part of membership benefits.



Thank you to Directors Hantelman, Boyle, Woods, Kalsbeek, Koch, Twisselman and Former Director Weeks for your help Saturday morning. Thank you to those in the community who brought their items making the morning a success!



Yes, Covenants Apply to Every Property in Columbine Knolls!

Whether you just moved here or you have been here for years, it is helpful to know that, yes, the Covenants apply to every property in Columbine Knolls! Our Covenants “run with the land” which means that the Covenants apply. It is helpful to read the Covenants every so often and they can be found on our website at www.ckha.org under Covenants. Take a gander through the By Laws and PIPSA sections while you're at it.

The Architectural Control Committee Guidelines will assist you in planning your outside home improvement projects and answer questions you might have. The regular PIPSA includes projects such as decks, fixed patio covers, gazebos, auxiliary buildings (including but not limited to storage sheds, recreational sheds, and garden sheds), building additions, room additions, garage additions, fencing, dog runs, retaining walls, and windows. Other projects perhaps not mentioned would be a good idea to submit to the ACC Committee for approval. The Paint PIPSA includes

continued on page 2



Covenants, *continued from front page*

painting the exterior of your home. We have a professional designer to assist and approve the colors. Submit the colors you plan to use and any other samples that apply.

Submit your completed PIPSA form through the website at knollscolumbinehoa@gmail.com. Or, you can snail mail the PIPSA form to CKHA, P.O. Box 620095, Littleton, CO 80162. Include the PIPSA form with all supporting documentation and samples. The requested work on the PIPSA may not begin until approved by the ACC. All questions about the PIPSA process should be emailed to the website as well and we will get back to you!

Our Covenants protect property values. Many buyers choose Covenant controlled neighborhoods for this reason. Columbine Knolls is a desirable neighborhood thanks to the wonderful people who live here and the protection of our Covenants!

Columbine Knolls Recreation District

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

Thank you for an incredible summer season and for sharing your families with us. Our staff were truly fantastic—bringing energy, dedication, and joy to every day. But it's the families in our neighborhood who make this place so special. We've watched your kids grow from swim lesson beginners to daily pool regulars, and eventually into the coveted role of lifeguard at the Knolls. They've built a community that feels welcoming, connected, and full of pride—and next summer will be no different. Our next group of interns is already preparing to step into those lifeguard roles.

Looking ahead, the board will continue working this month on plans for repairs and improvements to our parks and facilities, with a focus on 2026 and beyond. We're excited about what's to come and grateful for the community that makes it all worthwhile.

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.

Board of Directors

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Ass't Secretary - Steve Boyle

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Director - Steve Hantelman
Director - Levi Woods
Director - Melissa Irwin
Director - Davis Kalsbeek



Homeowner's Association Board Meeting

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



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

Send to: **Columbine Knolls Homeowners Association**

P.O. Box 620095 • Littleton CO 80162

Contact us at: www.ckha.org



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

News Articles

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

Advertise in this Newsletter!

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

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

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



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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-3. DWELLING SIZE.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one-story dwelling, nor less than 800 square feet for a dwelling of more than one-story.

Lights Out at Night Helps Save Our Birds

"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, helps 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.

Fall migration is more prolonged than spring migration and begins August to mid-September with early migrants like shorebirds. Early to late September peak migration occurs. Songbirds, ducks and raptors can be seen. Millions of birds can be in flight over Colorado on a single night. We are halfway through the fall migration season with October migration shifting to migratory waterfowl, which are more visible as they stop at lakes and ponds. The November migration's final push consists of water birds, including loons, geese, and ducks.

Being aware of turning lights out in the early evening helps birds as they begin their nocturnal migrations at dusk where they use the moon and stars for navigation. It's a simple, yet effective way to help our feathered friends.

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.



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Sandy Bolton's Recipe Corner

EASY CINNAMON ROLLS

- 1 loaf frozen bread dough or pizza dough
- 1/3 c dark brown sugar
- 1 T cinnamon
- 3 T butter softened
- 1/4 c raisins - optional

Let frozen dough thaw but not rise. This takes about 1 1/2 hours. Flatten dough into rectangle, about 9x15". Spread with butter. Mix sugar and cinnamon together and sprinkle evenly over the buttered dough. If using raisins, scatter them on dough. Roll up dough and cut into 2" slices. Place rolls in buttered pan, leave a little space between rolls as they will expand when they rise. I use an 8x8 glass Pyrex pan. Cover with plastic wrap and put on a shelf to rise overnight.

Bake at 355 degrees for 20-25 minutes until browned on top. Cool for a few minutes before frosting (optional) and enjoy!

FROSTING FOR CINNAMON ROLLS

- 1 1/2 c powdered sugar
- 2 T cream or milk
- 3 T melted butter
- 1 t vanilla

Mix together and whisk until it is the right consistency to spread. Thin with a little more milk if frosting is too thick. Add more sugar if too thin. Bon Appetite!

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

Fall Landscape Ideas For A Gorgeous Autumn Garden

ADD FALL CONTAINER PLANTS

Lean into container plants featuring late-blooming flowers and succulents, like mums and stonecrop, as temperatures start to drop this fall. They'll add so much color and interest to your porch, plus you can repot and move them inside when it gets too cold in the winter!

PLANT TREES AND SHRUBS

Surprisingly, fall is a great time to plant evergreen and ornamental trees in your yard! In autumn, the weather and soil conditions can help trees develop a strong root system before the summer heat kicks in. If you're looking for evergreens, go for boxwood, spruce, and pine trees. On the other hand, if you want to add stunning autumn hues to your yard, plant sugar maple, Japanese maple, dogwood, or redbud trees.

CREATE A FALL COMPOST PILE

There's no better time than fall to start a compost pile, especially with all that fallen foliage! Instead of throwing away those big piles of fall leaves after raking them, add them to a compost pile along with vegetal food scraps and twigs. By spring, you'll have a nutrient-rich additive for your garden beds that'll improve your soil quality!

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Fall Landscape Ideas, *continued from page 4*

REFRESH YOUR YARD

Spring cleaning may be the norm, but fall is also a great time to refresh your yard or garden! The cooler months following summer are great for tidying up your yard before spring rolls around again. To start, get rid of unruly weeds and wilting annuals. Then, start patching up bare spots in your lawn with overseeding and fertilizer.

START A POLLINATOR GARDEN

It's never a bad time to plant flowers and shrubs to support the pollinator population in your yard. Add perennials that extend the season for bees and butterflies, such as black-eyed Susan, autumn-blooming sedums, asters, and Shasta daisies.

CREATE AN OUTDOOR DINING SPACE

If you never got around to it during the hot summer months, autumn is a great time to create an outdoor oasis. A small table and chairs are all you need for evening meals al fresco.

ADD DECORATIVE ACCENTS

A simple obelisk or trellis can be a focal point in the garden, long after the first frost. Place it where it's visible from indoors so you have something of interest to see in the winter garden. Bonus: Add lights to it for the holidays!

CREATE COZY SEATING AREAS

Fall is a great time to sit and enjoy the cooler weather and the stunning panorama of colors. Create a cozy seating area by placing Adirondack chairs or a simple wicker chair where you can soak up nature's beauty. Oh, and don't forget the cozy blanket!

DECORATE WITH PUMPKINS

This might seem obvious, but decorating with pumpkins is one of the easiest ways to get your home ready for fall. Add different color pumpkins, including orange, white, and green, throughout the yard and on the front porch.

PLANT BULBS FOR SPRING

It might seem like an exercise in delayed gratification (and it is!), but it's a good idea to start planting spring-blooming bulbs right now. Many flowers such as daffodils, tulips, and hyacinths must be planted in the fall for blooms next spring. Trust us: You'll be so happy and grateful when you see your flowers pop up after a long winter.

ADD EXTERIOR LIGHTING

Adding a few outdoor lighting options will make the long, dark days of winter a little brighter. Update exterior lights and add lighting along walkways. Even a solar-powered LED lantern or string lights on the patio can make a seating area feel more intimate and special during fall gatherings.

BRING IN COLD-SENSITIVE PLANTS

There's really no point in allowing all your plants to die back in the first frost. Bring in plants that can be enjoyed as houseplants (dig them up and put them in pots). Plants to consider include rosemary, begonias, hibiscus, and succulents. Also, in cold climates, don't forget to dig up tender bulbs such as dahlias and gladioli after the first frost to save for planting next spring.

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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: _____

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PLEASE PRINT CLEARLY

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

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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

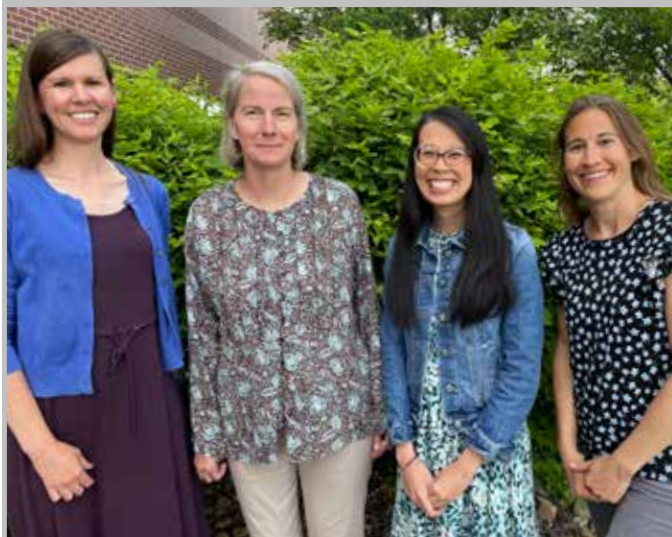
Remember to join the Columbine Knolls Homeowners Association for 2025! You will receive all the benefits of membership and the Discount Card for the year good through April 2026.

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.

Membership Chair Needed For 2026!

Our CKHA Membership Chair, Ms. Walters, is finishing up her duties as Membership Chair in late November into December. We need a volunteer to step up to fill her place for 2026. Light computer skills are needed and ability to organize the CKHA Membership list. Please email knollscolumbinehoa@gmail.com to volunteer for this position. Ms. Walters will assist with training. Thank you!

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Harvest Festival

Saturday, October 11, 2025 | 10:00 a.m. to 3:00 p.m.

The annual Harvest Festival will be held Saturday, October 11, 2025 from 10:00 a.m. to 3:00 p.m. on the living history farms of the Littleton Museum. Buy your Halloween pumpkins and enjoy wagon rides, 1890s carnival games, historical demonstrations, and other fun family-friendly activities.

Admission is free! Come and enjoy photo opportunities, a musical performance in the pumpkin patch, and historical demonstrations at no cost.

Please note: While entry to the event is free, the snacks, wagon rides, and playing carnival games do require payment.

Purchase snack/ride/game tickets for 50 cents each with cash or check at the ticket stations and use those tickets to quickly and conveniently pay for snacks, wagon rides, and carnival gameplay throughout the event.

You can also purchase snack/ride/game tickets online before the event and pick them up at Will Call.

Snack/ride/game tickets cannot be used for purchase of pumpkins or at the on-site concessionaire. Purchase pumpkins and concessions with cash or check. ATM available onsite.

FREE ACTIVITIES

- **Musical performance in the pumpkin field** (11:30 a.m. – 1:30 p.m.)
- **Photo Opportunities** with pumpkin patch, historical wagons, and buildings.
- **Toddler Hay Bale Maze**
- **Free Historical Demonstrations**
- **Dr. Tan's Medicine Show:** Medicine shows used to travel the country selling "miracle cures" to the crowd.

Part sales pitch, part performance art, a medicine show promised to sell products that could heal various ailments with secret formulas, appealing to settlers seeking relief in a time before widespread medical care.

- **Curio Tent:** The Harvest Festival's carnival area is inspired by the traveling carnivals that were popularized by the 1893 World's Fair in Chicago. A typical feature of these late 1890s traveling fairs was displays of "oddities" or "curiosities." These were unusual natural artifacts, with creative labeling. Come and see our Curio Tent, with its Two-Headed Bat, Fiji Mermaid, Genuine Unicorn Horn, and more!
- **Pig Roast:** In the 1800s, a pig roast was a community event where a whole pig was slow-cooked over an open fire for several hours. Neighbors and families gathered to share a hearty meal, often with cornbread and seasonal vegetables. They would enjoy music, storytelling, and celebration, marking special occasions like holidays or harvests. (This pig was not raised on the Museum's farms).
- **Ginger Beer:** A popular drink from 18th-century England, made by fermenting ginger, sugar, water, and sometimes lemon juice. This drink was originally mildly alcoholic, although the current form tends to be non-alcoholic. Sorry, no samples.
- **Roping dummies:** Lassoing was an important skill for managing livestock on 19th-century farms. Animal wrangling was a vital skill for a fall "round-up." Can you get your loop over the wooden critters?

—<https://www.museum.littletonco.gov>



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		ACTIVE INVENTORY AUGUST 2025		ACTIVE LISTINGS	
HOUSES	44 DAYS 2024: 36 DAYS UP 22.22%	HOUSES	9,025 2024: 7,497 UP 20.38%	HOUSES	10,724 AUGUST 2024
CONDOS	59 DAYS 2024: 40 DAYS UP 47.50%	CONDOS	4,034 2024: 3,227 UP 25.01%	CONDOS	13,059 AUGUST 2025 UP 21.77%

AVERAGE SOLD PRICE (YEAR OVER YEAR)		AVERAGE SALES PRICE (HOUSES & CONDOS - AUGUST 2025)	
CONDO 1 YEAR	-0.47%	LAST YEAR:	\$716,245
SINGLE FAMILY 1 YEAR	+0.31%	\$708,017	+1.16%

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Meet Rob Stark!

Rob is a fourth-generation Colorado native who has been a part of the *Columbine Knolls community* since 1997. Starting as a Certified Residential Appraiser, he later became a broker with RE/MAX in 2006. Over his 34-year career, he achieved the RE/MAX Diamond Award, Lifetime Achievement, & Hall of Fame. He has also been recognized as 5280 Magazine's Top Real Estate Agents.

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Common Real Estate Questions Answered

As you can imagine, when it comes to selling a home, plenty of questions arise. Here are a few of the most common ones I hear, along with answers to help guide you on your real estate journey:

Q: When is the best time to sell my home?

A: The Denver Metro area tends to be most active in the spring and summer months, but the truth is, homes sell year-round in Colorado. Housing is always an essential need, so the “best” time is really whenever it works best for you and your family. What matters most is pricing your home correctly and making sure it presents well so it stands out from the competition.

Q: Do I need to make improvements before listing?

A: Priority number one is to ensure the essentials are in good working order. From there, cosmetic updates can make a big difference. For example, a fresh coat of neutral paint can brighten a home and appeal to a wider pool of buyers. At Stark Real Estate Group, we help you navigate and identify which improvements are worth making for the best return.

Q: How much is my home worth?

A: That answer requires a closer look at your home. Online estimates, like those from Zillow, often miss the mark because they can't account for updates, condition, or hyper-local market trends. As a former Certified Residential Appraiser, I approach each valuation like an appraisal report. If you'd like to know your home's true value, I'd be happy to provide a complimentary comparative market analysis.

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

Downtown Littleton Pumpkin Poles

Halloween begins with the creation of Pumpkin Poles by the downtown merchants. They will be on display in early October through Halloween (depending on the condition of the pumpkins). Located throughout downtown on Main, Alamo and Prince Streets, visit early in the month. You don't want to miss these one-of-a-kind creations.

Littleton Craft Fair

Mark your calendars for the Littleton Craft Fair on Saturday, October 4, 2025 from 9 a.m. to 4 p.m. on the scenic grounds of Ketring Park.

Since 1971, shoppers have browsed over 250 booths of hand-crafted items and purchased snacks from the non-profits running food concession stands.

Due to high attendance, shoppers are asked to observe all parking signs and directions. Littleton Craft Fair parking is prohibited in the Bemis Public Library lot as spaces are needed for Library patrons. The Littleton Museum parking lot is used for Museum visitors, staff, and as accessible parking for shoppers.

Proceeds from booth fees are used by the Friends of the Littleton Library and Museum organization to sponsor programs at the Littleton Museum and Bemis Public Library.

—<https://www.museum.littletonco.gov/Events-Programs/>

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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

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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.

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

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at 303-979-7499 or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at www.NewsletterConnections.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

Ah, Lovely October, as you usher in the season that awakens my soul, your awesome beauty compels my spirit to soar like an leaf caught in an autumn breeze and my heart to sing like a heavenly choir.

—Peggy Toney Horton

This Space Intentionally Left Blank for Teen Services

Breast Cancer Awareness Month

October is Breast Cancer Awareness Month on the National Day Calendar. The entire month is a reminder that there is a gruesome disease that effects 1 in 8 women and 1 in 1000 men in the United States. We are reminding people to be proactive about fighting this invasive disease and not to forget to support those who are suffering from breast cancer.

Breast cancer is a terrible disease that will develop into invasive breast cancer over the course of a lifetime for millions of men and women. Being proactive in this fight is crucial. During the month of October, there are reminders everywhere saying "hey, don't forget to examine your breasts, get your doctor to check them out too, and schedule your mammogram."

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 09/16/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$739,000	\$1,095,000	5
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$734,900	\$850,000	2
2-Story	\$649,900	\$1,200,000	7

Homes **UNDER CONTRACT** in Columbine Knolls on 09/16/2025

<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	\$675,000	\$675,000	1
2-Story	\$780,000	\$780,000	1

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$595,000	\$955,000	12
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$750,000	\$987,500	3
2-Story	\$510,000	\$1,200,000	15

All the above information is from MetroList on 09/16/2025

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



Kari Kline

720-323-5768

karikline95@gmail.com



Patience Won't Sell Your House. Pricing Will.
Mortgage rates likely won't drop sharply overnight, and they won't mirror the Fed's moves one-for-one. But if the Fed begins a rate-cutting cycle, and markets continue to expect it, mortgage rates could trend lower later this year and into 2026.

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!