

# 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

Sep 9, 7 p.m.; Oct 14, 7 p.m.; Nov 11, 7 p.m.

## CKHA Monthly Board Meeting



The Columbine Knolls Homeowners Monthly Board Meeting will be held **September 9, 2025, 7p.m.** and will be hosted on Zoom. The link can be found on the CKHA website at [www.ckha.org](http://www.ckha.org).

## GreenSheen Paint Pickup

GREENSHEEN PAINT

720-854-8722 or [greensheepaint.com](http://greensheepaint.com)

CKHA has arranged a special pickup day with GreenSheen Paint on **September 15th**. Call or go online to arrange a time that works for you! This service is completely free! *Each homeowner calls to arrange for a pickup time 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.

September 2025

Vol. 38 No. 09 • Circulation: 1040

## Columbine Knolls Homeowners Association (CKHA) Clean Up Day: Saturday, September 13, 2025, 9-11:00 a.m.

**WHERE:** *Dumpster and metal collection*

*will be located in the Pool parking lot*

**COST:** *\$20 for CKHA members, \$40 for non-members;*

*Per load (pick-up truck size maximum)*

Bring your items for the dumpster! This includes tree limbs and branches (may be no longer than 4 feet in length), other yard waste and non-usable items. We do not accept: mattresses, appliances, electronics, paint, tires, other hazardous material, or any items deemed at the time not to be acceptable.

Scrap metal Recycling will also be available! We will be working with Layne Williams. He will accept steel, cast iron, brass, aluminum, extension cords, car parts (rotors, rims & more), metal bedframes, file cabinets, disassembled and metal only trampoline frames & springs, BBQ grills, patio furniture (no glass or other non-metal material), satellite dishes.

If you have larger appliances for metal recycling, you will need to make arrangements with Lane Williams by texting him 720-883-5829 for an individual pickup.

Make plans to come on Saturday, September 13th! Clean out your unwanted items and lighten the load as we get ready for winter that is right around the corner!

### GreenSheen

Eco-Friendly Paint

To schedule your 100% FREE  
Paint pick - up for  
Monday, September 15, please  
Call 720-854-8772  
or scan the QR code below!



UNLIMITED AMOUNTS  
5-GALLON CANS  
OR SMALLER  
ORIGINAL, LABELED,  
NON-LEAKING  
CONTAINERS

#### Accepted

Latex Paint  
Oil Paint  
Stains & Shellacs  
Lacquers  
Sealers  
Varnishes  
Urethanes  
Textured Coatings  
5-gallon or smaller  
containers

#### NOT Accepted

Aerosol Paint  
Paint Thinner  
Solvents  
Cleaning Agents  
Drywall Mud  
Roof Tar  
Hazardous Waste

JUST LEAVE YOUR  
PAINT CANS  
OUTSIDE  
AND WE'LL DO  
THE REST!

## Property Improvement Plan: PIPSA – A Good Idea!

Columbine Knolls Covenants state that Property Improvement Plans – PIPSA's must be submitted for your outside home projects! This includes the Paint PIPSA for exterior paint projects. 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.

Check out [www.ckha.org](http://www.ckha.org) under PIPSA to find the PIPSA forms and details of the above projects in the Architectural Control Committee Guidelines. Submit your completed PIPSA form through the website at [knollscolumbinehoa@gmail.com](mailto:knollscolumbinehoa@gmail.com). 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!

*Outside the leaves on the trees constricted slightly;  
they were the deep done green of the beginning of autumn.  
It was a Sunday in September.*

—Ali Smith

### ABE'S TREE & SHRUB CARE

Abraham Spilsbury, Owner/Operator

**Certified Arborist**  
**Licensed & Insured**  
**Veteran**

**Phone: 720-283-8226**  
**Cell: 720-979-3888**

- ◆ Pruning
- ◆ Removals
- ◆ Stump Grinding
- ◆ Shrub Maintenance
- ◆ Free Estimates

## Board of Directors

President - Anita Twisselman  
Vice President - Lynn Koch  
Secretary - Tom Fraley  
Ass't Secretary - Steve Boyle

Treasurer - Jean Baden-Gillette  
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](http://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](http://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](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to  
**[NewsletterConnections.com](http://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.

## ALUMINUM WIRING can be DANGEROUS!

### IS YOUR HOME WIRED SAFELY?

Most homes built between 1964 & 1974 contain aluminum wiring.

*Did you know "homes wired with aluminum wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions"*  
—US Consumer Product Safety Commission (CPSC Pub #516)

**Serving all your electrical needs  
like EV Charging Stations!**

**Lic #0103100 • Insured • Honest & Dependable**



We are fully licensed, insured and certified to permanently repair aluminum wiring and remove your fire hazard. Visit our website at [www.alwiremitigation.com](http://www.alwiremitigation.com) to read about the hazards of aluminum wiring and the CPSC recommended COPALUM repair method. Call today for your home wiring evaluation!

**720-299-4706**



**Hey, South Jeffco!**  
**Ready to Level Up Your Internet?**

**Parental Control in All Fiber Plans**  
**No Buffering, No Lag,**  
**Just Faster Speeds.**

**CALL BAM Today!**  
**303-551-6152**  
**[bambroadband.com](http://bambroadband.com)**





## Columbine Knolls Recreation District

**Director: Kathy Wallace, 303-979-5120, [www.ckrd.org](http://www.ckrd.org)**

Another summer season has come and gone, and the pool's last day is Monday September 1st. Thank you for the great summer season.

Over the last 9 months we have been working with a consulting company to assess the district's facilities and help us create a capital improvement plan to address the needs of our parks and facilities. They will be presenting their recommendations to the board of directors on September 3, 2025 at 7:30 pm at the regular board meeting.

### LAST DAY FOR THE POOL:

Labor Day, September 1st

### PARKS

Marker Park is in full swing with football and baseball through the first week of October.

### TENNIS

Tennis leagues have finished up for the season and fall weather is perfect for pick up play. Tennis keys are available at the office and will be prorated for the rest of the year. 2 courts are available next to the pool and have lights. Marker park has 6 courts with 4 lighted.

For up-to-date information on the district visit or website at [ckrd.org](http://ckrd.org).

## 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](http://www.ckha.org) under Protective Covenants. Please contact the CKHA Board with any questions or concerns you may have at [www.ckha.org](http://www.ckha.org).

**Columbine Knolls Covenant C-2 ARCHITECTURAL CONTROL.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the **Architectural Control Committee** as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved.

## National Grandparents Day

On the Sunday following Labor Day, National Grandparents Day honors the love only grandparents can provide. Grandparents and their grandchildren share a special bond. These hugging, caring and patient people in the lives of children offer more than a generous dose of love. Grandparents provide an abundance of wisdom. They also offer guidance and stability.



**Key2Medicare**  
AN INSURANCE BROKERAGE AGENCY

*Medicare Made Easy with the Right Key*

**Turning 65 or Retiring Soon? Questions About Medicare?**

**We are a LOCAL Insurance Agency that can help you!**

**New Brand, New Office**

**Same Trusted Medicare Planning Expert**

**We'll explain your options so you can make an informed decision**

- When and how to sign-up for Medicare? What are Parts A, B, C, D?
- No fee or obligation for an analysis specific to your situation
- How much will Medicare "cost"?
- Should you stay on your employer group plan?
- Medicare Supplements vs. Advantage plans

**We are Medicare Specialists**  
representing all types of plans

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

**Call Jenell Sobas**  
**303-484-1763**  
key2medicare.com  
contact@key2medicare.com



Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.

[JKRoofing.com](http://JKRoofing.com)



**J&K ROOFING**  
Calm After the Storm<sup>SM</sup>

**HAIL & RAIN  
DAMAGE  
WON'T WAIT  
UNTIL NEXT YEAR**

Schedule Your  
**FREE Roof Inspection today!**



**DAVE LOGAN**  
10+ YEAR MEMBER

**FREE INSPECTION**

**303-425-7531**



**ROOFING + WINDOWS + SIDING + SOLAR**

## Columbine Knolls Homeowners Association 2025 Membership Drive

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

**Annual membership dues** \$ 50.00

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

**Total remitted** \$ \_\_\_\_\_

Last Name(s): \_\_\_\_\_

First Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

PLEASE PRINT CLEARLY

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

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

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

\*\*\*Mail this form and your check to:

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

## CKHA Membership For 2025!

**Remember to join the Columbine Knolls Homeowners Association**

It is not too late to join the Columbine Knolls Homeowners Association for 2025! You will receive benefits of membership and the Discount Card for the year. You will also receive the member discounted fee on Clean Up Day.

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.

## Memorial Gifts

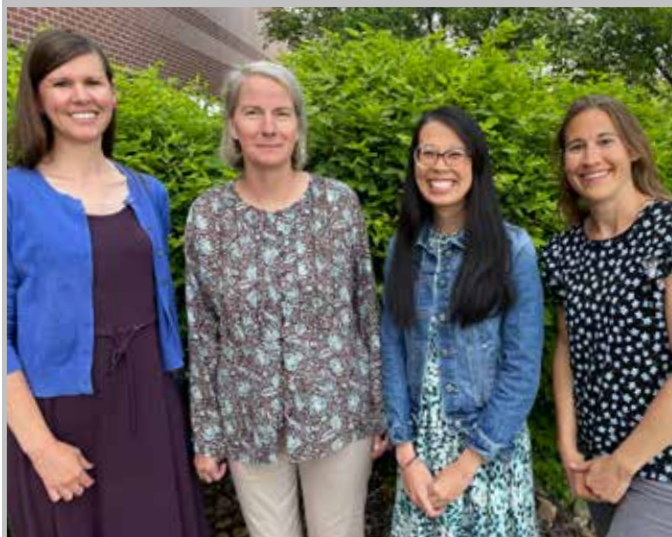
Would you like to memorialize a family member, long-time neighbor or friend who has lived in Columbine Knolls? A Memorial Gift can be made to Columbine Knolls Homeowners Association in their honor to be used for beautification of our neighborhood. Contact ckha.org for further details.

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.

*By all these lovely tokens, September days are here.  
With summer's best of weather and autumn's best of cheer.*

*—Helen Hunt Jackson*

## Park View Pediatrics



6179 South Balsam Way  
Suite 205  
Littleton, CO 80123  
(303) 972-2000

We are accepting new patients and take most commercial insurance and Medicaid plans



# \$20 OFF

## SIGNATURE SERVICE OIL CHANGE

Discount off regular price. Up to 5 quarts. Not valid with other offers. No cash value. Must present coupon.

Offer expires October 10, 2025

Discount valid only at:

**8100 W Crestline Ave & Wadsworth**

(in front of home depot)

**(303) 933-9319**

No  
appointment  
necessary!





## 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.

## Sandy Bolton's Recipe Corner: Crock Pot Chunky or Creamy Tomato Soup

*An easy delicious recipe for all those beautiful ripe tomatoes.*

### INGREDIENTS:

- 8 cups pulverized tomatoes - canned or fresh (including skin) pulverized in a food processor or blender
- 4 cups chicken or vegetable stock
- 1 - 6 oz can tomato paste (for thicker soup) optional
- 1 t thyme
- 1 t oregano
- S & P to taste
- 1/2 c cream for "creamy" - optional
- 1/3 c grated parmesan for garnish
- fresh chopped basil for garnish

### DIRECTIONS:

1. Place first 6 ingredients in crock pot and cook on High for 4 hours.
2. For creamy soup, stir in cream.
3. Garnish with fresh basil and parmesan and serve.

Delicious with a nice crusty bread. Bon Appetit!

To share a recipe or tip, please email Sandy Bolton at [sbolton777@aol.com](mailto:sbolton777@aol.com).

## REAL ESTATE MARKET UPDATE

**JULY 2025**  
Denver made the TOP 10 List for Major Cities!

As we close out the first half of the year for the 2025 Real Estate Market, we see that realigning expectations with some present day conditions is the reality of the day! Contracts are slow, homes are lingering on the market and price reductions are becoming more common! In fact, the Denver Housing Market for 2025 was in the Top 10 Major Cities for Price Reductions and corrections in the market according to Inman News and additional data from Realtor.com! We all entered this year with high hopes and anticipation of falling interest rates and renewed buyer activity, however new listings in April and May significantly outpaced the buyer demand and we now have just over 14,000 Active Listings on the market. New Listing activity typically peaks in May or June, so we do expect this to level off soon. The balance of Supply and Demand has shifted this market into a transition time, which gives both Buyers and Sellers some fantastic opportunities right now! Homes are still selling every month, and year to date homes sold is within 1% of homes sold in 2024! Sellers, this is a great time to adapt in this market and price competitively and make your home show the very best you can! It will Sell! Buyers, your opportunities abound right now as you have more homes to look at and a great selection of homes to fit every need and every price point! The second half of the year will see some consistent activity, and some of the best pricing all year!

AVG DAYS ON MARKET JUNE 2025		ACTIVE INVENTORY JUNE 2025		ACTIVE LISTINGS	
HOUSES	33 DAYS 2024: 26 DAYS UP 26.92%	HOUSES	9,634 2024: 7,179 UP 34.20%	HOUSES	10,214 JUNE 2024
CONDOS	55 DAYS 2024: 32 DAYS UP 71.88%	CONDOS	4,373 2024: 3,035 UP 44.09%	CONDOS	14,007 JUNE 2025 UP 37.14%

AVERAGE SOLD PRICE (YEAR OVER YEAR)		AVERAGE SALES PRICE (HOUSES & CONDOS - JUNE 2025)	
CONDO 1 YEAR	-5.05%	LAST YEAR:	\$743,572
SINGLE FAMILY 1 YEAR	+3.52%	\$717,435	+3.64%

**Why Choose RE/MAX Professionals?**

440 REAL ESTATE BROKERS | 39 PROFESSIONAL TEAM MEMBERS  
6 MARKETING & ONLINE MEDIA SPECIALISTS | 9 STRATEGICALLY LOCATED OFFICES

## Buying a home. Selling a home. Experience Counts!

Call Us Today!

**The Motzkus Team**  
Selling South Jeffco Since 1972



<b>Amy Motzkus</b> <a href="mailto:amymotzkus@att.net">amymotzkus@att.net</a> <b>303-324-3900</b>	<b>Paul Motzkus</b> <a href="mailto:paulmotzkus@att.net">paulmotzkus@att.net</a> <b>720-290-5050</b>	<b>Matt Motzkus</b> <a href="mailto:mmotzkus@rmpro.net">mmotzkus@rmpro.net</a> <b>720-218-6153</b>
---	--	--

**10135 W. San Juan Way**  
**Littleton CO 80127**

Each office independently owned & operated



STARK  
REAL ESTATE GROUP



## *The Team Approach*



**Top Ranked Broker**



**Interior Design**



**Project Management**



**Administrative Staff**

YOUR DREAM.  
OUR MISSION.

## *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.

## **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**

## Marry The Home, Date The Rate: Why Now's a Great Time to Buy

**We can all agree – summer always feels like one of the busiest times of the year!** Between family vacations, 4th of July celebrations, and long days at the pool, there's always something happening. As we head into September and the season winds down, you might be wondering: What did I miss out on during this busy summer?

When it comes to the Denver Metro real estate market, quite a bit has happened! One of the biggest shifts was hitting a 10-year record high in housing inventory. This surge created more competition among sellers, which meant homes tended to stay on the market longer, price reductions became more common, and sellers got creative to stand out. For buyers, this was great news—more choices, stronger negotiating power, and better opportunities to find your dream home at a good price!

But is now a great opportunity with today's interest rates? In July, the average 30-year fixed mortgage rate was 6.72%, and economists expect rates to remain relatively steady through the rest of the year. That's where smart negotiating comes in. Right now, is an ideal time to ask for seller concessions or rate buydowns to make your monthly payment more manageable—then refinance later when rates dip below 6%. As we like to say in real estate: Marry the home, date the rate!

So, take advantage of the current market while the right home is still available! If you have questions or are thinking about making a move, I'd be happy to help you explore your options. Have a wonderful September!

— Rob Stark,

Local Columbine Knolls Resident, Stark Real Estate Group

## Columbine Kiwanis Club

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](http://columbinekiwanis.org), or join us for a free breakfast at our weekly meeting any Wednesday at 7 a.m. 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](mailto:kensweet@gmail.com).

## Autumnal Equinox

The Autumnal Equinox in September ushers in a change of season. It is observed annually when the sun can be seen directly overhead along the equator. The day marks the end of summer and beginning of fall in the Northern Hemisphere.

The autumn equinox is one of two days when all points on Earth except the polar regions see the sunrise and set at due east and due west. With few exceptions, all latitudes see almost precisely 12 hours of daylight and 12 of darkness.



**AUTUMN**  
Tree, Lawn & Landscape



**CUSTOMER REVIEW**

"We would definitely use them again and would recommend them to anyone who needs trees trimmed"

- T G

**SCHEDULE A FREE ESTIMATE TODAY!**

**303-868-3164**  
**AUTUMNTREELL.COM**

**VISIT US FOR MORE**



↑ scan me ↑

**OUR SERVICES**

- PRUNING ✓
- TREE REMOVAL ✓
- PLANT HEALTH CARE ✓
- EAB TREATMENT ✓
- LAWN CARE ✓
- FIREWOOD ✓








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

# SOLD BY DUANE



7129 S Marshall St.

**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](http://NewsletterConnections.com).

**Small paint & drywall jobs.** Tom 720-935-2846.

**Farm Raised Pork!** Price includes delivery and processing. Processed to fit your family needs: bacon, sausage, hams, roast, chops and ribs. 719-349-0679 or [ksayles@plainstel.com](mailto:ksayles@plainstel.com)

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

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

**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.

**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](http://www.divorceadvicecolorado.com)

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

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

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

**Haul It 4 Less.** All junk removal and hot tubs. Furniture, yard debris, garage, rental & estate clean outs. Peter 303-249-1980. [www.haulit4less.com](http://www.haulit4less.com)

**JACK OF ALL TRADES.** Residential & Business Maintenance and Repairs. What do you need done? Burt 720-532-2685 or [burtagent@gmail.com](mailto:burtagent@gmail.com)

**Sunny Carpet Cleaning** 303-742-0855

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

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

**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

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

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

**TH Consulting. Providing handyman services and GUTTER CLEANING.** Please call Trent 720-226-5586.

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

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

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

**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](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [www.NewsletterConnections.com](http://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

## Buddy: The Buddy Holly Story

September 12, 2025 – October 19, 2025

*Featuring the hits of Buddy Holly and The Crickets. With all other songs, arrangements, and incidental music by Paul Jury*

Town Hall Arts Center kicks off our 43rd season with the true story of Buddy Holly and The Crickets! From his meteoric rise to fame to his legendary final performance, Buddy Holly is considered a rock and roll icon, and this high-octane, jukebox biographical is a perfect celebration of his greatest hits. Dynamic performances of chart-toppers like Peggy Sue, That'll Be the Day, Oh Boy! and many more will allow audiences to experience the passion, determination, and unforgettable music of a man who left an indelible mark on rock history.

—<https://townhallartscenter.org>

## South Jeffco Government

Jefferson County Commissioners  
101 Jefferson County Parkway,  
Golden CO 80419, 303-271-8525  
[commish@co.jefferson.co.us](mailto: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 08/18/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$650,000	\$1,145,000	9
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$675,000	\$885,000	3
2-Story	\$684,900	\$924,900	6

#### Homes **UNDER CONTRACT** in Columbine Knolls on 08/18/2025

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$600,000	\$650,000	2
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$750,000	\$750,000	1
2-Story	- NONE AT THIS TIME -		

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

<u>Style</u>	<u>Lowest</u>	<u>Highest</u>	<u>How Many?</u>
Ranch	\$620,000	\$955,000	8
Bi-Level	- NONE AT THIS TIME -		
Tri-Level	\$739,000	\$1,040,000	4
2-Story	\$710,000	\$1,200,000	15

All the above information is from MetroList on 08/18/2025

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

The pace of the market has cooled compared to the frenzy we saw just a few years ago, but that's not a red flag. It's a return to normal. And normal doesn't mean nothing's happening. Buyers are still out there - and homes are still selling. Pricing correctly is key! Inventory is **HIGH!** Make your home stand out!

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

**EXPERIENCE IS NOT EXPENSIVE! IT IS PRICELESS!**



**Kari Kline**

**720-323-5768**

[karikline95@gmail.com](mailto:karikline95@gmail.com)

